

18/03/2010
C137

SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**

URBAN CHARACTER AREA 22

1.0

18/03/2010
C137

Design objectives

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

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

To retain the existing open drains throughout residential areas, as an unusual feature of local interest.

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

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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 height should be no greater than two storeys.
- Buildings greater than two storeys 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.
- 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.
- 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.
- The front setback of a 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.

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 22.

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 22"*, City of Ballarat, 2000.

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