

18/03/2010
C137

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**

URBAN CHARACTER AREA 17 (EAST OF PLEASANT STREET)

1.0

18/03/2010
C137

Design objectives

To retain and enhance Sturt Street as a gracious and formal nineteenth century boulevard, which is an urban character of special significance to the City of Ballarat.

To encourage new development that complements existing historic development in form, scale, height, siting, materials and colour.

To encourage the development of harmonious building forms that will contribute to the integration of traditional urban character along the street.

To upgrade the visual amenity of Sturt Street between Drummond Street North and Pleasant Street.

To encourage new development on corner sites in the commercial areas to retain the strong building form that has traditionally characterised these sites.

2.0

18/03/2010
C137

Buildings and works

A permit is not required for:

- Internal alterations.
- Additions to an existing building which will not be visible from the street.
- New buildings which will not be visible from the street.
- Repairs or routine maintenance which do not change the appearance of the existing buildings and works. The repairs must be undertaken to similar details, specifications and materials.

Where a permit is required for buildings or works the following requirements apply:

- Building heights should be consistent with the height of surrounding buildings.
- Buildings higher than surrounding buildings may be permitted where it is demonstrated that an increased building height would be sympathetic with the character of the street.
- Buildings with a flat roof must be at least two storeys high. One storey buildings with a flat roof may be permitted where it is demonstrated to be sympathetic with the character of the street.
- Roofs visible to the street are to be pitched and at an angle to match existing roof pitches in the street block.
- Parapet height is to complement the existing parapet height of surrounding buildings.
- The design of upper level windows, parapets and verandahs is to be sympathetic with those of surrounding buildings.
- Street verandahs are to be consistent with the predominant height and width of existing verandahs on the street block.
- External construction materials are to be sympathetic with existing materials and colour tones in the street block.
- On corner sites, buildings are to be constructed to the street boundaries. The building façade and any street proposed verandah must address both street frontages.

Application requirements

An application must be accompanied by an assessment of the proposal based on the City of Ballarat Residential Design Guidelines for Urban Character Area 17 (East of Pleasant Street).

3.0

19/01/2006
VC37

Decision guidelines

Before deciding on any application the responsible authority must consider whether the proposal meets the above design objectives.

References

"City of Ballarat Residential Design Guidelines - Urban Character Area 17 (East of Pleasant Street)", City of Ballarat, 2000.

"Ballarat Urban Character Study", John Patrick Pty Ltd and Allom Lovell and Associates Pty Ltd, 1999.