

18/03/2010
C137

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**

URBAN CHARACTER AREA 14

1.0

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Design objectives

To retain and enhance the dense pre-World War 2 residential development and associated back lanes which is an urban character of local interest to the City of Ballarat.

To encourage new development that complements existing pre-World War 2 development in form, scale, height, density and siting.

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

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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:

- The height of the front section of the building should be consistent with the dominant building frontage height on 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.
- Building frontage heights greater 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.
- Front setbacks are to be consistent with the dominant front setback in the street block.
- 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.
- Garages are to be sited at the rear of the house and accessed from the side or rear lane. A garage may be permitted at the side of the house if there is an existing vehicle crossover which allows access from the street, and the front setback of the garage is at least 3 metres greater than the front setback of the house. A reduced garage front setback may be permitted where the applicant has demonstrated that it would be sympathetic with the character of the street.

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:

- 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.

Applications 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 14.

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 14", City of Ballarat, 2000.*

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