

18/03/2010
C137**SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO5****URBAN CHARACTER AREA 5 (PART)****1.0**18/03/2010
C137**Design objectives**

To retain and enhance traditional streetscapes and high quality areas of historic residential development which is an urban character of local interest to the City of Ballarat.

To encourage new development in Lydiard Street and Ligar Street that complements existing development on the street block in form, scale, height, siting, materials and colour.

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C137**Buildings and works**

A permit is not required for:

- Internal alterations.
- Additions to an existing building which would 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 in Lydiard Street and Ligar Street the following requirements apply:

- The height of the front section of the building should be consistent with the dominant building frontage height in the street block.
- Where the dominant building frontage height is one storey, two storey sections may be permitted towards the rear of the building if they are not visually intrusive to the street.
- Front sections of buildings higher than the dominant 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.
- The front setback of a garage should be at least 3 metres greater than the front setback of a house. A reduced garage setback 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.
- Vehicle crossovers from the street should be single lane. Wider crossovers may be permitted where it can be demonstrated that they would not be out of character with the streetscape or where a single lane crossover would be a safety hazard.
- 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.

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 5.

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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 5”, City of Ballarat, 2000.*

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