

18/03/2010  
C137

## SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15**

### URBAN CHARACTER AREA 23

#### 1.0

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#### Design objectives

To retain and enhance the traditional, regular grid, residential street pattern of the area which is an urban character of significance to the City of Ballarat.

To encourage new development that complements the existing high quality pre-World War 2 residential development in form, scale, height, siting, materials and colour.

To encourage retention of the existing garden character in Dana Street (between Windermere Street South and Dawson Street South) and Raglan Street South (between Latrobe Street and Dana Street) which features 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 and works the following requirements apply:

- The height of the front section of the building should be no greater than one storey.
- Two storey sections of buildings should be located towards the rear of the building in a manner which would not be visually intrusive to the street.
- Front sections of buildings greater than one storey in height may be permitted where it is demonstrated that an increased height would 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.
- 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 on the street block.
- The front setback of the garage should be at least 3 metres greater than the front setback of the house. A reduced garage setback may be permitted where it is demonstrated to be sympathetic with the character of the street.
- External construction materials are to be sympathetic with existing materials and colour tones in 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.
- Design details are to be sympathetic with existing building details in the street block, 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 requirement applies:

- On corner residential 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 23.

**3.0**

19/01/2006  
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**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 23", City of Ballarat, 2000.*

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