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Proposed C243ball

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO[1]**.

BRIDGE MALL

1.0

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Proposed C243ball

Design objectives

To ensure that the design and scale of new development is compatible with the preferred future role and character of the Bridge Mall.

To facilitate urban renewal and higher built form behind a lower scale street wall, and encourage site consolidation to improve design and development outcomes.

To retain the integrity and visual primacy of heritage fabric and ensure new built form integrates with existing heritage.

To ensure that new development has regard to important landmarks and view-lines from Sturt Street towards Mt. Warrenheip and from Bakery Hill towards the Ballarat skyline.

To ensure development contributes to a high-quality public realm, including through exemplary architecture, high quality public realm and interfaces through activation of the lower levels of buildings and providing of an appropriate level of solar access to key footpaths.

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Proposed C243ball

Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

Definitions

Heritage building refers to any building subject to a heritage overlay, graded as either *Contributory* or *Significant*.

Contributory, Not Contributory and Significant refers to the heritage grading of individual sites within the Heritage Overlay.

Street wall is the façade of a building at or closest to any street boundary, or if the existing heritage building is set back from the street boundary, the adjacent wall.

Street wall height is the height of the street wall measured by the vertical distance between the footpath at the centre of the frontage and the highest point of the building, parapet, balustrade or eaves at the street edge or in the case of a heritage building if it is set back from the street from the centre of the building frontage to the highest point of the building, parapet, balustrade or eaves.

Upper level is the development above the height of the street wall.

Upper level setback is the setback of the upper level measured from the street wall (front façade) of the building.

General Requirements

The following requirements apply to an application to construct a building or carry out works and must be read in conjunction with the relevant precinct design requirements:

- Ensure that the height of any new proposed street wall achieves a consistent height relationship with the height of any adjoining heritage fabric, except for single storey heritage buildings - new buildings should provide a two storey frontage.
- Incorporate vertical articulation in the street wall that reflects the prevailing pattern of subdivision and buildings.
- Incorporate awnings over the footpath on commercial zoned land for the full width of the lot, continuous with any adjoining awning.
- A permit cannot be granted to vary a requirement expressed with the term 'must' or listed in a 'Mandatory' column of a table.

Service equipment/structures including plant rooms, lift overruns, structures associated with green roof areas and other such equipment may exceed the preferred height provided that each of the following criteria are met for the equipment or structure:

- Less than 50 per cent of the roof area is occupied by the equipment (other than solar panels).
- The equipment does not extend higher than 3.6 metres above the maximum building height.

Projections such as balconies and building services should not intrude into a setback or upper level setback.

Building design requirements

New development should:

- Ensure corner sites are designed to address both street frontages with shopfront windows at street level.
- Be designed with floor to floor heights suitable to accommodate commercial activity at the lower levels of the building.
- Incorporate floor to floor heights suitable for commercial activity of at least 4 metres at the lowest two levels, where heritage elements are not a constraint.
- Activate pedestrian linkages between Bridge Mall and nearby off-street car parking and shopping areas.
- Provide active frontages at the lower levels of buildings.
- Respond to the heritage character of the streetscape in terms of the scale and rhythm of the street-wall.
- Incorporate vertical articulation in the street wall that reflects the prevailing rhythm and pattern of buildings in Bridge Mall.
- Incorporate an architectural expression that distinguishes new built form from the heritage built form and fabric.
- Be articulated to reflect the fine grained character of the Bridge Mall streetscape.

Building height and street wall height requirement

A building should not exceed the Preferred Building Heights specified in the built form precinct provisions of this schedule, unless:

- The built form outcome as a result of the proposed variation satisfies the Design Objectives in Clause 1.0 and the relevant Sub-Area Design Requirements specified in this schedule.
- Sites that have a (primary) street frontage less than or equal to 10m in width, can be consolidated to achieve better design outcomes that achieve the design objectives for the relevant Sub-Area and meets the requirements of Clause 1.0.
- The building is designed with floor to floor heights (of approximately) 4m to accommodate commercial use at the lowest two levels of the building.

- The building provides setbacks from side boundaries at upper levels to ensure that neighbouring properties have equitable development opportunities, allowing solar access.
- A permit cannot be granted to vary a preferred street wall height shown in Map 1 Built Form Framework Plan unless the proposal meets the Design Objectives in Clause 1.0 and the relevant Sub-Area Design Requirements specified in this schedule.

Upper level development design requirements

Upper level development should:

- Be visually recessive when viewed from the street.
- Provide setbacks to ensure that upper level additions seen from the public realm do not visually dominate heritage buildings and heritage streetscapes.
- Avoid repetitive stepped built form at upper levels.
- Use materials at upper levels that are recessive in finish and colour.
- Avoid blank walls at the mid to upper levels.
- Ensure balconies at upper levels do not dominate the visual appearance of buildings.
- Minimise the visual intrusion of equipment and services.

Where development shares a common boundary, upper level development (above 18m) should:

- Be setback a minimum of 4.5m from the common side boundary, where a habitable window or balcony is proposed
- Be setback a minimum of 3.0m from the common boundary where a commercial or non habitable window is proposed.

Where the common boundary is a laneway, the setback is measured from the centre of the laneway.

Heritage building design requirements

Alterations and additions to heritage buildings should be designed to:

- Reinforce the fine grain character of heritage streetscapes and minimise the dominance of wide building frontages at ground and upper levels.
- Retain all visible features of the heritage building as viewed from the streetscape and primary frontages.
- Retain the visual prominence of the return façades of buildings on corner sites;
- Retain solid built form behind retained facades and avoid balconies behind existing openings;
- Maintain the inter-floor height of the existing building and avoid new floor plates and walls cutting through historic openings;
- Retain all identified, contributory and/or significant features of heritage buildings.

Access, servicing and car parking requirements

New development should:

- Avoid providing vehicle crossover onto Bridge Mall, wherever possible.
- Conceal the provision of car parking within the building or provide basement car parking if practical.
- Avoid recessed parking spaces at the ground floor level of buildings and onsite parking spaces at the front of properties.
- Avoid vehicle delivery and servicing access from Bridge Mall, where possible.

- Vehicle ingress and egress into development, including loading facilities and building servicing, should ensure a high quality standard of pedestrian amenity is maintained and limit potential conflict between vehicle movements and pedestrian activity.
- Pedestrian access to buildings, including upper level apartments, should be from a street or a shared zone. Where pedestrian access can only be provided from a laneway, the pedestrian entrance must be well lit to enable safe access.

Overshadowing and solar access (public realm) requirements

Development must not cast additional shadow on any part of the southern footpath (public realm) of Bridge Mall or Little Bridge Street to a distance of 3.0 metres from the property boundary between 10am and 3pm at 22nd September. This excludes service equipment and other roof structures.

Sub-Area Design Requirements

The following Sub-Area specific design requirements apply in addition to the general design requirements. The Sub-Areas are defined as follows (as illustrated on Map 1: Built Form Framework Plan):

- Sub-Area 1: Bridge Mall Gateway
- Sub-Area 2: Bridge Mall Central
- Sub-Area 3: Bakery Hill

Sub-Area 1: Bridge Mall Gateway

Preferred character statement

- An area of contemporary, mid-rise development that creates a landmark "gateway" to Bridge Mall.
- A prominent street edge that reflects the scale of previous (historic) built form within a contemporary design response.
- A vibrant, activated and pedestrian friendly precinct that connects the CBD from Sturt Street, with legible laneway connections to neighbouring car parks north and south of Bridge Mall.

Design requirements

New development should:

- Respond to and address the prominent corner of Bridge Mall, Grenville and Curtis Streets, creating a strong address to each street frontage.
- Incorporate strong articulation of vertical and horizontal design elements at the lower levels of buildings.
- Ensure that the height and design of the street wall creates and reinforces a 'human scale' to diminish the perceived bulk of the buildings at upper levels.
- Ensure that adverse wind effects on the public realm are minimised through the design of the building and incorporation of fully integrated mitigation measures where necessary.
- Ensure that taller buildings are designed to minimise the obstruction of views to the Ballarat skyline from distant viewing locations and contribute to the Ballarat skyline.

Table 1: Sub-Area 1 – Height and Setback Provisions

Primary street frontage	Preferred maximum street-wall height	Preferred minimum setback above street-wall	Mandatory upper-level setback from	Preferred maximum height
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			street wall (development above 15m)	
Bridge Mall	9m	6m	20m	24m
Grenville Street	15m	6m		
Curtis Street	15m	6m		
Little Bridge Street	15m	6m		
All other frontages	15m	6m		

Sub-Area 2: Bridge Mall Central

Preferred character statement

- An attractive, activated, fine-grain streetscape.
- A street-wall edge that reinforces the scale and character of existing heritage buildings.
- A prominent street wall to both Curtis Street and Little Bridge Street.

Design requirements

New development should:

- Reinforce the fine grain character of the heritage streetscape and avoid the dominance of wide building frontages through vertical and horizontal design elements.
- Respond to the historic streetscape character within Bridge Mall in terms of the design, scale and rhythm of the street wall façade.
- Ensure that the design of front facades (street wall) reinforces a ‘human scale’ and provides visual interest at street level to both Curtis Street and Little Bridge Mall.

Table 2: Sub-Area 2 – Height and Setback Provisions

Street frontage	Preferred maximum street-wall height	Preferred minimum setback above street-wall	Mandatory upper-level setback from street wall (development above 15m)	Preferred maximum height
Bridge Mall	9m	6m	20m	18m
Curtis Street	15m	3m		
Little Bridge Street	12m	3m		
Peel Street	15m	6m		

Sub-Area 3: Bakery Hill

Preferred character statement

- An attractive, fine-grained mixed use area.

- A low rise character with moderately taller built form on suitable sites, that are sensitive to its heritage and built form context.
- An improved public realm and built form interface to Curtis Street and pedestrian connections to Bridge Mall.

Design requirements

New development should:

- Respond to the heritage character and topography of Bakery Hill.
- Where practical, maintain visual connections to the Contributory elements of heritage buildings within the area.

Table 3: Sub-Area 3 – Height and Setback Provisions

Street frontage	Preferred maximum Street-wall height	Preferred minimum setback above street-wall	Preferred maximum height
Bridge Mall	9m	6m	12m
Curtis Street	9m	3m	12m (15m at corner Peel Street)
Little Bridge Street	9m	3m	15m
4-6 Peel Street	15m		15m
All other frontages	9m	3m	

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Proposed C243ball

Subdivision

“None specified.”

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Signs

“None specified.”

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and should accompany an application, as appropriate, to the satisfaction of the responsible authority:

A site analysis and urban design context report which demonstrates:

- How the proposal achieves the Design Objectives, preferred character statement and Design Requirements of this schedule.
- How the building contributes to the existing Ballarat Skyline through a considered design response.

How the future development opportunities of adjacent properties in terms of outlook, daylight and solar access to windows, as well as managing visual bulk have been considered.

For all applications 15 metres or greater in height, a 3D digital model of the building that shows:

- How the building responds to and sits within the context of the site.
- How the building will be experienced from distant viewing locations (and within a broader contextual model of the city).

- How the built form has been articulated within the envelope to achieve maximum solar access internally and to the public realm, in addition to the shadow analysis.
- How the design (including building height and setbacks) responds to heritage buildings and key views.

For applications above 15m, a wind assessment (report) setting out ground level impacts and, where necessary, mitigation measures to ensure a safe and comfortable pedestrian environment along surrounding streets. This report should inform the design response to the site.

6.0

Proposed C243ball

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development delivers design excellence, including but not limited to building siting, scale, massing, articulation and materials;
- Whether the design of the building and street frontage contributes to an active, pedestrian-oriented street environment and public realm;
- Whether upper level development above the heritage street wall is visually recessive and does not dominate or visually overwhelm the heritage buildings;
- For development 15 metres or greater in height, an assessment of visual and off-site impacts demonstrated by the 3D massing model, provided under Clause 5.0.
- The impact of new development upon the consistency and prominence of the heritage street-wall.
- The impact of development on key view-lines between from Sturt Street towards Mt Warrenheip and from Bakery Hill towards the Ballarat Skyline.
- The wind effects created by the development.

MAP 1 - BUILT FORM FRAMEWORK PLAN (BUILDING HEIGHTS AND SETBACKS)

