

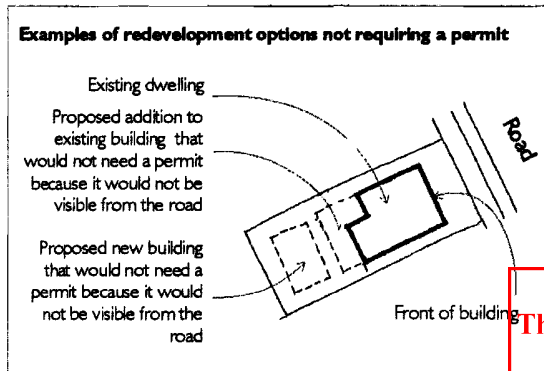
## Information to accompany applications for permit

An application must be accompanied by an assessment of the proposal based on these guidelines.

## No permit required

No permit is required for:

- Internal alterations.
- Additions to an existing building that would not be visible from the street.
- New buildings that would not be visible from the street.
- Repairs and 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.



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## Decision Guidelines

Before deciding on any application the responsible authority must consider whether the proposal meets the design objectives of these guidelines.



## Using the Guidelines for Urban Character Area 17b

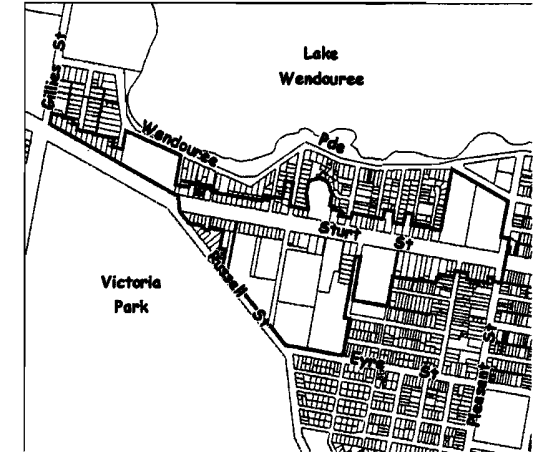
(These guidelines relate to DDO - Schedule 1 I)

(West of Pleasant Street)

The City of Ballarat is made up of many diverse residential areas, each with its own set of distinct characteristics. These characteristics generate Neighbourhood Character which is often valued due to the sense of local identity it provides.

These guidelines are intended to assist applicants for development to ensure their proposals contribute to that character in the area shown in the map on the right.

Intending applicants are strongly advised to conduct their own assessment of the area to gain an understanding of the elements of buildings, relationships between buildings and landscape qualities that these guidelines seek to protect and enhance before submitting a Planning Application.



The guidelines in this document illustrate the requirements described in Design and Development Overlays 3 to 15 which are in turn are derived from the Urban Character Study (John Patrick Pty Ltd and Allom Lovell and Associates Pty Ltd, 1999) to which intending applicants may wish to refer.

Applicants should also refer to the Council's publication "Good Residential Design", which suggests design techniques and explains relevant terms. For further information and a copy of "Good Residential Design", contact Council's Planning Department on 5320 5500.

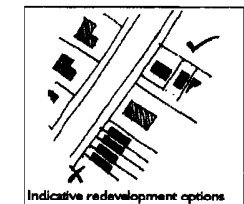
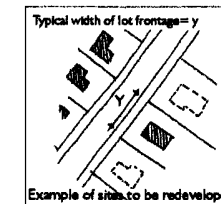
## Objectives

- To retain and enhance Sturt Street as a gracious and formal nineteenth century boulevard identified in the *Ballarat Urban Character Study, 1999* as 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 Victoria Arch, Victoria Park and Lake Wendouree.
- To retain a visual connection between the street space and private land.
- To encourage retention of the existing garden character featuring exotic canopy trees.

## Subdivision

If you are considering subdividing your property;

- Frontage width of lots abutting the street should be consistent with typical widths of existing lot frontages in the street block.



**Urban Character Area 17 (west of Pleasant Street)**

This form is intended to help you achieve a high standard of residential design and explain how your proposal responds to the area's neighbourhood character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the Site Analysis and Design Response section of the "Good Design Guide" and should be read in conjunction with Council's publication "Good Residential Design" which explains the concepts and terms in italics. Please note that these guidelines merely explain the requirements of the Planning Scheme which relate to Design and Development Overlays (DDO) 3-15, and do not reduce any of Council's other requirements. Council requires that any application for residential development should meet the following requirements:

<p><b>Heights</b></p>	<ul style="list-style-type: none"> <li>• Development should be two storeys, or</li> <li>• Locate a third floor to the rear of dwelling behind frontage and contained within roof form unless on Schools or Convent Site where it may be appropriate to accommodate third floor (and above) within main part of building in order to complement the larger scale and mass of the existing buildings.</li> </ul>	<p><b>YN</b></p> <p>The proposed building is located on a school site. It is only two storeys but has a larger scale and mass to complement existing buildings and to provide for its non-residential function.</p>
<p><b>Facades and Rooves</b></p>	<ul style="list-style-type: none"> <li>• The pattern created by windows, doors and the shape of the building shall present an asymmetrical/facade, unless it can be demonstrated that it would be sympathetic with the character of the street.</li> <li>• Roofs should be of the same plan type (hipped or gabled) and orientation (ridge parallel to road or perpendicular to it) as those of the dominant house type in the block.</li> </ul>	<p><b>YN</b></p> <p>The facade would be sympathetic with this part of Wanliss Road, which is characterised by school buildings. As per existing school buildings on Wanliss Road, the roof will not be visible from the street.</p>
<p><b>Setbacks</b></p>	<ul style="list-style-type: none"> <li>• Double garages will generally require a setback greater than 3m to achieve adequate screening.</li> </ul>	<p><b>YN</b></p> <p>The proposed front setback is consistent with that of all other school buildings on both sides of Wanliss Road, with the exception of McCann House which is of a different era and is located on a corner site. Side setbacks N/A.</p>
<p><b>Garage Setbacks</b></p>	<ul style="list-style-type: none"> <li>• Seek horticultural advice about appropriate species selection and how to ensure the vitality of the tree.</li> <li>• Refer to "Good Residential Design" for the planning requirements of ensuring the long term survival of trees.</li> </ul>	<p><b>Y/N</b></p> <p>N/A as no garage is proposed for this non-residential building.</p>
<p><b>Landscaping</b></p>	<ul style="list-style-type: none"> <li>• Retain existing fences where practicable.</li> <li>• Front fences over 1.2m may be acceptable where they have replaced an existing fence over 1.2m or if the fences of both adjoining properties are over 1.2m.</li> </ul>	<p><b>Y/N</b></p> <p>N/A as a dwelling is not proposed, however a concept landscaping plan is submitted with the application and includes the provision of semi-advanced canopy trees that will be visible from the street.</p>
<p><b>Front Fences</b></p>	<ul style="list-style-type: none"> <li>• Identify the ranges of window shapes, eaves and verandahs that are characteristic along this street and the typical combinations of these elements. (For example a particular shape of window is often associated with a particular style).</li> <li>• Ensure that your proposals incorporate design details that do not conflict with those elements or their characteristic combinations.</li> </ul>	<p><b>YN</b></p> <p>Front fences are proposed greater than 1.2 metres which is consistent with existing front fences on both sides of Wanliss Road. Heights should be considered in the context of the land-use and security needs. Proposed front fences have high transparency to retain views between public and private land.</p>
<p><b>Design Details</b></p>	<ul style="list-style-type: none"> <li>• Identify the characteristic building materials in this area and the typical combinations of construction materials. (For example, in some areas it may be either stone and slate or weatherboard and tile while a combination of weatherboard and slate, although both characteristic, would be unympathetic).</li> <li>• Ensure that your proposal incorporates materials that are characteristic of the area and the design details are incorporated in your proposal.</li> </ul>	<p><b>YN</b></p> <p>Design details are sympathetic to the existing building details on Wanliss Road, which were all also designed for non-residential use.</p>
<p><b>External Construction Materials</b></p>	<ul style="list-style-type: none"> <li>• External construction materials are sympathetic to the existing materials in this part of Wanliss Road. The textured concrete panels and choice of colours were chosen to reference the historic buildings on the campus which help characterise the area.</li> </ul>	<p><b>Y/N</b></p> <p>External construction materials are sympathetic to the existing materials in this part of Wanliss Road. The textured concrete panels and choice of colours were chosen to reference the historic buildings on the campus which help characterise the area.</p>
<p><b>Special Considerations on Corner Sites</b></p>	<ul style="list-style-type: none"> <li>• Ensure that your proposal incorporates materials that are characteristic of the area and the design details are incorporated in your proposal.</li> </ul>	<p><b>Y/N</b></p> <p>N/A the building is not on a corner site.</p>

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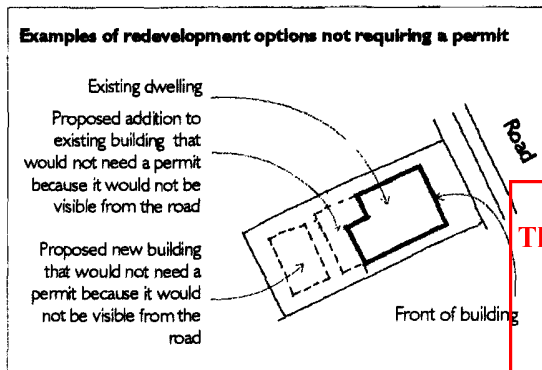
## Information to accompany applications for permit

An application must be accompanied by an assessment of the proposal based on these guidelines.

### No permit required

No permit is required for:

- Internal alterations.
- Additions to an existing building that would not be visible from the street.
- New buildings that would not be visible from the street.
- Repairs and 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.



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### Decision Guidelines

Before deciding on any application the responsible authority must consider whether the proposal meets the design objectives of these guidelines.



## Using the Guidelines for Urban Character Area 18

(These guidelines relate to DDO - Schedule 12)

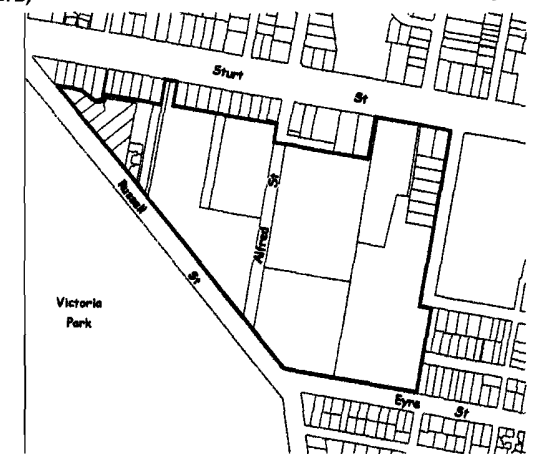
The City of Ballarat is made up of many diverse residential areas, each with its own set of distinct characteristics. These characteristics generate Neighbourhood Character which is often valued due to the sense of local identity it provides.

These guidelines are intended to assist applicants for development to ensure their proposals contribute to that character in the area shown in the map on the right.

Intending applicants are strongly advised to conduct their own assessment of the area to gain an understanding of the elements of buildings, relationships between buildings and landscape qualities that these guidelines seek to protect and enhance before submitting a Planning Application.

The guidelines in this document illustrate the requirements described in Design and Development Overlays 3 to 15 which are in turn are derived from the Urban Character Study (John Patrick Pty Ltd and Allom Lovell and Associates Pty Ltd, 1999) to which intending applicants may wish to refer.

Applicants should also refer to the Council's publication "Good Residential Design", which suggests design techniques and explains relevant terms. For further information and a copy of "Good Residential Design", contact Council's Planning Department on 5320 5500.



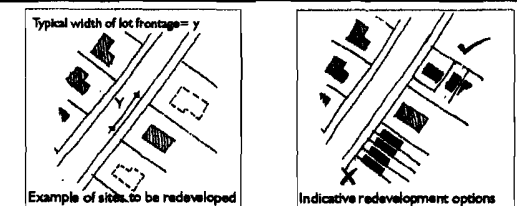
### Objectives

- Retain and enhance high quality inter-war residential development and parkland setting identified in the Ballarat Urban Character Study, 1999, as an urban character area of special significance to the City of Ballarat.;
- Retain the existing rhythm and scale of development along Russell Street.
- Encourage new development that complements existing inter-war development in form, scale, height, siting, materials and colour.
- Retain views from the street space to Victoria Park and to other areas of expansive open space.
- Retain a visual connection between the street space and private land.
- Encourage retention of the existing garden character featuring exotic canopy trees.

### Subdivision

If you are considering subdividing your property:

- Frontage width of lots abutting the street should be consistent with typical widths of existing lot frontages in the street block in which the site is located.



**Urban Character Area 1B**

This form is intended to help you achieve a high standard of residential design and explain how your proposal responds to the area's neighbourhood character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the Site Analysis and Design Response section of the "Good Design Guide" and should be read in conjunction with Council's publication, "Good Residential Design" which explains the concepts and terms in italics. Please note that these guidelines merely explain the requirements of the Planning Scheme which relate to Design and Development Overlays (DDO) 3-15, and do not replace any of Council's other requirements. Council requires that any application for residential development should meet the following requirements:

<p><b>Heights</b></p> <p>Buildings greater than 2 storey will be allowed only where this has been demonstrated to be sympathetic with the character of the street.</p>	<ul style="list-style-type: none"> <li>Development should be two storeys in height, or</li> <li>locate a third floor to the rear of dwelling behind frontage and contained within roofspace.</li> </ul>	<p><b>YN</b></p> <p>The proposed building is located on a school site. It is only two storeys but has a larger scale and mass to complement existing buildings and to provide for its non-residential function.</p>
<p><b>Facades and rooves</b></p> <p>Roofs visible to street to be pitched to match existing in the street.</p>	<ul style="list-style-type: none"> <li>The facade should have more than one edge, in keeping with the character of the surrounding dwelling</li> <li>Roofs that can be seen from either footpath adjoining the street the site fronts onto should be of the same pitch, type (hipped or gabled) and orientation (ridge parallel to road or perpendicular to it) as those of the dominant house type in the block.</li> </ul>	<p><b>YN</b></p> <p>The facade would be sympathetic with this part of Wanliss Road, which is characterised by school buildings. As per existing school buildings on this part of Wanliss Road, the roof will not be visible from either footpath.</p>
<p><b>Setbacks</b></p> <p>Y = dominant side setback X = dominant frontage setback</p> <p>Front setback consistent with dominant frontage setback in the block.</p>	<ul style="list-style-type: none"> <li>Double garages will generally require a setback greater than 3m to achieve adequate screening.</li> </ul>	<p><b>YN</b></p> <p>The proposed front setback is consistent with that of all other school buildings on both sides of Wanliss Road, with the exception of McCann House which is of a different era and is located on a corner site. Side setbacks N/A.</p>
<p><b>Garage Setbacks</b></p> <p>Garage setback should be at least 3m behind the house frontage setback unless it can be demonstrated that it would be sympathetic with the character of the street.</p>	<ul style="list-style-type: none"> <li>Retain existing fences where practicable.</li> </ul>	<p><b>Y/N</b></p> <p>N/A as no garage is proposed for this non-residential building.</p>
<p><b>Front Fences</b></p> <p>Permit required if fence is higher than 1.2m or unsympathetic with the style of the existing dwelling.</p>	<ul style="list-style-type: none"> <li>Seek horticultural advice about appropriate species selection and how to ensure the vitality of the tree.</li> <li>Refer to "Good Residential Design" for the planning requirements of ensuring the long term survival of trees.</li> </ul>	<p><b>YN</b></p> <p>Front fences are proposed greater than 1.2 metres which is consistent with existing front fences on both sides of Wanliss Road. Heights should be considered in the context of the land-use and security needs. Proposed front fences have high transparency to retain views between public and private land.</p>
<p><b>Landscaping</b></p> <p>At least one semi-advanced canopy tree of exotic provenance should be planted between the dwelling fronting onto the road and the road unless it can be demonstrated that the design objectives will be met without the provision of semi-advanced canopy trees.</p>	<ul style="list-style-type: none"> <li>Identify the ranges of window shapes, eaves and verandahs that are characteristic along this street and the typical combinations of these elements. (For example a particular shape of window is often associated with a particular style of eaves).</li> <li>Ensure that your proposal incorporate design details that do not conflict with those elements or their characteristic combinations.</li> </ul>	<p><b>Y/N</b></p> <p>N/A as a dwelling is not proposed, however a concept landscaping plan is submitted with the application and includes the provision of semi-advanced canopy trees that will be visible from the street.</p>
<p><b>Design Details</b></p> <p>Design details are to be sympathetic with the existing building boundary, the facade and any verandahs.</p>	<ul style="list-style-type: none"> <li>Identify the characteristic building materials in the area and the typical combinations of construction materials. (For example, in some areas it may be either stone and slate, weatherboard and tile, while a combination of weatherboard and tile, although both characteristic, would be unsympathetic).</li> <li>Ensure that your proposal incorporates materials that are characteristic of the area and the design details are incorporated in your proposal.</li> </ul>	<p><b>YN</b></p> <p>Design details are sympathetic to the existing building details on Wanliss Road, which were all also designed for non-residential use.</p>
<p><b>External Construction Materials</b></p> <p>External Construction Materials are to be sympathetic with the existing materials, tones and colours in the street.</p>	<ul style="list-style-type: none"> <li>Where building constructed to street boundary, the facade and any verandah to address both streets.</li> </ul>	<p><b>YN</b></p> <p>External construction materials are sympathetic to the existing materials in this part of Wanliss Road. The textured concrete panels and choice of colours were chosen to reference the historic buildings on the campus which help characterise the area.</p>
<p><b>Special Considerations on Corner Sites</b></p> <p>Where building constructed to street boundary, the facade and any verandah to address both streets.</p>	<ul style="list-style-type: none"> <li>N/A the building is not on a corner site.</li> </ul>	<p><b>Y/N</b></p> <p>N/A the building is not on a corner site.</p>

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