

18/03/2010
C137

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**

URBAN CHARACTER AREA 17 (WEST OF PLEASANT STREET)

1.0

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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 retain views from the street space to the landmark features of Arch of Victory, Victoria Park and Lake Wendouree.

To retain a visual connection between the street space and private land.

To retain the existing garden character featuring exotic canopy trees.

2.0

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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 no greater than two storeys.
- Higher buildings may be permitted where it is demonstrated that they would be sympathetic with the character of the street.
- A building greater than two storeys in height may be permitted on the existing school and convent sites if the proposed development complements the height and mass of the existing building complex.
- Roofs visible to the street are to be pitched and at an angle to match existing roof pitches in the street block.
- Front setbacks are to be consistent with the dominant front setback in the street block.
- Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks in nearby sections of the street.
- The front setback of a garage should be at least 3 metres greater than the front setback of the house. A reduced setback may be permitted where it is demonstrated to be sympathetic with the character of the street.
- House facades are to be an asymmetric design. An alternate design may be permitted where it is demonstrated to be sympathetic with the character of the street.
- On corner sites, where new development is to be constructed to the street boundaries the building façade and any proposed street verandah must address both street frontages.
- External construction materials are to be sympathetic with existing materials and colour tones in the street.

- Design details are to be sympathetic with existing building details in the street, particularly window shapes, eaves and verandahs.
- When a new dwelling is constructed on a site, at least one semi-advanced exotic canopy tree species must be planted within the front setback. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree.

A permit is required to construct a fence where one of the following applies:

- The fence is greater than 1.2 metres in height, or
- The fence is not sympathetic with the style of the existing dwelling on the land.

Where a permit is required to construct a fence the following requirements apply:

- A front fence greater than 1.2 metres in height may be permitted if it is replacing an existing fence which is greater than 1.2 metres in height or if front fences of a height greater than 1.2 metres exist on the frontages of adjoining properties.
- On corner sites, the front fence is to return along the sideage for at least the same distance as the front setback of the building.

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 (West of Pleasant Street).

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Subdivision

The width of lot frontages should be consistent with the typical width of existing lot frontages of the street block.

4.0

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 (West of Pleasant Street)", City of Ballarat, 2000.

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