

Attachment 1 - Existing Neighbourhood Character Area Study

The existing Neighbourhood Character Study has been prepared as background to the Housing Strategy. It has been prepared to comply with State government guidance and identifies the features that make up neighbourhood character in Ballarat and our townships. These include:

- **Landscape character and setting**
- **Public realm and streetscape**
- **Architectural style**
- **Dwelling typology**
- **Building height and scale**
- **Building orientation and layout**
- **Building materials**
- **Setbacks**
- **Garden style**
- **Car parking and other outbuildings where relevant**
- **Front boundary treatment**

In line with State Government Guidance (Planning Practice Note 90), we must also use our neighbourhood character analysis to guide decisions on the level of change residential areas should accommodate in future. Those decisions are also guided by other inputs, including our accessibility analysis and environmental constraints.

Methodology

Field surveys were undertaken alongside mapping and desktop research to determine preliminary Character Areas. These were then broken down into sub-Areas based on identified distinctions between the different areas, with reference to the character features listed above. Eight Neighbourhood Character ‘Types’ were identified, which were then presented to the community for consultation. We also had the methodology peer reviewed to ensure the approach was sound.

Based on the community and peer review feedback, we refined and added detail to the character descriptions. Some areas were combined because of their high similarity, while other new areas were created – this resulted in some 33 unique Character Areas being identified across the municipality:

- **Bush Residential** (four sub-Areas)
- **Bush Suburban** (five sub-Areas)
- **Contemporary Garden** (two sub-Areas)
- **Garden Court** (three sub-Areas)
- **Garden Suburban** (three sub-Areas)
- **Lakeside Garden** (two sub-Areas)
- **Urban Residential** (seven sub-Areas)
- **Rural Residential** (seven sub-Areas)

Each has its own description and unique features identified. Each of the eight Character Types also has principal and secondary characteristics that help define these areas.

Bush Residential

Bush Residential Neighbourhood Character Areas typically comprise low density residential development on the edge of or within existing bushland, with some in areas of former rural farmland and associated with historic mining activities. Dwellings are often partially concealed by vegetation and sited on varied lot sizes, many irregular in shape, with a mix of architectural styles and building materials evident.

The principal characteristics of Bush Residential areas are the detached dwellings sitting in a bushland setting with trees forming nearby horizons.

The subsidiary characteristics are a lack of formal public realm along with well-established gardens offering native and exotic species.

Key Characteristics	BR1 – Black Hill	BR2 – Little Bendigo	BR3 – Brown Hill, Ballarat East, Little Bendigo, Mount Helen, Warrenheip	BR4 – Humffray Street South
DESCRIPTION	<p>The BR1 Neighbourhood Character Area is a narrow and discrete residential area and is found only in Black Hill. Here the steep and eroded slopes of the former mining area of Black Hill forms a dominant backdrop to the linear residential area below. The dominant vegetation along the Yarrowee River corridor and the dense pine trees clothing the slopes of Black Hill accentuates the sense of enclosure in this part of Ballarat East.</p> <p>Landform, views, streetscape, public realm</p> <p>The area itself is flat, with views constrained by the dominant mature native and exotic vegetation alongside the Yarrowee River to the south and steep slopes of the adjacent Black Hill Reserve to the north. The streetscape is informal, featuring gravel roads with wide grass shoulders and no footpaths or formal drainage.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Amongst the small number of dwellings there is a wide variety of architectural styles, encompassing the Victorian era to the present day. Dwellings are detached, with the majority single storey in form. Lot coverage is generally amongst the lowest in Ballarat, though some dwellings are large on small lots and there is a noticeable number of small lots with older dwellings. Lots are often irregular in shape. Building frontages are mainly parallel to the curving roads, and buildings are predominantly formed of brick and / or timber with metal roofs. Front setbacks vary considerably, with older dwellings sited between 2-4 metres from roads and newer properties sometimes as much as 10 metres back. Side setbacks tend to be narrow, and rarely more than 3 metres.</p> <p>Gardens, parking, fencing</p> <p>Gardens tend to be mature and well maintained, generally offering exotic planting. Car parking structures are often present, and either attached to or detached from dwellings. Informal parking is available on the grass shoulders. Front boundary treatment is varied in form, height, material, and is often not present.</p>	<p>The BR2 Neighbourhood Character Area is found only in part of Little Bendigo, a small historic settlement surviving from the early gold mining days. Little Bendigo forms a discrete residential area in a bushland setting separated from the broader area of Brown Hill by the Western Highway.</p> <p>Landform, views, streetscape, public realm</p> <p>The varied topography prevents significant views out of the BR2 area, which along with the nearby Western Freeway, reinforces the sense of visual and actual physical isolation of Little Bendigo. The main access road into Little Bendigo – Lofven Street, over the Highway – provides the main spine into the residential area with several local streets radiating off at various angles. The streetscape is informal, formed of a mixture of asphalt and some gravel roads, all with grass shoulders. There are no street trees, but a high number of trees in front and rear gardens and as boundary treatment provides a strong bush character for the area.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>A variety of architectural styles and periods are evident. Dwellings are predominantly detached and of single storey, with lot coverage generally below 25%. Lots are often irregular in both size and in shape. Building frontages are mainly parallel to the curving roads, and buildings are finished with a variety of materials, with pitched metal roofs common. Front setbacks vary widely, with many at roughly 5m but much smaller and large setbacks also evident – the extensive vegetation softens the visual impact and dominance of dwellings, resulting in setback distances not being a significant characteristic of BR2.</p> <p>Gardens, parking, fencing</p> <p>Gardens tend to be mature and well-maintained, generally offering exotic planting. Car parking structures are often present, usually set back from dwellings. Informal parking is available on the grass shoulders. Front fencing is often absent, with front boundary treatment usually formed of trees; where fencing does exist, the commonest are visually impermeable timber and metal fencing at roughly 1m in height.</p>	<p>The BR3 Neighbourhood Character Area is found on several residential fringes along the mainly forested eastern upland outskirts of Ballarat. Largely developed in the mid- to late-20th century, these semi-rural, bush lifestyle residential blocks reflect the social changes of the post-war years. The recovering forest surrounding Nerrina and Brown Hill to the west recognises the remaining evidence of 19th century gold mining. In the eastern areas of Brown Hill and Warrenheip, the farmland setting is more evident.</p> <p>Landform, views, streetscape, public realm</p> <p>Topographically, the BR3 areas are hilly, with sloping land common. Surrounding bushland tends to enclose these areas, limiting views, but filtered visibility of distant landmarks through trees are available in some areas. Although main roads are present, outside of these the streets largely take an irregular, curvilinear form, reflecting the presence of bushland in or nearby the BR3 areas. Gravel roads are a feature, with grassed or treed shoulders and usually no formal footpaths or drainage.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings are from the Interwar period until the late 20th century, with a mixture of styles from those eras. Dwellings are detached, often amongst the largest in Ballarat, and of both single- and double-storey form. Site coverage tends to be amongst the lowest in Ballarat, adding to the bushland setting. Buildings’ orientations to streets are varied, usually reflecting lots’ aspects and / or landform. Dwellings are generally finished in brick and / or timber, with roof materials of either metal or tile. Front setbacks are predominantly 7m - sometimes significantly larger - with side setbacks of a similar size.</p> <p>Gardens, parking, fencing</p> <p>Gardens are large, and well-maintained, often featuring grass, native and / or exotic trees, and sometimes dams. Informal street parking is available on road shoulders, with parking structures generally hidden behind dwellings and vegetation, or built into more recently constructed dwellings. Front boundary treatment is usually vegetation – occasional low timber fences are to be found.</p>	<p>The BR4 Neighbourhood Character Area forms a discrete area alongside the Yarrowee River corridor south of Mount Pleasant. It occupies an open area of former paddocks in the broad valley between Sebastopol to the west and the White Horse range to the east.</p> <p>Landform, views, streetscape, public realm</p> <p>BR4 forms a low-lying area within the wide Yarrowee River corridor with open views both to the river escarpment defining the edge of Sebastopol and towards the conifer dominated Yarrowee Plantations. There are substantial areas of undeveloped paddocks especially on the low-lying areas alongside the Yarrowee River with residential development concentrated along Humffray Street South – a sealed road with gravel and grass verges. There are no pedestrian paths and street trees are absent.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Detached one or two storey dwellings, developed during the 1980s, occupy both sides of Humffray Street. The houses and outbuildings are on medium to large size lots with extensive front and side setbacks. Front setbacks are variable but generally up to 10 metres and often larger. There is a variety of architectural styles and building materials mainly brick and timber.</p> <p>Gardens, parking, fencing</p> <p>The large gardens have extensive grass areas with scattered tree and shrub planting, a mix of both exotic and native species. Garages and carports where present are well set back from the road. Fencing tends to be low in height, mainly wire or timber post and rail with the occasional picket fence or hedgerow boundary.</p>
Landscape character and setting	<ul style="list-style-type: none">Area of flat terrain between the Yarrowee River and Black Hill.Conifers prominent on backdrop of Black Hill. Mixture of European and native trees on riverbank.Largely enclosed and visually divided from Ballarat East by the tree-lined Yarrowee River.	<ul style="list-style-type: none">Elevated area with sloping terrain.Surrounded by bushland on most sides.Main area of housing enclosed with views out to bushland along Lofven Street.	<ul style="list-style-type: none">Hilly landform and sloping ground a common feature.Mature native trees prominent throughout, with houses partially or entirely concealed by vegetation.Significant surrounding bushland encloses many views, but longer, filtered views out to distant landmarks are possible	<ul style="list-style-type: none"><input type="checkbox"/> Generally, a low-lying area adjacent to the Yarrowee River, rising to meet the ridge along Brittain Street.<input type="checkbox"/> Substantial areas of undeveloped paddocks, particularly leading down to the river corridor from Humffray Street.<input type="checkbox"/> Open views over the Yarrowee River corridor and towards the conifer-dominated Yarrowee Plantations.
Public realm and streetscape	<ul style="list-style-type: none">Narrow gravel roads following course of the winding Yarrowee River.No formal street tree planting.No footpaths.No formal drainage	<ul style="list-style-type: none">Narrow internal roads and verges.No street trees.No footpaths, except along main roads.No formal drainageInformal on street car parking available on gravel shoulders.	<ul style="list-style-type: none">Principal streets are linear, with the majority of other streets comprising an irregular, curvilinear layout. Some recent court developmentsGravel surfaced streets common with gravel and grass vergesNative tree belts present along street corridors.Generally, no pedestrian paths	<ul style="list-style-type: none"><input type="checkbox"/> Development along the sealed surface of Humffray Street South with gravel and grass verges.<input type="checkbox"/> No pedestrian paths or formed drainage channels or tree planting.<input type="checkbox"/> No on street parking.

Key Characteristics	BR1 – Black Hill	BR2 – Little Bendigo	BR3 – Brown Hill, Ballarat East, Little Bendigo, Mount Helen, Warrenheip	BR4 – Humffray Street South
	<ul style="list-style-type: none"> Informal on street car parking available on wide grass shoulders 		<ul style="list-style-type: none"> Generally formed drainage channels. Informal on street parking available. 	
Architectural style	<ul style="list-style-type: none"> Mix of architectural styles from late Victorian period through to the late 20th century. Hipped, gabled and flat roofs 	<ul style="list-style-type: none"> Mix of architectural styles, including some early 20th century dwellings and many properties from the 1970s onwards Roofs generally hipped. 	<ul style="list-style-type: none"> Inter-war to late 20th century with a mix of architectural styles. Hipped and gabled roofing 	<ul style="list-style-type: none"> <input type="checkbox"/> Late 20th century with a mix of styles. <input type="checkbox"/> Hipped and gabled roofing
Dwelling typology	<ul style="list-style-type: none"> Detached dwellings, many with outbuildings. 	<ul style="list-style-type: none"> Detached dwellings, some with outbuildings. 	<ul style="list-style-type: none"> Detached dwellings with outbuildings 	<ul style="list-style-type: none"> <input type="checkbox"/> Detached dwellings with outbuildings.
Building height and scale	<ul style="list-style-type: none"> Varied heights: mainly single storey up to 5m, with some over 9m Lot sizes mainly 1200sqm or larger, some between 200sqm and 800sqm. Variety of site coverage, from 5% to 45% 	<ul style="list-style-type: none"> Mainly single storey and occasional double storey, with a height range of between 5m and 9m. Lot sizes between 600sqm and 1900sqm or larger, some with irregular boundaries, with the majority at the lower and upper ends of the scale. Site coverage generally between 10% to 42% 	<ul style="list-style-type: none"> Large single storey dwellings, and double storey dwellings, with a height range of between 5m and 9m; more dwellings towards the higher end of the range Lot sizes predominantly 900sqm or larger Site coverage generally 15%; occasionally up to 25% 	<ul style="list-style-type: none"> <input type="checkbox"/> Large single storey and double storey buildings up to 9m. <input type="checkbox"/> Varied lot sizes with most between 400 sqm and 1500 sqm and a majority being 700 sqm <input type="checkbox"/> Low site coverage less than 35%
Building orientation and layout	<ul style="list-style-type: none"> Building frontages mainly parallel to street. 	<ul style="list-style-type: none"> Building frontages mainly parallel to the street. 	<ul style="list-style-type: none"> Varies according to site aspect and landform. 	<ul style="list-style-type: none"> <input type="checkbox"/> Orientation varies according to site aspect and landform.
Building materials	<ul style="list-style-type: none"> Predominantly timber or brick buildings. Tile or metal roofing. 	<ul style="list-style-type: none"> Mixture of building materials. Mainly tile or metal roofing. 	<ul style="list-style-type: none"> Mixture of building materials; mainly brick and timber. Mainly tile or metal roofing. 	<ul style="list-style-type: none"> <input type="checkbox"/> Mixture of building materials mainly brick and timber. <input type="checkbox"/> Mainly tile or metal roofing.
Setbacks	<ul style="list-style-type: none"> Front setbacks vary from 2-4m for older dwellings to over 10m for newer dwellings. 	<ul style="list-style-type: none"> Front setbacks range between less than 3m to over 7m, but generally are roughly 5m 	<ul style="list-style-type: none"> Front setbacks predominantly at least 7m to 12 m. 	<ul style="list-style-type: none"> <input type="checkbox"/> Variable front setbacks, mostly 10 metres or less with some up to 20m.
Garden style	<ul style="list-style-type: none"> Well-established front gardens, generally exotic shrubs and some trees. 	<ul style="list-style-type: none"> Well-established gardens, with both exotic and native tree and shrub species. 	<ul style="list-style-type: none"> Well established large gardens with native plants and trees and occasionally exotic species. Gardens often have open grass areas and occasionally small dams. 	<ul style="list-style-type: none"> <input type="checkbox"/> Large gardens with lawns and scattered tree and shrub planting a mix of native and exotic species. <input type="checkbox"/> Gardens also include open grass areas and sometimes small dams.
Car parking and other outbuildings where relevant	<ul style="list-style-type: none"> Off street car parking is predominant Garage or carport are generally present, mostly detached Most are setback behind the front façade however some are proud of the front façade 	<ul style="list-style-type: none"> Off street car parking is predominant Established / older housing stock mostly has detached carports or garages setback from the dwelling Recent infill dwellings have integrated garages aligned with the front façade. 	<ul style="list-style-type: none"> Off street car parking is predominant Garages and carports are common but often hidden by vegetation. Established / older housing stock has detached carports or garages setback from the dwelling Recent infill dwellings have integrated garages aligned with the front façade. 	<ul style="list-style-type: none"> Off street car parking is predominant Garages and carports are common but are occasionally hidden by vegetation. Established / older housing stock has detached carports or garages setback from the dwelling Recent infill dwellings have integrated garages aligned with the front façade.
Front boundary treatment	<ul style="list-style-type: none"> Variety of styles and materials – metal, brick and timber post and rail. Generally low fencing 0.8m to 1.2m high and sometimes absent. 	<ul style="list-style-type: none"> Where present, a variety of styles and materials are found, with close-boarded timber and metal fencing most common. Some post and rail. Where present, formal boundary treatment is between 0.8m and 1.2m in height, with natural (vegetation) boundary treatment often much higher 	<ul style="list-style-type: none"> Generally absent. Low timber fences are sometimes present, below 0.8m in height 	<ul style="list-style-type: none"> <input type="checkbox"/> Low post and wire or mesh, rural fencing with the occasional picket fence, 0.8 to 1.2m high. <input type="checkbox"/> Some hedgerow boundaries.

Bush Suburban

Bush Suburban Neighbourhood Character Areas are located within undulating and hilly landforms with established, predominantly native, trees on both public and private land dominating extensive views. Dwellings are of a variety of architectural styles associated with several Post-War and later development periods. Development patterns are generally low density, with detached dwellings of single or double storey form situated on lot sizes measuring up to 1000sqm. Building materials are a combination of brick and / or weatherboard with both tile and metal pitched roofs.

The principal characteristics of Bush Suburban Character Area are the large extent of native tree coverage and extensive views across hilly landforms, along with the general lack of front fencing.

The subsidiary characteristics are the mostly native tree species and mature gardens softening the appearance of the weatherboard and / or brick dwellings.

Key Characteristics	BS1 – Black Hill / Nerrina and Ballarat East	BS2 – Brown Hill	BS3 – Mount Clear and Mount Helen	BS4 – Buninyong [outer core]	BS5 – Buninyong [northwest]
DESCRIPTION	<p>The BS1 Neighbourhood Character Area is found in parts of Black Hill / Nerrina and Ballarat East and relates primarily to upland fringes of Ballarat where historic farming and gold mining activities have gradually given way to residential uses.</p> <p>Landform, views, streetscape, public realm The topography provides a strong characteristic and setting, with the undulating landform creating both enclosed views within the bushland and more extensive views over the surrounding bushland where vantage points occur. Both regular and irregular street patterns exist, albeit the latter more common, with grass verges offering limited and inconsistent footpaths. Native street trees are present in newer residential estates, but in more established areas tree canopies are inconsistent.</p> <p>Architecture, dwellings, lots, materials, setbacks There is a range of architectural styles and building forms, reflecting the various subdivision eras, with contemporary development especially evident on the northern outskirts of Black Hill. Detached single- and double-storey dwellings are common. Site coverage is typically between 15-45%, with a compact layout of buildings on varied lot sizes and shapes, but with lots amongst the largest found in the Bush Suburban Character Area. Dwellings generally front onto streets. Predominantly brick buildings sit alongside occasional weatherboard and render; both tile and metal pitched roofing is found. More established areas offer front setbacks of up to 7 or more metres, reducing to 3 metres on the newest estates. Side setbacks are also variable, dependent on a dwelling’s age – in general, the older the dwelling, the larger the setback.</p> <p>Gardens, parking, fencing Gardens are typically well-maintained and offer combinations of native and exotic vegetation. In newer areas, gardens are smaller and comprise a lawn and shrubs. Street parking is generally informal. Most dwellings have garages or carports, with older dwellings generally having these set back from the street and newer dwellings generally having visually prominent integral garages. Front fencing is generally absent, but where present they are low and constructed from a variety of styles and materials.</p>	<p>The BS2 Neighbourhood Character Area is found in Brown Hill’s former farming areas where the elevated and undulating landform give rise to panoramic views over the surrounding bushland. In the southern areas between the Ballarat-Burrumbeet Road and the railway corridor the bushland setting is especially pronounced.</p> <p>Landform, views, streetscape, public realm The topography provides a strong characteristic and setting, with the undulating landform leading to extensive views over the Yarrowee River and surrounding bushland. Residential dwellings are located within a largely irregular street layout, a result of piecemeal subdivisions. Asphalt and concrete kerbs are predominant, especially in newer court-style development, though some gravel roads / edges are found in older areas. Street trees are randomly located within the public realm.</p> <p>Architecture, dwellings, lots, materials, setbacks Incremental development has resulted in an eclectic mix of built form, with older properties contrasting with more recent development in terms of architectural style, lot size, building materials, and setbacks. North of the Freeway, earlier inter-war and post-war dwellings have developed within a loose grid pattern and feature mainly single-storey, brick buildings in established gardens. By contrast, newer developments in the outer areas consist of one- and two-storey dwellings. Front setbacks are between 3 and 6 metres on recent developments, and 10+ metres for older dwellings.</p> <p>Gardens, parking, fencing Gardens are generally well-maintained and the mature trees, particularly in the older properties, add a bush character to the public and private realms. Most dwellings have garages or carports, with older dwellings generally having these set back from the street and newer dwellings generally having integral garages. Front fencing is generally absent, but where present they are constructed from a variety of styles / building materials.</p>	<p>The BS3 Neighbourhood Character Area is found in parts of Mount Clear and Mount Helen, in residential areas that have developed on former bushland on the ridge running north-south between the Yarrowee River corridor and Canadian Creek, and the slopes running up to Canadian Forest to the east.</p> <p>Landform, views, streetscape, public realm The elevated and undulating landform offer views to the surrounding bushland and from selected vantage points to more prominent landmarks such as Black Hill and the forested ridge of the Woowookarung Regional Park. Streets are laid out in a curvilinear fashion, with asphalt surfacing, generous grass verges, and concrete rollover kerbs. Mature, native tree cover forms a strong feature of the broader area. Street trees - mostly native - are present in some stretches but the open nature of the front gardens adds to a characteristically green public realm.</p> <p>Architecture, dwellings, lots, materials, setbacks BS3 generally contains late 20th century and contemporary architecture alongside many court-style developments. Dwellings are predominantly single- and double-storey, with buildings compactly arranged on lots, with site coverage typically between 10-50%. Lot sizes are generally between 300 sqm and 1100 sqm with a majority being 700-900 sqm, and buildings are mainly parallel to streets. Setbacks are generally between 3 and 6 metres, though the low site coverage and green public and private realm retains a sense of openness.</p> <p>Gardens, parking, fencing Established gardens offer mainly lawns and shrubs, with occasional mature native trees. Garages are generally integral to dwellings and prominently positioned. Front fencing is generally absent, but where present they are low and formed of timber or rock edges.</p>	<p>The BS4 Neighbourhood Character Area is found across the elevated, hilly terrain that slopes down towards Buninyong’s commercial centre. The residential areas have developed within the old township boundary along streets based on the historic grid pattern and in part within areas of native bushland, particularly in the south and west.</p> <p>Landform, views, streetscape, public realm An elevated landform surrounding the town centre with views into and across the township to the surrounding landscape. Mount Buninyong forms a notable landmark viewed from many areas. Based on a regular grid pattern, the streets retain a rural character, asphalted but with wide grass and / or gravel shoulders and well-established street trees, a mix of native and exotic species reflecting the natural setting and the historic nature of the township.</p> <p>Architecture, dwellings, lots, materials, setbacks BS4 contains predominantly post-war architecture, with the occasional dwelling from significantly earlier periods. Typically, dwellings are detached, of both single- and double-storey form, and with site coverage generally below 40% with most being 15-35%. Bush Suburban 4 contains the largest lots within the Bush Suburban Character Areas. Most lots are 800 sqm to 2000 sqm with the majority being 1000sqm. Most dwellings are finished with brick, with older properties constructed of weatherboard. Tile and metal roof materials are predominant. Setbacks tend to be 6 metres or more, with side setbacks similarly generous.</p> <p>Gardens, parking, fencing Gardens are generally well-established with mature trees and shrubs, contributing to the bush character of the area. Most dwellings have garages or car ports, generally set back from the street. Front fencing is generally absent, but where present it is usually post and wire and between 0.8 metres and 1.2 metres in height. Some dry-stone walling is present and prominent.</p>	<p>The BS5 Neighbourhood Character Area comprises a contemporary residential estate on the north-western edge of the Buninyong township. A masterplanned and low-density development, the area nevertheless retains an intimate feel due to the bushland setting and general lack of front fencing with establishing front gardens.</p> <p>Landform, views, streetscape, public realm The area is formed of a self-contained residential estate with a regular layout based around a rectangular central circuit, off which several residential courts are situated. Occupying sloping ground above the Midland Highway, the estate has a bushland setting - supplemented by a reserve to the north - and with views south over the treed golf course to the raised bushland blocks beyond. The streetscapes feature establishing native tree planting with wide grassed verges, concrete rollover kerbs, and a footpath network on one side of the road only.</p> <p>Architecture, dwellings, lots, materials, setbacks The houses are detached and of contemporary design, finished with a variety of materials to include stone, render, brick, and weatherboard, and usually in combination. Dwellings generally sit parallel to streets. Most dwelling frontages offer a single storey form, generally 5-7 metres setback from the street but with a clear sense of distinction between public and private realm. Most lots are 800- 1600sqm with most being 800 sqm. Site coverage is generally between 10-45%.</p> <p>Gardens, parking, fencing Front gardens are beginning to establish with a combination of manicured lawns and shrubs with the occasional native tree. With the sloping landform, front gardens are often retained with low retaining walls constructed of brick, stone, or timber. Parking is available on streets, though most dwellings have prominent integral or detached garages. Fencing is generally absent to frontages, occasionally present at 0.6m in height, and occasionally higher side fencing is found; such fencing as is found is generally timber adding to the natural feel of the area.</p>
Landscape character and setting	<ul style="list-style-type: none">❑ Elevated and undulating landform close to large areas of bushland.❑ Extensive views to nearby bushland and surrounding areas.❑ Filtered views to the CBD.	<ul style="list-style-type: none">❑ Elevated and undulating landform associated with large areas of rural paddocks and bushland.❑ Panoramic views over Yarrowee River and towards surrounding bushland.	<ul style="list-style-type: none">❑ Elevated and sloping landforms with views to treed horizons surrounding Mount Helen.❑ Areas of established native tree cover a feature of this character area.❑ Expansive? views from elevated positions to Black Hill and the Canadian Forest from Mount	<ul style="list-style-type: none">❑ Elevated and hilly landform sloping down from the southern and eastern edge of the township.❑ Dominant tree plantings, mostly native canopy trees.	<ul style="list-style-type: none">❑ Sloping landform down in a southerly direction to the Midland Highway Sloping topography, rising in a northerly direction.

Key Characteristics	BS1 – Black Hill / Nerrina and Ballarat East	BS2 – Brown Hill	BS3 – Mount Clear and Mount Helen	BS4 – Buninyong [outer core]	BS5 – Buninyong [northwest]
			Clear, with the Yarrowee Plantations forming a dominant backdrop to the west.	<input type="checkbox"/> Views into the Buninyong town centre and out to Mt Buninyong and nearby bushland.	<input type="checkbox"/> Views towards adjacent Buninyong Bushland Reserve at the north possible throughout estate, especially in the north. <input type="checkbox"/> Views towards neighbouring bushland and golf course also possible.
Public realm and streetscape	<input type="checkbox"/> Irregular street layout in the hilly topography of Black Hill / Nerrina, but more regular in Ballarat East. <input type="checkbox"/> Inconsistent coverage of mature canopy street trees in wide grass verges. <input type="checkbox"/> Recently planted native street trees in newer developments. <input type="checkbox"/> Limited and inconsistent layout of footpaths. <input type="checkbox"/> Concrete kerbs and grass verges in more recently developed areas. Elsewhere, both asphalt and gravel verges are found. <input type="checkbox"/> Informal on street parking available	<input type="checkbox"/> Irregular street layout radiating out from the main roads a result of piecemeal subdivisions. <input type="checkbox"/> Gravel roads in some, older areas. <input type="checkbox"/> Occasional street trees, but mature trees in gardens add character to the public realm. <input type="checkbox"/> Wide grass verges are common, with few footpaths. <input type="checkbox"/> Mixture of concrete kerbs or gravel edges with natural drainage. <input type="checkbox"/> Some informal on street parking	<input type="checkbox"/> Curvilinear street layout with narrow asphalt roads. <input type="checkbox"/> Generous grass verges with concrete rollover kerbs. <input type="checkbox"/> Concrete footpaths are occasionally present throughout the precinct, when apparent they are generally on one side of the street. <input type="checkbox"/> Street trees in random stretches often native species occasionally exotic. <input type="checkbox"/> Some informal parallel kerbside parking.	<input type="checkbox"/> Regular grid pattern based on the early township layout. <input type="checkbox"/> Streets are asphalted and commonly have wide grass or gravel shoulders. Gravel roads are present towards the township boundary. <input type="checkbox"/> Native street tree planting common. <input type="checkbox"/> Limited and inconsistent footpaths. <input type="checkbox"/> Mixture of concrete kerbs with pits or gravel edges with natural drainage. <input type="checkbox"/> Informal on street parking	<input type="checkbox"/> Irregular road layout; combination of curvilinear streets and cul-de-sacs. <input type="checkbox"/> Streets are asphalted with kerb and channel edging. <input type="checkbox"/> Establishing, native, irregular, semi-mature street planting. <input type="checkbox"/> Concrete footpaths on one side of streets. <input type="checkbox"/> Drainage all constructed kerb and channel to pits. <input type="checkbox"/> Informal on-street parking.
Architectural style	<input type="checkbox"/> Variety of late 20th century and contemporary architectural styles. <input type="checkbox"/> Older dwellings can be found along the major roads. <input type="checkbox"/> Mix of low pitched and flat roof forms.	<input type="checkbox"/> Significant contrasts in styles due to incremental development. <input type="checkbox"/> Older rural dwellings and bushland with post-War and contemporary suburban development increasingly evident. <input type="checkbox"/> Generally pitched roofs.	<input type="checkbox"/> Late 20th Century and contemporary architecture <input type="checkbox"/> Mostly hipped with occasional hip and gable	<input type="checkbox"/> Predominantly post-war architectural styles with scattered historic homes. <input type="checkbox"/> Roofing is a mix of hip and gable, flat and skillion roof forms.	<input type="checkbox"/> Early 21 st century and varied dwelling styles. <input type="checkbox"/> Roofing is mostly hipped with some gables as well as occasional flat or skillion.
Dwelling typology	<input type="checkbox"/> Detached dwellings.	<input type="checkbox"/> Detached dwellings.	<input type="checkbox"/> Detached dwellings.	<input type="checkbox"/> Detached dwellings.	<input type="checkbox"/> Detached dwellings.
Building height and scale	<input type="checkbox"/> Mixture of single and double storey buildings, with building heights spread across the 5m to 9m range. <input type="checkbox"/> Lot sizes between 500sqm and 1100+sqm <input type="checkbox"/> Medium to low site coverage generally between 18 and 45%, with generally lower coverage in Black Hill / Nerrina and higher in Ballarat East.	<input type="checkbox"/> Mixture of single and double storey buildings, with building heights spread across the 5m to 9m range. <input type="checkbox"/> Lots typically between 600sqm and 900sqm or 1100+m; larger lots generally have older dwellings with the smaller lot sizes generally comprising newer suburban development. <input type="checkbox"/> Site coverage generally between 5% and 45%, with newer developments generally being higher density and older developments lower density.	<input type="checkbox"/> Single storey and double storey buildings up to 9m. <input type="checkbox"/> Varied lot sizes between 300 sqm and 1100 sqm with most being 700-900 sqm. <input type="checkbox"/> Site coverage generally between 20 – 50%	<input type="checkbox"/> Mix of single storey and double storey buildings up to 9m. <input type="checkbox"/> Medium to large lot sizes, primarily greater than 800sqm with most being 1000 sqm. <input type="checkbox"/> Low to medium site coverage mostly 15% to 35%.	<input type="checkbox"/> Predominantly single storey dwellings, with some double storey dwellings. <input type="checkbox"/> Lot sizes generally 1000sqm, with some smaller and others larger <input type="checkbox"/> Site coverage generally between 10 – 45% with lower density lots to the north.
Building orientation and layout	<input type="checkbox"/> Building frontages mainly parallel to street.	<input type="checkbox"/> Building frontages mainly parallel to the street.	<input type="checkbox"/> Building frontages mainly parallel to the street	<input type="checkbox"/> Mainly parallel to the street frontage with a number askew to the street alignment.	<input type="checkbox"/> Mainly parallel to the street frontage.
Building materials	<input type="checkbox"/> Mixture of materials, predominantly brick. Some dwellings with weatherboard or rendered walls. <input type="checkbox"/> Tile or metal roofing material.	<input type="checkbox"/> Predominantly brick on modern buildings and weatherboard on older dwellings. <input type="checkbox"/> Mainly tile or metal roofing.	<input type="checkbox"/> Mix of building materials, but mostly brick <input type="checkbox"/> A mixture of tile or metal roofing.	<input type="checkbox"/> Mostly brick, with weatherboard on older dwellings. <input type="checkbox"/> Mainly tile or metal roofing.	<input type="checkbox"/> Mixture of materials, including brick, stone, weatherboard and rendered walls. <input type="checkbox"/> Tile or metal roofing material.
Setbacks	<input type="checkbox"/> Front setbacks vary from 5-10m in established residential areas to 3-4m in more recent development	<input type="checkbox"/> 3-6m front setbacks on newer dwellings and 10+m plus on older dwellings.	<input type="checkbox"/> Generally 3-8m front setbacks with some up to 15 metres or more.	<input type="checkbox"/> Front setbacks of variable depths; regular smaller 1000 square metre lots range from 4 to 15 metres and larger lots often irregular in shape have centrally located dwellings with front setbacks of 15-20 metres and occasionally more with a dwelling situated at the rear of the large bush block.	<input type="checkbox"/> Front setbacks generally 5-7m.
Garden style	<input type="checkbox"/> Well-maintained, large front and rear gardens. <input type="checkbox"/> Mix of established exotic and native trees and shrubs. <input type="checkbox"/> Some gardens in newer development are smaller, featuring a combination of lawn and low shrubs.	<input type="checkbox"/> Established tree cover and garden coverage in older properties. <input type="checkbox"/> Minimal tree cover in more recent properties, with limited tree cover and newly established gardens.	<input type="checkbox"/> Established manicured front gardens, mainly lawns and shrubs with occasional mature native trees.	<input type="checkbox"/> In general, well-established front gardens with mature trees and shrubs. <input type="checkbox"/> Mixed natives and exotics	<input type="checkbox"/> Establishing, generally manicured front gardens, mainly lawns and shrubs with occasional mature native trees. <input type="checkbox"/> Rear gardens offer similar characteristics.
Car parking and other outbuildings where relevant	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Garages or carports mostly present, generally set back from the front façade. <input type="checkbox"/> Recent infill developments have visually prominent, integral garages	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Standalone detached garages or carports in older properties, generally well setback from the street. <input type="checkbox"/> Prominent garages generally built into the front façade of newer dwellings. <input type="checkbox"/>	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Prominent garages generally integrated into the front façade.	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Most carparking structures are well setback from the street and recessive to the dwelling facades. <input type="checkbox"/> Mix of standalone garages or carports in older buildings and integrated garages in newer buildings. <input type="checkbox"/>	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Most dwellings have integrated garages.
Front boundary treatment	<input type="checkbox"/> Mostly absent, but where present a variety of styles. <input type="checkbox"/> Fencing that does exist tends to be 0.8m or lower	<input type="checkbox"/> Generally absent, but where present the fences display a variety of styles and materials. <input type="checkbox"/> Fencing that does exist tends to be 0.8m or lower	<input type="checkbox"/> Generally absent, occasional low fences.	<input type="checkbox"/> Generally, no front fences, occasionally post and wire or other low fencing, 0.8-1.2m. <input type="checkbox"/> Dry stone walling of varying heights and lengths are a rare but prominent feature.	<input type="checkbox"/> Generally no front fences <input type="checkbox"/> <i>Occasional low front fencing 0.8 to 1.2 m variable materials</i>

[Contemporary Garden](#)

Contemporary Garden Neighbourhood Character Areas comprise modern housing developments predominantly built since the 1990s with establishing gardens and landscaping. In many cases, Contemporary Garden Character Areas form master-planned precincts, although smaller infill areas within otherwise established precincts are also common. Dwellings generally feature compact siting within establishing gardens, including occasional double storey houses and pockets of higher density townhouse sites. Increased building heights and densities are located close to services or transport or where prominent landscape features and view-lines can be accessed.

The principal characteristics of Contemporary Garden Character Area are the relatively recent construction period and generous setbacks / low site coverage on largely flat landscapes.

The subsidiary characteristics are a lack of front boundary treatment and the highly formal public realm.

Key characteristics	CG1 – Found throughout the Municipality	CG2 – Lake Gardens and adjacent estates
DESCRIPTION	<p>The CG1 Neighbourhood Character Area is found throughout the municipality, usually on the outskirts of more established residential areas or settlements. CG1 is found in Alfredton, Cardigan, Delacombe, Invermay Park, Miners Rest, Mitchell Park, Sebastopol, and Wendouree in areas of former farmland or green space.</p> <p>Landform, views, streetscape, public realm A largely flat terrain with open skies and views largely contained within the residential areas. A lack of arterial roads help define a sense of containment for the larger areas, which are often sited off such roads. Secondary roads provide routes through the broader estate, which are defined by curvilinear street patterns complimented by multiple cul-de-sacs. Straight roads sited at right angles are more common in newer, larger subdivision layouts. Street trees are generally consistent along the roads and are largely native.</p> <p>Architecture, dwellings, lots, materials, setbacks Modern infill developments primarily built after 1990, often sited adjacent to older housing stock. Some estates are master-planned, while other areas – especially in Ballarat – are smaller subdivisions. The curved road layouts sometimes define dwellings’ orientations and other times do not, resulting in a haphazard building layout in these Character Areas. Site coverage varies throughout the CG1 areas, often in line with the older dwelling layouts nearby. Although offering a variety of architectural styles, the use of brick and in particular render sets these areas apart from other Character Areas and defines the more recent nature of these dwellings. Front setbacks vary between 6 and 12 metres but are generally consistent within each subdivision.</p> <p>Gardens, parking, fencing Newly created gardens and landscaping continue to develop. Built-in garages are prominent but off-street parking is also common. Front fencing is mostly absent with increasing vegetation creating an open landscape that complements the existing gardens.</p>	<p>Collectively, this large area of modern estate development benefits from a mature landscape framework featuring the remnants of the extensive grounds of the former Ballarat Asylum, the Ballarat Golf Course, and formal open, heavily vegetated spaces designed into the subdivision layouts.</p> <p>Landform, views, streetscape, public realm Lake Gardens and the adjacent estates of Insignia and Botanica occupy a largely flat terrain and is laid out in a series of avenues, with consistent areas of built character. Landscape features of the former Asylum grounds provide a distinctive setting to the heart of Lake Gardens, including a large open parkland with lake and mature trees. Street tree planting is consistent along the nature strips with a range of evergreen and deciduous species. The estate development to the south of Lake Gardens and separated by the Golf Course lies within a landscaped setting provided by generous open spaces, tree and shrub planting, and the backdrop of the mature tree belts on the northern boundary. This estate features a more curvilinear street layout.</p> <p>Architecture, dwellings, lots, materials, setbacks In Lake Gardens there are blocks of double storey development in the centre of the estate, with double storey dwellings also often occupying corner blocks, though most of the estate comprises single storey dwellings. Most dwellings are finished with brick or render, with tiled or corrugated metal pitched roofs. Design style is fairly consistent throughout. The estate development to the south of Lake Gardens features a more varied architectural treatment. Dwellings are a mix of double and single storey with low pitched or flat roofs, and integral front garages. Brick or rendered facades are common with feature stonework and large picture windows. Front setbacks range from 2 to 14 metres throughout this character area.</p> <p>Gardens, parking, fencing In Lake Gardens the double storey houses tend to have substantial front fences, often brick, or brick pillars with iron railings, whereas the single storey dwellings feature front lawns open to the streetscape, with the occasional landscaped garden. In the southern estate areas front gardens range from fully landscaped to simple grass lawns, generally open to the street. Most properties have an integral garage, but off-street parking is also common.</p>
Landscape character and setting	<div><input type="checkbox"/> Flat terrain with no dominant view lines.</div> <div><input type="checkbox"/> Miners Rest south has the Burrumbeet Creek running along the eastern boundary of the precinct with views beyond to volcanic hills and farmland.</div> <div><input type="checkbox"/> Some remnant stands of native vegetation with establishing street trees and garden planting</div>	<div><input type="checkbox"/> Flat terrain with no dominant view lines.</div> <div><input type="checkbox"/> Vegetation associated with the historic former Ballarat Asylum and some views to the mature tree belts associated with the Ballarat Golf Course.</div>
Public realm and streetscape	<div><input type="checkbox"/> Mixture of curvilinear and cul-de-sac streets</div> <div><input type="checkbox"/> Consistent establishing street planting</div> <div><input type="checkbox"/> Generally single footpaths, absent from cul-de-sacs</div> <div><input type="checkbox"/> Concrete curb and channel drainage to pits</div> <div><input type="checkbox"/> Kerbside on street parallel parking</div>	<div><input type="checkbox"/> Mixture of curvilinear and cul-de-sac streets</div> <div><input type="checkbox"/> Consistent establishing street planting</div> <div><input type="checkbox"/> Generally single footpaths, absent from cul-de-sacs</div> <div><input type="checkbox"/> Concrete curb and channel drainage to pits</div> <div><input type="checkbox"/> Kerbside on street parallel parking</div>
Architectural style	<div><input type="checkbox"/> Variety of contemporary styles.</div> <div><input type="checkbox"/> Predominantly hipped roofing with occasional hip and gable and flat/ skillion roof forms.</div>	<div><input type="checkbox"/> Variety of contemporary styles.</div> <div><input type="checkbox"/> Predominantly hipped roofing with occasional hip and gable and flat/ skillion roof forms.</div>
Dwelling typology	<div><input type="checkbox"/> Detached dwellings</div>	<div><input type="checkbox"/> Detached dwellings</div>
Building height and scale	<div><input type="checkbox"/> Single or double storey</div> <div><input type="checkbox"/> Lot size is generally 400sqm to 1000sqm with most being 600-700 sqm.</div> <div><input type="checkbox"/> Site coverage is generally between 30 and 55%</div>	<div><input type="checkbox"/> Single or double storey</div> <div><input type="checkbox"/> Lot size is generally 400sqm to 800sqm.</div> <div><input type="checkbox"/> Site coverage is generally between 30 and 60%</div>

Key characteristics	CG1 – Found throughout the Municipality	CG2 – Lake Gardens and adjacent estates
Building orientation and layout	<input type="checkbox"/> Building frontages generally parallel to straight roads, sometimes parallel to curved roads	<input type="checkbox"/> Building frontages parallel to street
Building materials	<input type="checkbox"/> Brick or rendered	<input type="checkbox"/> Brick or rendered
Setbacks	<input type="checkbox"/> 3-10 m front setbacks most being 5 m	<input type="checkbox"/> 2-7m front setbacks most being 3m with some over 10m.
Garden style	<input type="checkbox"/> Establishing front gardens	<input type="checkbox"/> Establishing front gardens
Car parking and other outbuildings where relevant	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Single or double integrated garages. Infrequent triple garages	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Single or double integrated garages. Infrequent triple garages
Front boundary treatment	<input type="checkbox"/> Mostly absent	<input type="checkbox"/> Mostly absent

Garden Court

Garden Court Neighbourhood Character Areas generally comprise open streetscapes and court-based, curvilinear street layouts. Most dwellings are single-storey, brick constructions reflective of mid- to late-20th century design. Vegetation and tree planting in the public realm, such as nature strips, is inconsistent. Some areas feature small street trees dispersed along nature strips, while the presence of footpaths is haphazard. Private parking structures are predominately located to the side of dwellings, in line with building frontages. Front gardens generally have minimal or moderate planting with the occasional canopy tree.

The principal characteristics of Garden Court Character Area are detached brick dwellings with hipped roofs on often master-planned, curvilinear estates from eras throughout the 20th century. Other primary characteristics include limited and / or visually permeable front fencing, generous front and / or side setbacks, wide streets, and in some cases the presence of prominent public open space.

The subsidiary characteristics are the presence of detached single garages set behind rear building lines, and the well-maintained though generally minimally planted front gardens.

Key Characteristics	GC1 – Wendouree, Ballarat North, Ballarat East, Mount Pleasant and Mount Clear	GC2 – Wendouree, Delacombe, Sebastopol	GC3 - Newtonton
DESCRIPTION	<p>The GC1 Neighbourhood Character Area is found across Ballarat’s northern, north-eastern, eastern and south-eastern suburbs, in varied landscape and topographic settings.</p> <p>Landform, views, streetscape, public realm</p> <p>Topographically, GC1 Character Areas vary from the flat terrain of Wendouree with enclosed views to the hillier and sloping landform of Ballart East, Mount Pleasant and Mount Clear affording more opportunities for views out. The areas generally comprise open streetscapes, with a combination of grid and curvilinear street patterns, with self-contained, court-based layouts prevalent. Footpaths are generally along one side of the street, and most roads have street trees, although often irregular in location and age.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>These areas offer dwellings from the late 20th century onwards, up to and including the present day in the form of infill. Dwellings are typically detached, single or double storey, and have a relatively wide site coverage range of between 15% and 45% with most 30-40%. Dwellings are generally parallel to the street and are predominantly finished with brick (or occasionally weatherboard) and hipped roofing finished with tiles or metal sheets. Front setbacks are generally between 4m and 9m.</p> <p>Gardens, parking, fencing</p> <p>Front gardens are dominated by lawns with minimal planting with the occasional small to medium-sized tree contributing to the sense of openness in the GC1 areas. Single car garages and car ports exist in many cases, and usually behind the front building line. Roadside parking is available. Front fencing is usually present at 1.2m in height or lower, or not present at all; materials are wood, metal wire, or brick.</p>	<p>The GC2 Neighbourhood Character Area is principally found in Wendouree, Delacombe, and Sebastopol, and features low density development comprising dwellings generally constructed between the 1940s to the 1960s. The Wendouree Estate, now referred to as Wendouree West, typifies the suburban expansion that occurred in these areas of Ballarat, providing a workforce for post war manufacturing in localised areas.</p> <p>Landform, views, streetscape, public realm</p> <p>The landform is generally flat, but wide streets and low site coverage offer broad views within the housing areas and more expansive views towards the built-up areas of the city along straighter roads and vantage points. GC2 streets feature curvilinear and cul-de-sac forms, generally with footpaths on one side and with some limited tree planting in the nature strips.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings are predominantly from the interwar and post-war periods, with the regularity of house design indicating these were master-planned estates. Some contemporary infill is found on very small scales. Hipped roofs are common features on detached, single storey dwellings. Site coverage is low for Ballarat, with the Wendouree area as low as 20% in many cases. Dwellings are generally parallel to streets, and finished with weatherboard and / or brick, with tile or – more commonly – metal roofing. Front setbacks range between 4m and 11m, with most having setbacks of 5-7m.</p> <p>Gardens, parking, fencing</p> <p>Front gardens are often sparsely vegetated, with grass and one or a few specimen exotic trees or bushes. Most dwellings have off-street parking available, with standalone garages or car ports generally offering space for one or two cars. Front boundary treatment tends to be no higher than 1.2m where it exists, and there is a wide variety of styles and materials.</p>	<p>The GC3 Neighbourhood Character Area is found only in Newtonton, known locally as the Waller Estate, constructed largely between 1945 and 1960 on empty allotments on the south-eastern edge of Victoria Park. The Waller Estate is a forerunner of the modern housing estate development that is now common in Ballarat and its distinctive layout and appearance remains substantially intact.</p> <p>Landform, views, streetscape, public realm</p> <p>The land here is flat, with some expansive views along the longer, straight roads. Views along the inner curving roads and into the courts reinforce the distinctive, intimate character within the Waller Estate. The Estate comprises curvilinear avenues, crescents, and cul-de-sacs, giving it a character distinct from the surrounding grid pattern of West Ballarat. The adjacent Victoria Park provides a significant landscape setting for the Estate. Street trees are present in some areas, but not consistently laid out.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings are single storey and usually face streets, with site coverage between 25% and 45%. The buildings show a coherent architectural form with a high concentration of detached double or triple fronted brick veneer with terracotta tile roofs. Buildings are faced with brick and have tile roofs. Front setbacks are generally between 3m and 7m, with varied side setbacks reflecting the varied lot shapes and sizes.</p> <p>Gardens, parking, fencing</p> <p>Low front fences, often brick with wrought iron panels, add to the feel of spaciousness, especially on the larger lots. Brick single garages are set back to the rear of the side driveways. Private gardens are well-established and maintained with a mixture of native and exotic vegetation, which combined with well-maintained public realm create something of a garden setting for the area.</p>
Landscape character and setting	<div><input type="checkbox"/> Undulating terrain</div> <div><input type="checkbox"/> Established residential area with limited vegetation</div> <div><input type="checkbox"/> No expansive views; open views of and within streets</div>	<div><input type="checkbox"/> Mostly flat terrain</div> <div><input type="checkbox"/> Established residential area with limited vegetation</div> <div><input type="checkbox"/> Some longer views of cityscape possible on straight roads</div>	<div><input type="checkbox"/> Mostly flat terrain</div> <div><input type="checkbox"/> Adjacent Victoria Park provides some areas with a parkland setting</div> <div><input type="checkbox"/> Some longer views of cityscape possible on straight roads</div>
Public realm and streetscape	<div><input type="checkbox"/> Combination of grid and curvilinear street patterns</div> <div><input type="checkbox"/> Generally minimal street tree planting</div> <div><input type="checkbox"/> Footpaths are generally only present on one side of the road or not at all</div> <div><input type="checkbox"/> Predominantly concrete kerbs</div> <div><input type="checkbox"/> On Street parking available</div>	<div><input type="checkbox"/> Mixture of curvilinear and cul-de-sac streets</div> <div><input type="checkbox"/> Generally minimal tree planting along the nature strip</div> <div><input type="checkbox"/> Footpaths are generally only present on one side of the road or not at all</div> <div><input type="checkbox"/> Predominantly concrete kerbs</div> <div><input type="checkbox"/> On street parallel parking is often available, especially in older areas</div>	<div><input type="checkbox"/> Mixture of curvilinear and cul-de-sac streets</div> <div><input type="checkbox"/> Some tree planting in public realm, but inconsistent in placement</div> <div><input type="checkbox"/> Footpaths generally, but not wholly, absent</div> <div><input type="checkbox"/> Predominantly concrete kerbs</div> <div><input type="checkbox"/> On Street parallel parking often available</div>
Architectural style	<div><input type="checkbox"/> Predominantly late 20th century with some inter-war, post-war and contemporary infill</div> <div><input type="checkbox"/> Mainly hipped roofs, especially on newer dwellings, with some gables</div>	<div><input type="checkbox"/> Predominantly interwar and post-war, some contemporary infill; often in a larger master planned fashion</div> <div><input type="checkbox"/> Mainly hipped roofs, especially on newer dwellings, with some gables</div>	<div><input type="checkbox"/> Mostly constructed in the 15-year post-war period with some more recent infill dwellings.</div> <div><input type="checkbox"/> Predominantly hipped and cross-hipped roofs</div>
Dwelling typology	<div><input type="checkbox"/> Detached dwellings</div>	<div><input type="checkbox"/> Detached dwellings</div>	<div><input type="checkbox"/> Detached dwellings</div>
Building height and scale	<div><input type="checkbox"/> Predominantly single storey, but with some double storey up to 9m</div> <div><input type="checkbox"/> Lot size generally ranges from 300 sqm to 1000 sqm with most being 600-700 sqm</div> <div><input type="checkbox"/> Site coverage generally between 20% and 45%; up to 55% in some, newer estates</div>	<div><input type="checkbox"/> Predominantly single storey</div> <div><input type="checkbox"/> Lot size range up to 2000sqm with the majority of lots being 700-800sqm</div> <div><input type="checkbox"/> Site coverage generally between 20% and 45%</div>	<div><input type="checkbox"/> Almost entirely single storey</div> <div><input type="checkbox"/> Lot sizes generally range from 500 sqm to 800 sqm</div> <div><input type="checkbox"/> Site coverage between 25% and 45%</div>

Key Characteristics	GC1 – Wendouree, Ballarat North, Ballarat East, Mount Pleasant and Mount Clear	GC2 – Wendouree, Delacombe, Sebastopol	GC3 - Newington
Building orientation and layout	<input type="checkbox"/> Building frontages parallel to streets	<input type="checkbox"/> Building frontages parallel to streets	<input type="checkbox"/> Building frontages generally parallel to streets
Building materials	<input type="checkbox"/> Predominantly brick or weatherboard buildings <input type="checkbox"/> Tile or metal roofing	<input type="checkbox"/> Predominantly brick or weatherboard buildings <input type="checkbox"/> Tile or metal roofing, the latter more common	<input type="checkbox"/> Brick <input type="checkbox"/> Tile roofs
Setbacks	<input type="checkbox"/> Front setbacks generally range between 3m to 9m, but most are 4 - 6m	<input type="checkbox"/> Front setbacks are generally between 4m and 11m with most being 5-7m	<input type="checkbox"/> Front setbacks are in the range of 3m to 7m, with the size of front setbacks closely interlinked with the era of dwellings’ construction
Garden style	<input type="checkbox"/> Front lawn gardens with minimal planting and occasional small- to medium-sized trees. <input type="checkbox"/> Mixed Exotic and Native	<input type="checkbox"/> Front gardens with moderate planting and medium sized trees. <input type="checkbox"/> Mixed Exotic and Native	<input type="checkbox"/> Well-established and well-maintained front gardens, with a mixture of exotic and native vegetation
Car parking and other outbuildings where relevant	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Where present, mostly stand alone detached single garages or carports are set back from the front façade.	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Where present, mostly stand alone? detached single garages or carports are set back from the front façade.	<input type="checkbox"/> Off street car parking is predominant <input type="checkbox"/> Many dwellings have detached garages, set behind front and often rear building lines
Front boundary treatment	<input type="checkbox"/> Often there is no front fencing, <input type="checkbox"/> Where present front fencing is constructed with wood, metal wire, and / or brick. <input type="checkbox"/> Fencing is low scale between 0.8m and 1.2m in height	<input type="checkbox"/> Front boundary treatment is often absent <input type="checkbox"/> Where present front fencing comprises of wood, metal wire, and / or brick fencing. <input type="checkbox"/> Fencing is low scale between 0.8m and 1.2m in height	<input type="checkbox"/> Front fences formed of wire, often with high visual permeability, are common. <input type="checkbox"/> Front boundary treatment is often absent <input type="checkbox"/> Fencing, where present is between 0.8m and 1.2m in height

Garden Suburban

Garden Suburban Neighbourhood Character Areas generally comprise open streetscapes with gridded street patterns. Most dwellings are single storey with compact siting reflective of Inter-War and Post-War architectural styles. Many areas also contain some infill sites with dwellings reflective of more contemporary dwelling design. Roads are generally lined with mature, medium-sized street trees. Parking structures are typically sited behind the rear line of dwellings. The extent of vegetation within front yards varies between Garden Suburban areas, dwellings typically have well-established gardens and plantings. The presence of footpaths varies from being present on both sides of the street, one side of the street, or absent.

The principal characteristics of Garden Suburban Character Area are the detached and generally single storey brick and / or timber homes sitting on a flat terrain, which have a site coverage of between 25% and 45% and are accompanied by robust front boundary treatment, well-established gardens, and off-street covered parking.

The subsidiary characteristics are the flat terrain, the buildings sitting parallel to streets, and the presence of at least one footpath in the public realm.

Key Characteristics	GS1 – Redan and Old Wendouree	GS2 – Alfredton, Sebastopol, Wendouree North, Mitchell Park, and Cardigan Village	GS3 – Ballarat North, and Burnbank Street
DESCRIPTION	<p>The GS1 Neighbourhood Character Area is found in older parts of Wendouree and covers almost the entirety of the Redan suburb. These older areas also reflect the mid-20th century growth of Ballarat to the north and south of the more established areas in the central core and are based on a consistent subdivision pattern utilising flat and available farmland.</p> <p>Landform, views, streetscape, public realm</p> <p>The terrain is generally flat, and views extend to neighbouring residential areas and no further, reflecting and enclosing the residential character within. GS1 areas generally offer open streetscapes with gridded or other regular street patterns. Roads are generally lined with large street trees and footpaths are typically present on both sides of the street, contributing to the open, suburban character.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Most dwellings are detached, single storey buildings with compact siting, though the presence of some infill developments of more contemporary design and denser subdivision layouts of both dwellings and units can be found. The variety of dwelling ages reflects the extensive period over which residential development has occurred in Redan and the older parts of Wendouree, from the Edwardian and Victoria eras until the present day. Buildings are generally parallel to streets and formed of predominantly brick and timber. Front setbacks are varied, but generally 3 - 7 metres. Site coverage is generally fairly low, between 25% and 45%.</p> <p>Gardens, parking, fencing</p> <p>The well-maintained and established gardens feature mature trees and vegetation complement the green public realm and overall sense of openness. Parking is generally provided informally on gravel shoulders; those parking structures that are present are generally in the form of a single car garage or carport set back from the front façade, and often behind the rear building line. Front fencing is generally present and visually permeable, in a range of styles and up to 1.2 metres in height.</p>	<p>Found in parts of Alfredton, Sebastopol, and Wendouree, as well as Cardigan Village and Mitchell Park. They represent areas of further expansion and infill reflecting the post war growth of Ballarat and include the largely level and uniform ground south of Redan and northwards from Wendouree, as well as westwards to Alfredton, and with an outlier representing the early part of Cardigan Village.</p> <p>Landform, views, streetscape, public realm</p> <p>The landform is generally flat, and views extend to neighbouring residential areas and no further, reflecting the residential character of the areas within GS2. These areas generally comprise open streetscapes with gridded and regular road patterns – however, some areas have a court-based road pattern. The presence of footpaths varies from being present on both sides of the street, one side of the street, or being absent, while scattered street trees can be found throughout the GS2 Character Area. These features contribute strongly to the green, open, suburban nature of the residential character in the area.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Most dwellings are detached, single storey with compact siting, with a predominance of Inter-War and Post-War architectural styles. Some infill and 1970s-onwards court developments of more contemporary design and denser subdivision layouts of both dwellings and units can be found. Buildings are generally parallel to streets, and formed of predominantly brick and timber, with metal or tile pitched roofs. Front setbacks are varied, with most being 3 - 7 metres</p> <p>Gardens, parking, fencing</p> <p>Gardens are generally well established and well-maintained, with mature and semi-mature trees and other planted vegetation contributing to the garden suburban character. Informal, angled car parking is usually available on gravel shoulders, while on-site parking is usually provided in the form of single garages or car ports set back behind the building line. Front fencing is generally present, in a range of styles and up to 1.2 metres in height, presenting an open aspect to many residential streets.</p>	<p>Neighbourhood Character Area GS3 is principally found in Ballarat North; an additional, much smaller area is found in the vicinity of Burnbank Street, reflecting the similar eras and historic context in which these parts of Ballarat were developed.</p> <p>Landform, views, streetscape, public realm</p> <p>The landscape is gently sloping, particularly in Ballarat North, with views generally constrained within residential streets but with the occasional extensive view from the northern fringes across Ballarat. GS3 generally offers open streetscapes with an irregular street layout that radiates from main roads. Planting along streetscapes is inconsistent and footpaths are typically absent, reflecting the informal, open, garden nature of the area.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Most dwellings are detached and single storey with compact siting and offer Inter-War and Post-War architectural styles. Site coverage generally tends the lower end of the scale for the Garden Suburb Character Area in Ballarat North. These factors particularly contribute to the suburban garden character of the area. There is minimal contemporary infill. Buildings tend to front onto the streets and are predominantly of brick and timber finish. Front setbacks are varied, with most being 5 - 8 metres.</p> <p>Gardens, parking, fencing</p> <p>Gardens are well-maintained, but plantings and tree coverage in front gardens are minimal. Single car garages and carports are often located behind the rear line of the dwelling, although prominent, integral garages are found in the front façades of newer dwellings. Parallel street parking is also available. Front fencing is generally present, in a range of styles and up to 1.2 metres in height.</p>
Landscape character and setting	<ul style="list-style-type: none">• Mostly flat terrain.• Enclosed views along tree-lined streets and avenues.	<ul style="list-style-type: none">• Mostly flat or slightly sloping terrain.• Mature small trees consistently planted along nature strips.• Enclosed views along streets and avenues.	<ul style="list-style-type: none">• Mostly flat, slightly sloping terrain.• Inconsistent street tree planting of various species and heights.• Linear vistas along tree-lined streets and avenues.
Public realm and streetscape	<ul style="list-style-type: none">• Regular grid pattern. East of Skipton Street (Midland Highway) in Redan some curvilinear streets responding to local topography.• Consistent planting of medium to large street trees on nature strip.• Generally footpaths on one side of the street, but occasionally on both sides or absent.• Mixture of concrete kerbs and bluestone kerbs and channels.• On street parking - Some areas have Informal angled parking on gravel shoulders.	<ul style="list-style-type: none">• Regular grid pattern responding to main road layout• Consistent planting of small to medium trees on nature strip.• Generally footpaths on one side of the street, but occasionally on both sides or absent.• Mixture of concrete kerbs and bluestone kerbs and channels.• Informal angled parking on gravel shoulders.	<ul style="list-style-type: none">• Regular Grid Pattern• Consistent planting of medium to large street trees on nature strip.• Generally footpaths on one side of the street, but occasionally on both sides or absent.• Mostly natural drainage, with concrete drainage in newer areas.• On Street parking available
Architectural style	<ul style="list-style-type: none">• Mixture of architectural styles and eras, with Victorian and Edwardian styles sitting alongside interwar, post-war and contemporary styles, along with some contemporary infill court development.• Predominantly hipped and hip and gable with occasional skillion / flat roof forms•	<ul style="list-style-type: none">• Mixture of interwar and post-war styles with some contemporary infill.• Predominantly hipped with some hip and gable and occasional skillion / flat roof forms•	<ul style="list-style-type: none">• Predominantly Inter-war and Post-war styles• Predominantly hipped with some hip and gable
Dwelling typology	<ul style="list-style-type: none">• Detached dwellings with some townhouses	<ul style="list-style-type: none">• Detached dwellings with some townhouses	<ul style="list-style-type: none">• Detached dwellings

Key Characteristics	GS1 – Redan and Old Wendouree	GS2 – Alfredton, Sebastopol, Wendouree North, Mitchell Park, and Cardigan Village	GS3 – Ballarat North, and Burnbank Street
Building height and scale	<ul style="list-style-type: none"> Single and double storey up to 9m Lots size ranges up to 1000sqm with most being 300, 700 or 800sqm Site coverage generally between 25 – 45% 	<ul style="list-style-type: none"> Single and double storey up to 9m Lots sizes are mostly under 1000sqm with the majority being 700 sqm Site coverage generally between 25 – 45% 	<ul style="list-style-type: none"> Single and double storey up to 9m Lots size are mostly 700-800 sqm with many less than this. Site coverage generally between 30 – 40%
Building orientation and layout	<ul style="list-style-type: none"> Building frontages parallel to the street. 	<ul style="list-style-type: none"> Building frontages parallel to the street. 	<ul style="list-style-type: none"> Building frontages parallel to the street.
Building materials	<ul style="list-style-type: none"> Predominantly brick and timber buildings Tile or metal roofing 	<ul style="list-style-type: none"> Predominantly brick and timber buildings Tile or metal roofing 	<ul style="list-style-type: none"> Predominantly brick and timber buildings Tile or metal roofing
Setbacks	<ul style="list-style-type: none"> Front setbacks are generally between 3 - 7 m 	<ul style="list-style-type: none"> Front setbacks are generally between 3 – 7 m 	<ul style="list-style-type: none"> Front setbacks are generally between 5 – 8 m
Garden style	<ul style="list-style-type: none"> Generally established and well-maintained gardens with mature and semi-mature trees and vegetation. Mixed Exotics and Natives 	<ul style="list-style-type: none"> Generally established and well-maintained gardens with mature and semi-mature trees and vegetation. Mixed Exotics and Natives . 	<ul style="list-style-type: none"> Generally established and well-maintained gardens with mature and semi-mature trees and vegetation. Mixed Exotics and Natives
Car parking and other outbuildings where relevant	<ul style="list-style-type: none"> Off street car parking is predominant Mostly detached single garages or carports setback from the front façade. 	<ul style="list-style-type: none"> Off street car parking is predominant Mostly detached single garages or carports setback from the front façade. 	<ul style="list-style-type: none"> Off street car parking is predominant Prominent garages generally built into the front façade in newer dwellings. Detached single garages or carports in older buildings, generally well setback from street. Outbuildings are common and prominent.
Front boundary treatment	<ul style="list-style-type: none"> Generally present, and between 0.4-1.2m in height Eclectic mixture of pickets, brick, metal and railings 	<ul style="list-style-type: none"> Generally present, and between 0.4-1.2m in height Eclectic mixture of pickets, brick, metal and railings 	<ul style="list-style-type: none"> Generally present, and between 0.4-1.2m in height Eclectic mixture of pickets, brick, metal and railings

Urban Residential Character Areas generally comprise older residential areas of Ballarat clustered around the CBD, along with some areas on the outer edges of the city, including main transport routes into the city centre itself. The Character Areas offer well-established streetscapes, often with substantially intact heritage dwellings. There is a consistent grid layout in central, northern and western Ballarat, with some non-grid patterns also found in eastern and southern Ballarat. The contrasting landform between the flat basalt plain in the west and natural ridge lines and creeklines in the east further distinguishes the broad character of these central/northern/western and eastern/southern areas. Urban Residential Character Areas display a heterogenous mix of residential buildings constructed from the early 1860s through to the Post-War era.

Dwellings are generally constructed of weatherboard or brick, with some bluestone, with verandas or porches and often with many decorative features. Roofs are clad with corrugated iron, slate or terracotta tiles. The combination of mature and semi-mature street trees (mostly deciduous and exotic species such as London Plane, Elm, Oak and Ash), established gardens, grass verges and open landscape areas contribute to garden and / or historic landscape settings. Original street layouts with bluestone drainage channels are often observable. Urban Residential Character Areas contain individual places and / or precincts covered by a Heritage Overlay.

The principal characteristics of Urban Residential Character Area are the single-storey detached dwellings – these dwellings were predominantly constructed earlier than the 1950s and from brick and / or weatherboard with pitched roofs, and are located in garden and / or historic settings and parallel to tree-lined streets.

The subsidiary characteristics are the established front gardens, prominent front boundary treatment, bluestone drainage, and varied lot sizes.

Key Characteristics	UR1 – Sturt Street and the Knowledge Precinct	UR2 – Victoria Street and Surrounds	UR3 – Geelong Road (Golden Point and Mount Clear) Albert Street (Sebastopol) Howitt Street, Creswick Road	UR4 – Ballarat Central and Soldiers Hill	UR5 – Ballarat East, Golden Point, and Eureka	UR6 – Brown Hill	UR7 – Buninyong Township Core
DESCRIPTION	<p>An area of residential development sited amongst major hospital precincts, the UR1 Neighbourhood Character Area also features college campuses and commercial properties, particularly along the Sturt Street and Drummond Street interfaces. Many of the older dwellings have been adapted for medical or other professional service use and with the mature gardens and street trees the area retains a well-established character. Sturt Street is the principal heritage thoroughfare and commercial core for Ballarat and is consequently a defining structural component of the rectilinear grid pattern that characterises the whole of the area – also referred to in Ballarat as the ‘Health, Knowledge and City Living Precinct’.</p> <p>Landform, views, streetscape, public realm</p> <p>Situated on the level basalt plain there are many vistas along the wide linear streets particularly from Sturt Street over the eastern suburbs of Ballarat, where Mt Warrenheip forms a dominant landmark in the background. Sturt Street, with its central gardens, presents as a grand, elegant boulevard with a double avenue of mature trees, memorials, fountains, and statues contributing to the overall aesthetic character of the streetscape. Exotic tree-lined avenues, original bluestone drainage channels, and wide gravel / grass road shoulders are a particular feature of U1.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>The residential areas stretching north and south from Sturt Street are</p>	<p>Victoria Street forms a major processional route into the Ballarat City Centre from the Western Freeway, and, along with streets to its north and south, comprises the UR2 Neighbourhood Character Area. The tree-lined boulevard and garden beds along Victoria Street forms a major feature of this character area.</p> <p>Landform, views, streetscape, public realm</p> <p>The landscape is generally flat, which coupled with straight roads allows extensive views featuring multiple historic buildings extending towards the city (Bakery Hill in particular) and beyond to distant, natural horizons. The wide expanse of Victoria Street and its associated access road provides a significant sense of openness. Streets are laid out in a regular, grid-like pattern, with Victoria Street itself characterised by formal avenue tree planting acting to provide a boulevard-like approach into Ballarat, with expansive ornamental verges, services roads, and significant heritage buildings all contributing to the grandeur. Bluestone drainage is another key feature.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings are generally detached, either single or double storey, and mostly constructed from the early 1860s to the early 1950s, though more recent development is evident in both new buildings and extensions. Site coverage ranges significantly. Building materials tend to be brick or weatherboard, with hipped and / or gabled roofs clad in corrugated iron, slate, or terracotta tiles. Front</p>	<p>The UR3 Neighbourhood Character Area is primarily found on four of Ballarat’s principal routes into and out of the city, showcasing some of the older mixed-use areas in the city.</p> <p>Landform, views, streetscape, public realm</p> <p>Topographically, UR3 is varied, with both flat areas and much hillier landforms in the east. As a result, views from Golden Point towards the city skyline and distant natural landforms are extensive, while other views are more constrained by the flat topography and straight street patterns. Most streets reflect a traditional grid pattern, with Golden Point reflecting some grid pattern within an underlying curvilinear form. The presence of non-residential uses along Howitt Street in particular but also Albert Street is also reflected in the architecture of the UR3 areas, with large and small commercial buildings prominent amongst the residential development. Street trees are generally absent, though nature strips that exists are often generous and well-maintained.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings are constructed in multiple architectural styles and from multiple historic periods, reflecting the industrial and commercial origins for many of these still mixed-use areas. Some contemporary infill sits alongside dwellings from the late 19th century onwards. Dwellings are both individual houses (some being units) and apartments, with the result that buildings are both single and double storey. In general, buildings are oriented towards streets, but some rear accesses to laneways exist. Finishing materials are weatherboard and brick and render in newer</p>	<p>The UR4 Neighbourhood Character Area is principally found in some of the oldest residential areas of Ballarat: Soldiers Hill and Ballarat Central, the latter comprising parts of Wendouree and Newington. These areas were developed over a long time period with later development in some areas affected by the continuing presence of deep lead mining on the flat basalt plain. The area is strongly characterised by the formal grid layout based on the 19th century government survey.</p> <p>Landform, views, streetscape, public realm</p> <p>The undulating topography in Soldiers Hill and in the elevated and / or open landscape in Ballarat Central, affords significant views along streets towards the Ballarat city skyline, but also beyond to key landmarks including Mount Buninyong and Mount Warrenheip, City Oval, Lake Wendouree, Black Hill. Nearly all gridded streets feature prominent avenues of mature to semi-mature trees. UR4 is distinguished by the substantial integrity of extensive networks of bluestone drainage channels in conjunction with wide gravel / grass shoulders.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>These areas are characterised by a heterogeneous combination of substantially intact and individually significant detached residential buildings, generally from the Victorian, Federation, and Interwar era periods. Typical residential buildings are single storey, constructed of weatherboard, brick, or bluestone with hipped and/or</p>	<p>The UR5 Neighbourhood Character Area is found in the inner east of Ballarat, with its historic origins associated with gold mining evident from the presence of many irregular lot shapes and sizes. Humffray and Eureka Streets were once the main entries into Ballarat from the east. Once the mines closed the UR5 areas became residential. Although the rectangular lots were formally surveyed, many of the irregular shaped lots derive from historic ‘Miners Rights’ leases.</p> <p>Landform, views, streetscape, public realm</p> <p>Linear views along principal streets are a dominant feature, with the undulating topography and surrounds allowing for expansive views to the cityscape and natural landmarks such as Black Hill. The street layout is a mixture of grid layouts and curvilinear forms. The undulating, irregular layout, radiating out from the initial gold discovery at Golden Point with the associated tent town provides a unique character to these areas of the city. –Grass and gravel verges, bluestone and brick spoon drains and creek channels, and mature exotic trees are also important features.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>The architecture demonstrates a strong Victorian, Federation and Inter-war heritage character as a result of the 1850s-1940s period during which many of the dwellings were constructed. Also evident are former corner shops attached to dwellings, which are now predominantly in residential use. Typically, buildings are single storey, either weatherboard or brick, with hipped or gabled roofs, and clad with galvanised iron or terracotta tiles. Commonly, dwellings are detached, but some semi-detached</p>	<p>The UR6 Neighbourhood Character Area is found in a single, discrete area of Brown Hill that comprises mainly historic residential dwellings with some later infill.</p> <p>Landform, views, streetscape, public realm</p> <p>Bounded by the Yarrowee River to the north and the Melbourne-Adelaide train line to the south, this area features flat and occasionally undulating landforms with local views out to the bushland ridges of Nerrina and surrounding higher ground to the east. The largely irregular street layout is based around two main roads and follows the local terrain. Some streets are laid to gravel, an unusual feature of the Urban Residential Character Area and which along with the Yarrowee River and associated planting reflects the almost bush-like setting of parts of UR6. Scattered, mostly exotic, trees line the streets. Many streets retain bluestone gutters, though these have been replaced in some areas with concrete kerb drainage channels; concrete is also found on newer developments.</p> <p>Architecture, dwellings, lots, materials</p> <p>There is a mixture of Victorian, Edwardian and Inter-war styles particularly along the main corridor of Humffray Street, with post-war development further from the city centre. Modern infill and court style developments are scattered throughout. The residential areas feature mainly detached, single-storey buildings parallel to streets. Weatherboard and brick are the predominant building materials, with brick particularly evident on dwellings from the 1970s and onwards; roofs are pitched and finished with corrugated metal or tiles. Lots vary in shape and also in size – they are between</p>	<p>The UR7 Neighbourhood Character Area comprises the historic centre of Buninyong, incorporating all the commercial precincts and the township’s oldest residential dwellings. Buninyong was settled in late 1830s by pastoralists and was a small town by the early 1840s. The discovery of gold in 1851 brought prospectors from Geelong and other goldfields and the first survey of the township was undertaken in that year.</p> <p>Landform, views, streetscape, public realm</p> <p>Topographically, UR7 is varied, offering some flat landforms alongside more elevated areas. This provides a range of viewsheds; some short and interrupted by hills or dwellings, with others expansive to incorporate Mount Buninyong and the surrounding treed horizon of particular significance. These open views provide a sense of openness in much of the township, even in areas of high density. Buninyong’s historic centre is characterised by the formal grid layout of its streets, many of which feature avenues of mature and semi-mature street trees of exotic species. Some streets are unsealed, which, along with grassed verges, irregularity of footpaths, and open street drainage contributes to the township setting.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Most dwellings were constructed from the 1850s to the Inter-war era, with detached, single storey forms common. Dwellings tend to be constructed of weatherboard or brick face render; roofs are both hipped and gabled and clad in corrugated – and often unpainted – iron or other metal. Lots are between 300sqm to 1100sqm, with pronounced clusters less than 1000sqm reflective of the intimate</p>

Key Characteristics	UR1 – Sturt Street and the Knowledge Precinct	UR2 – Victoria Street and Surrounds	UR3 – Geelong Road (Golden Point and Mount Clear) Albert Street (Sebastopol) Howitt Street, Creswick Road	UR4 – Ballarat Central and Soldiers Hill	UR5 – Ballarat East, Golden Point, and Eureka	UR6 – Brown Hill	UR7 – Buninyong Township Core
	<p>characterised by a heterogeneous combination of substantially intact buildings, which were primarily constructed between the early 1860s to the early 1950s. Typically, dwellings are single storey (although some have two or even three storeys) and parallel to streets, with hipped and/or gabled roofs clad in either galvanised corrugated iron or tiles (slate or terracotta). Buildings are constructed of weatherboard, brick, and / or bluestone and include verandahs or porches and many examples of decorative detailing, including render. Front setbacks mainly range up to 12 metres with a large proportion being 3, 5 or 7 metres, with smaller side setbacks.</p> <p>Gardens, parking, fencing</p> <p>Generally, the private gardens are small relative to the grandeur of the dwellings, and are mature, well-maintained, and robustly fenced with a mixture of materials and plantings, and offer single garages set back from front facades.</p>	<p>setbacks are between 3m and 6m but often seem deeper. Side setbacks are less generous, with varying lot widths tending to be occupied by dwellings almost filling those widths.</p> <p>Gardens, parking, fencing</p> <p>Front gardens are often small relative to dwelling size, with more generous rear gardens where subdivision has not occurred; on Victoria Street in particular, subdivision is common with access onto Hopetoun and Gent Streets. Car parking is generally kerbside, with some single garages or carports; integral garages are common on newer dwellings. On Victoria Street and older properties elsewhere in UR2, front fencing is often present in the form of timber or brick construction and between 0.8m and 1.2m in height; on newer properties, it is less common.</p>	<p>properties; pitched roofs generally offer tiles or corrugated metal. Lot coverage tends to be between 25%-45% on older properties, with higher densities on more recent developments. Front setbacks tend to be between 3m and 7m; side setbacks are less but still often generous relative to the lot size.</p> <p>Gardens, car parking, fencing</p> <p>Front gardens are varied in style and level of maintenance but are generally small and separated from the public realm by robust fencing of varying heights. Some trees are present, but gardens tend to be grassed and low maintenance. Car parking is found kerbside, with some single and double garages behind or integrated into principal façades.</p>	<p>gabled roofs finished with slate, terracotta tiles, or corrugated iron. Some terraces are present. Buildings on the corners of principal roads that would have, historically, have been occupied by commercial businesses are evident, though in many cases are now in residential use. Site coverage is typically fairly high for Ballarat, between 30% to 55%, with lot sizes typically between 400sqm and 800sqm. Front setbacks are between 3m and 7m, with smaller side setbacks reflecting the high-density nature of the UR4 areas, providing an intimate character in many of the older areas.</p> <p>Gardens, parking, fencing</p> <p>Gardens are typically very well-maintained, some with notable mature tree species. Robust, 1.2m-high front fencing (formed of a variety of styles and construction materials) is a strongly contributing characteristic. Single garages, where they exist, are usually historic in form and set back from principal façades.</p>	<p>houses are present. Site coverage is between 25% to 45%, but there is significant variation given the varying lot sizes and subsequent subdivision patterns – this variation is also reflected in lot sizes of between 300sqm and 800sqm. Dwellings generally face the street. Front setbacks vary significantly, from as little as 2m on smaller lots to 7m or more on larger lots, especially in Golden Point and parts of Ballarat East. Side setbacks are similarly varied in general but larger in Golden Point.</p> <p>Gardens, parking, fencing</p> <p>Consequently, front gardens tend to be small but are well-maintained; some mature exotic trees are present. Informal kerbside parking is a fairly common feature, with single garages generally sitting behind the principal facades. Timber or brick fencing of, generally, 1.2m in height is a common feature; occasional robust hedging forms boundary treatment.</p>	<p>300sqm and 800sqm, with those at the smaller end commonest, resulting in site coverage of between 25% and 45%. Front setbacks are often 5m or more. Side setbacks are varied but often narrow, frequently a result of the irregular street layout.</p> <p>Gardens, parking, fencing</p> <p>Gardens are generally informal, with shrub and tree-planting common. Car parking is usually found off-street in either integral (on newer properties) or detached (on older properties) garaging or car ports. Informal street parking also exists on grass and gravel verges. Front fencing has a variety of materials and styles and is generally low.</p>	<p>character in those areas. Lot coverage is mostly between 25% and 40%, reflecting the sense of intimacy in the higher density areas and, conversely, the sense of space in areas of lower density. Setbacks are amongst the largest in the Urban Residential Character Area, often 7m at both front and sides, and further contribute to Buninyong’s distinctive character and sense of openness.</p> <p>Gardens, parking, fencing</p> <p>Many well-maintained private gardens are apparent, most of which contain notable mature (exotic) tree specimens. Car parking is often found on streets, with many dwellings also having single or double garages set back from dwelling frontages. Boundary treatment varies widely – sometimes it is absent, but where present it is formed of timber pickets, metal, brick and / or hedging, with a variety of heights from 0.8m to above-dwelling height.</p>
Landscape character and setting	<ul style="list-style-type: none"> Gently sloping terrain. Linear vistas along tree-lined streets and avenues. 	<ul style="list-style-type: none"> Main road follows corridors which slope down to river valleys. Mature and significant tree avenue along Victoria Street, elsewhere sparsely planted. Generally flat terrain. Linear views 	<ul style="list-style-type: none"> Generally flat terrain, some sloping away from central spines Limited tree cover. Linear views along main roads 	<ul style="list-style-type: none"> Mainly flat or slightly undulating terrain with the ground rising to the elevated ridges of Soldiers Hill. Linear vistas along tree-lined streets and avenues. Areas within the high ground of Soldiers Hill provide significant views to the CBD and key landmarks. 	<ul style="list-style-type: none"> A gently sloping to rolling landform dissected by rivers and creek. Mature exotic trees an important feature. The varied topography give rise to many views to surrounding areas and landmarks – Black Hill, Canadian Forest, CBD. Significant views of the city skyline from parts of Golden Point. 	<ul style="list-style-type: none"> Flat to undulating landform Avenue trees along Humffray Street North, elsewhere more recent tree planting in nature strips where existing. Local views to Brown Hill and the bushland ridges of Nerrina, particularly from Water Street and the eastern part of the precinct. 	<ul style="list-style-type: none"> Gently undulating landform Mature exotic trees in gardens and streets together with significant plantings on Learmonth Street and in the Botanic Gardens Reserve contribute to the garden setting of the township. Views to Mt. Buninyong and surrounding bushland, as well as to churches and Buninyong Town Hall.
Public realm and streetscape	<ul style="list-style-type: none"> Gridded narrow streets. Wide grass and gravel shoulders. Street tree planting is a dominant feature varying by area, with a mixture of exotic and native species Double footpaths. Bluestone or natural drainage. Kerbside or angled parking 	<ul style="list-style-type: none"> Regular street pattern supporting central spine Inconsistent street tree planting Single footpaths, absent front some streets. Bluestone or natural drainage. Kerbside parking 	<ul style="list-style-type: none"> Irregular and grid street patterns generally supporting central spines Inconsistent street tree planting Irregular footpaths, from double to absent Concrete drainage Kerbside parking 	<ul style="list-style-type: none"> A regular grid pattern of residential streets with grass and gravel verges. Dense network of back lanes in western blocks. Uniform street tree planting on both sides, mainly mature or semi-mature canopy trees. Exotic deciduous species dominate. Footpaths on both sides of the street. Extensive network of traditional bluestone drainage channels. Informal car parking on road shoulders, formal street parking closer to the CBD. 	<ul style="list-style-type: none"> Gridded and irregular pattern of narrow streets with gravel and grass shoulders. Consistent street tree planting with mixture of native and exotic species of varying sizes. Inconsistent layout of public footpaths ranging from areas with pedestrian paths on both sides of the street to areas with no footpath. Mostly bluestone pitcher drainage channels with some areas of more recent concrete kerbs. Informal car parking on gravel shoulders, formal parking closer to the major roads. 	<ul style="list-style-type: none"> An irregular layout of streets based around the main roads and local terrain. Mainly straight sections of sealed roads with gravel shoulders and grass verges with some minor gravel roads. Scattered street tree planting, generally exotic species of varying sizes and maturity. Footpaths generally on one side of the street or both along the main roads with areas where footpaths are absent. Mixture of original bluestone and replacement concrete kerb drainage channels. Informal street parking. 	<ul style="list-style-type: none"> Regular grid pattern of streets with wide gravel and/or grass shoulders. Roads mostly sealed with some occasional unsealed access roads. Good coverage of street trees in grass verges, mostly exotic/deciduous The mature Avenue of Honour trees along Learmonth Street are a particular feature. Footpaths generally absent except on main roads. Concrete curb and channel on principal roads, otherwise natural drainage. One bluestone drainage channel on Midland Highway / Learmonth Street. Informal on street parking is available.
Architectural style	<ul style="list-style-type: none"> Mixture of Victorian, Edwardian, Inter-war and Post-war styles. 	<ul style="list-style-type: none"> Mixture of Victorian, Edwardian, Inter-war and Post-war styles. 	<ul style="list-style-type: none"> Mixture of dwelling styles with commercial built form along Howitt Street 	<ul style="list-style-type: none"> Mixture of Victorian, Federation, Inter-War and 	<ul style="list-style-type: none"> Mix of Victorian, Edwardian, Inter-War and immediate Post-War styles. 	<ul style="list-style-type: none"> Mixture of Victorian, Edwardian and Inter-war styles. 	<ul style="list-style-type: none"> Substantially intact Victorian, Edwardian and Inter-war styles.

Key Characteristics	UR1 – Sturt Street and the Knowledge Precinct	UR2 – Victoria Street and Surrounds	UR3 – Geelong Road (Golden Point and Mount Clear) Albert Street (Sebastopol) Howitt Street, Creswick Road	UR4 – Ballarat Central and Soldiers Hill	UR5 – Ballarat East, Golden Point, and Eureka	UR6 – Brown Hill	UR7 – Buninyong Township Core
	<ul style="list-style-type: none"> Significant heritage buildings along Sturt, Eyre, Dana, and Mair Streets. Predominantly hip and gable with some hipped and occasional skillion / flat forms 	<ul style="list-style-type: none"> Significant heritage buildings along Victoria Street. Mostly hipped with some hip and gable and occasional flat/ skillion roof forms. 	<ul style="list-style-type: none"> The commercial buildings along Howitt Street Wendouree and Albert Street Sebastopol have flat roofing. The roofing on dwellings is mostly hipped with some hip and gable and occasional flat / skillion forms. 	<ul style="list-style-type: none"> early Post-War architectural styles. Verandahs and other decorative features are common. Some modern infill development. A mixture of hipped and hip and gable primary roof forms with occasional skillion / flat. Often there is skillion roofing to the rear. 	<ul style="list-style-type: none"> Roofing type? Mostly hipped with some hip and gable. Often there is skillion roofing to the rear. 	<ul style="list-style-type: none"> Post-war development and modern court development further from the CBD. Roofs generally hipped, occasionally hip and gable. 	<ul style="list-style-type: none"> Some contemporary styles. Roofs generally hipped, occasionally hip and gable.
Dwelling typology	<ul style="list-style-type: none"> Detached dwellings 	<ul style="list-style-type: none"> Detached dwellings. 	<ul style="list-style-type: none"> Mixture of detached and apartment dwellings 	<ul style="list-style-type: none"> Mostly detached dwellings, with some terrace rows. Traditional corner shops often present at main junctions but mostly occupied by residential uses. 	<ul style="list-style-type: none"> Mainly detached with some semi-detached dwellings. 	<ul style="list-style-type: none"> Mainly detached dwellings. 	<ul style="list-style-type: none"> Detached dwellings.
Building height and scale	<ul style="list-style-type: none"> Mostly single-storey, occasionally double storey. Lots are generally 300 – 1000 sqm with a large proportion being 600 sqm Site coverage ranges from 30 to 60 % with most being 45-55% 	<ul style="list-style-type: none"> Single and double storey. Lots are generally 300 – 600 sqm with a proportion over 1000 sqm Site coverage generally ranges from 25 to 60 % with most being 25-45% 	<ul style="list-style-type: none"> Single and double storey. Lots are generally 200 – 1000 sqm with a large proportion being 300 and 700 sqm Site coverage generally ranges from 5 to 60 % with most being 25-45% 	<ul style="list-style-type: none"> Mainly single storey up to 5m, with the occasional double storey dwelling. Lots are generally uniform, but sizes can vary either greater than 800sqm particularly in Soldiers Hill or between 400 sqm and 600 sqm in areas of Central and South Ballarat. Site coverage generally between 20% and 60% with most being 30 – 50% 	<ul style="list-style-type: none"> Mainly single storey up to 5m. Lot sizes vary from 300 sqm to 800 sqm but mostly smaller lots with a number of larger vacant lots. Larger lot sizes in Golden Point in contrast to earlier development closer to the civic centre of Ballarat East, such as in the Humffray Street and Eureka Street precincts. Medium to high site coverage generally between 25 – 45% 	<ul style="list-style-type: none"> Single storey buildings up to 5m. Lot sizes vary from 300 sqm to 800 sqm, occasionally larger with a number of recent subdivisions leading to court style developments at the rear of older properties. Site coverage generally between 25 – 45% 	<ul style="list-style-type: none"> Largely single storey with some double storey buildings up to 9m Lots generally between 300sqm and 1100sqm, with a large portion being 1100sqm Site coverage between 15% and 40%
Building orientation and layout	<ul style="list-style-type: none"> Building facades parallel to street. 	<ul style="list-style-type: none"> Building facades parallel to street. 	<ul style="list-style-type: none"> Building façades parallel to street Rear access where laneways are available 	<ul style="list-style-type: none"> Almost all building façades are parallel to the street. 	<ul style="list-style-type: none"> Building facades mainly parallel to the street. 	<ul style="list-style-type: none"> Building facades mainly parallel to the street. 	<ul style="list-style-type: none"> Building facades parallel to the street.
Building materials	<ul style="list-style-type: none"> Weatherboard, brick or bluestone. Mainly metal roofing with occasional tile 	<ul style="list-style-type: none"> Brick and weatherboard. Mainly metal roofing with some tile, occasionally slate or terracotta tiles. 	<ul style="list-style-type: none"> Brick and weatherboard. Render on newer properties Along Howitt Street, Wendouree and Alberts Street Sebastopol, the roofing is metal on commercial buildings The dwellings have mainly metal and some tile roofing. 	<ul style="list-style-type: none"> Mainly weatherboard or brick-built dwellings, occasionally bluestone. Roofing is either metal, slate, or terracotta tiles. 	<ul style="list-style-type: none"> Generally, weatherboard, occasionally brick. Mainly tile or metal roofing. 	<ul style="list-style-type: none"> Generally weatherboard, occasionally brick, Metal or tiled roofs. 	<ul style="list-style-type: none"> Mostly weatherboard with some brick or brick rendered dwellings Largely metal roofs.
Setbacks	<ul style="list-style-type: none"> Varied with most being 3, 5 or 7 metres. 	<ul style="list-style-type: none"> 3-6m front setbacks 	<ul style="list-style-type: none"> Front setbacks are mostly 4-7.5 metres with a proportion that are up to 12 metres. 	<ul style="list-style-type: none"> Front setbacks vary with most from 3-7m. 	<ul style="list-style-type: none"> Front setbacks can be as little as 2m and mostly range in size up to 7m. 	<ul style="list-style-type: none"> Front setbacks vary but many are 4m - 7m. 	<ul style="list-style-type: none"> Front setbacks generally 4m - 7m.
Garden style	<ul style="list-style-type: none"> Established private gardens with canopy trees Mainly exotic planting 	<ul style="list-style-type: none"> Minimal front gardens with occasional canopy trees Mainly exotic planting 	<ul style="list-style-type: none"> Minimal front gardens with occasional canopy trees Mix of native and exotic planting 	<ul style="list-style-type: none"> Generally well-established and well-maintained gardens with a range of exotic and native trees and shrubs. 	<ul style="list-style-type: none"> Generally modest gardens sometimes with small non-native trees. Some more established gardens in Golden Point. 	<ul style="list-style-type: none"> Generally modest informal gardens, sometimes with small trees and large shrubs, with mix of exotic and native species. 	<ul style="list-style-type: none"> Generally well established gardens with a mix of native and exotic trees and shrubs. More formal gardens in older properties.
Car parking and other outbuildings where relevant	<ul style="list-style-type: none"> Off street car parking is predominant Detached single or double garages setback from front façade 	<ul style="list-style-type: none"> Off street car parking is predominant Occasional detached single garages or carports 	<ul style="list-style-type: none"> Off street car parking is predominant Detached single or double garages or carports 	<ul style="list-style-type: none"> Off street car parking is predominant Mostly detached single garages or carports set back from the front façade. 	<ul style="list-style-type: none"> Off street car parking is predominant Mostly detached single garage or carports setback from the front façade. Rear access in some areas. 	<ul style="list-style-type: none"> Off street car parking is predominant Garages or carports are usually detached and set back with single crossovers. Where modern development occurs, garages are often integrated and prominent. 	<ul style="list-style-type: none"> Off street car parking is predominant Single garages are common, generally detached and setback behind the dwelling or behind the front facade
Front boundary treatment	<ul style="list-style-type: none"> Generally 0.8-1.2m Mixture of styles 	<ul style="list-style-type: none"> Generally 0.8-1.2m Consistent low level front fencing in a variety of styles and materials, with the most common materials being brick, metal, wire and timber. 	<ul style="list-style-type: none"> Generally 0.8-1.2m Most properties have low level front fencing however there are areas that front fencing is regularly absent. 	<ul style="list-style-type: none"> Consistent front fencing, generally around 1.2m in height. Variety of styles and materials depending on the 	<ul style="list-style-type: none"> Generally timber, occasionally brick or hedge in a variety of styles. Average 1.2m in height. 	<ul style="list-style-type: none"> variety of styles and materials. Front fences are generally low level at 1.2m 	<ul style="list-style-type: none"> Mixed styles ranging from hedges to timber pickets to fences constructed of brick or iron railings. Occasionally absent. Variety of heights.

Key Characteristics	UR1 – Sturt Street and the Knowledge Precinct	UR2 – Victoria Street and Surrounds	UR3 – Geelong Road (Golden Point and Mount Clear) Albert Street (Sebastopol) Howitt Street, Creswick Road	UR4 – Ballarat Central and Soldiers Hill	UR5 – Ballarat East, Golden Point, and Eureka	UR6 – Brown Hill	UR7 – Buninyong Township Core
			<ul style="list-style-type: none">Where present, a variety of styles and materials are found, with the most common materials being brick, metal, wire and timber.	architectural style and period of the dwelling.			

Rural Residential

The Rural Residential Character Area is found within townships outside of Ballarat’s principal urban area. Dwellings are of varying ages and styles and are set in a rural streetscape. Dwellings are detached, generally on some of the largest lots in the municipality, and usually offer a large sense of openness as a result of wide streets and extensive landscape views. There are varying levels of vegetation and tree coverage on private and public land, sometimes obscuring buildings from view. Owing to varying histories and topographies, there is a wide variety of landscape character within this Area.

The principal characteristics of Rural Residential Character Area are the large lot sizes and the sense of openness these provide, along with extensive views to natural landforms and nearby settlements.

The subsidiary characteristics are the use of brick and weatherboard building materials and the presence of extensive off-street garaging and shedding.

Key Characteristics	R1 – Learmonth (inner core)	R2 – Learmonth (hinterland)	R3 – Learmonth (foreshore)	R4 – Miners Rest (commercial core)	R5 – Miners Rest [northern and southwestern township]	R6 – Cardigan Village	R7 - Cardigan
DESCRIPTION	<p>The R1 Neighbourhood Character Area is found in the historic core of Learmonth, a small rural settlement laid out following an 1859 survey, which set out the allotments and reserves seen today. The area is dominated by the Sunraysia Highway and its associated access roads; with views to Lake Learmonth and the surrounding farmland and volcanic hills providing a visual setting to the town.</p> <p>Landform, views, streetscape, public realm</p> <p>The long views through the township are a predominant feature, with longer views towards conical hills – both nearby and distant – available from the higher parts of this topographically diverse character area. The streets are linear and parallel with one another, with prominent exotic and native tree species. The trees lining the Sunraysia Highway running through the township are set within a significant median strip. Footpaths are prominent on the Highway and parallel High Streets, and non-existent elsewhere. Where formal edging exists, it is formed of concrete kerb and channel.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings tend to be from Victorian, Federation and interwar periods and single storey in form, detached with a site coverage of 10-30 % on lots of 500sqm or larger, and facing streets. Construction materials vary between brick, stone, and / or weatherboard; roofs are both hipped and gabled, finished with metal. Front setbacks tend to be 5-11m, though the undeveloped expanse of the High Street / Highway gives a greater degree of openness; side setbacks are similarly sized, with views beyond. The undeveloped lots add to the sense of openness.</p> <p>Gardens, parking, fencing</p>	<p>The R2 Neighbourhood Character Area is found on the open, north-eastern side of Learmonth’s historic core. It is largely undeveloped.</p> <p>Landform, views, streetscape, public realm</p> <p>An elevated area of large open paddocks overlooking the township with panoramic views over Lake Learmonth and the volcanic cones of Weatherboard. Panoramic views are also attained eastwards from the top of the northern area. Hedgerow boundaries and windbreaks are common in this northern area with no streetscape as such or public realm. The area to the south facing the Highway is on flatter land with more limited views.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Those dwellings that are present tend to be from Victorian, Federation, Interwar, and later periods and single storey in form, detached with very low site coverage 5-15%; lots are generally 900sqm as a minimum, but many are significantly larger up to 2500 sqm. Dwellings either face onto or are angled away from the streets. Single storey building forms are common, with brick, brick veneer, and weatherboard the commonest building materials. Roofs are both hipped and gabled, finished with metal. Front setbacks are 4m, with side setbacks varying significantly, depending on lot widths.</p> <p>Gardens, parking, fencing</p> <p>Gardens are generally open with informal vegetation and grassed areas; some dwellings have very well-maintained and grand formal gardens with exotic and native vegetation. Car parking is usually found off-street, with many houses having more than one garage or shed. Where present, front boundary treatment is often low level at 0.8 to 1.2m in height. It is often in</p>	<p>The R3 Neighbourhood Character Area is found on the northern and eastern banks of Lake Learmonth, adjacent to the township’s historic core to the northeast. There are two discrete areas linked by a linear park along the foreshore with both enjoying the open setting of Lake Learmonth, a key landscape feature of the area.</p> <p>Landform, views, streetscape, public realm</p> <p>The low-lying land adjacent to the lake affords wide vistas over the expanse of water to the Weatherboard hills beyond. The northern area is fringed with mature pines and other tree groups on the side of the lake creating filtered views out. A row of semi-mature oak trees lines the edge of the lake in the area to the south, which consists of open paddocks with little vegetation cover. Trees are also a prominent roadside feature, while footpaths and formal drainage are largely absent. The streetscape varies in form; some roads are gravel, the majority asphalt.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings are from a wide variety of eras, from Victorian through to contemporary architecture. Detached, single storey dwellings predominate, and are commonly orientated parallel to the street. Buildings are generally weatherboard or brick with metal roofs. Front and side setbacks vary significantly, relative to the variety of lot shapes and sizes.</p> <p>Gardens, parking, fencing</p> <p>Gardens tend to be well-maintained; some significant tree specimens are found – these often-obscure views within the character area but provide a distinctive feature that complements the trees on land around Lake Learmonth. Car parking is usually on-site, with grass verges available for informal street parking. Front</p>	<p>The R4 Neighbourhood Character Area is found within the commercial core of Miners Rest, a compact township separated from the main conurbation of Ballarat.</p> <p>Landform, views, streetscape, public realm</p> <p>Wide and open landform at the centre of the township with large skies and enclosed views within the street layout. There are large areas of mown grass with recent tree planting on nature strips and some older conifers and belts of native trees particularly along the main road. There are no footpaths except along one side of the main Howe Street. Irregular street pattern with asphalted roads largely with grass or gravel verges with some curb and channel drainage.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>There is a mix of architectural styles, mostly 20th Century, and dwellings are largely built of brick or weatherboard with tile or metal hipped roofs. Dwellings are detached and mostly single storey with the occasional double storey building. Site coverage varies but lot sizes are generally large being over 1000sqm. Buildings are mostly oriented to the street and most front setbacks are generous being mostly over 7 metres. There is a mix of commercial and residential buildings spread out through the core area of the town.</p> <p>Gardens, parking, fencing</p> <p>Mixed garden styles mainly lawn with both native and exotic trees and shrubs. Off street parking is predominant with a mix of detached and integrated garages. Carports are also present. Side fences are prominent but front fences are largely absent. Where present the latter tend to be low level, below 1.2 metres in height, and consist of a variety of materials and styles.</p>	<p>The Miners Rest residential settlement is located within the extensive Western Volcanic Plains landscape enjoying extensive views out to the surrounding hills creating a unique and visually interesting landscape setting.</p> <p>Landform, views, streetscape, public realm</p> <p>A flat and gently undulating landform with views out to the surrounding volcanic cones and hills to the north and east. It is a landscape of big skies and long views with volcanic rises that puncture the horizon. These attributes are also found in the discrete residential area of the township to the south and east of the Western Freeway where views south over large-scale paddocks to treed horizons and the wide expanse of Ballarat airport are found. The street layout is largely based on regular subdivisions over time with road reserves exhibiting grass and gravel shoulders. Concrete kerb and drainage channel is found in more recent development areas. Some areas have street trees in the nature strips but mainly the large road reserves and limited vegetation adds to the sense of openness. Remnant vegetation lining Burrumbeet Creek corridor creates a prominent feature as it runs along the western side of the main settlement area.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>There is a mix of architectural styles mostly 20th Century era dwellings, all detached, and generally large, single storey buildings well set back from all boundaries. Dwellings are commonly built of brick with some weatherboard. Hipped roofs predominant and are mostly constructed of metal with some tile. Site coverage is mostly under 40% with lots sizes generally between 500 sqm to 1500 sqm. Buildings are generally oriented to the street with front setbacks variable but generally 7 - 15 metres.</p>	<p>The R6 Neighbourhood Character Area is found exclusively in the newer areas of Cardigan Village. The older part of Cardigan, to the northwest, has been added to significantly by this contemporary subdivision that is now the visually dominant component of the township.</p> <p>Landform, views, streetscape, public realm</p> <p>The land here is flat, and coupled with the lack of trees, give rise to extensive views on the edges of Cardigan towards natural landforms and nearby settlements. Owing to the curving road patterns, views through the township are largely of residential buildings. Low site coverage provides a strong sense of openness. Streets are laid out in a curvilinear form, with a mixture of formal and natural drainage; footpaths are found along some street frontages. Very few street trees have been planted and those that have are still establishing.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>Dwellings are detached from the 21st century, and generally feature hipped roofs. Most dwellings are single storey and sited mostly on lots between 2000sqm and 3000sqm; lot coverage is generally between 8 and 22% is amongst the lowest for residential land in the municipality, further contributing to the sense of openness. Many dwellings face streets, though some dwellings are angled away as a consequence of the curving street pattern. Walls are mainly finished with brick, with some render, weatherboard, and / or feature stone; roofs are pitched and formed of corrugated metal with a variety of colours. Front setbacks are commonly up to 15m but sometimes as small as 5m; side setbacks are varied. Setbacks are mainly at the larger end of the scale.</p>	<p>The R7 Neighbourhood Character Area is based on mid to late 20th Century subdivisions of former farmland to the west of Winter Swamp and Ballarat Aerodrome.</p> <p>Landform, views, streetscape, public realm</p> <p>The area is mostly flat, characteristic of the Western Volcanic Plains, and features large open paddocks amongst the residential dwellings. Views out over the paddocks are found in areas but along residential roads views tend to be restricted by mature boundary planting particularly along the street frontages. There is a strong pattern of boundary planting and windbreaks throughout the area with some remnant vegetation amongst the paddocks and creek lines. Roads are gently curving except for the long straight Blind Creek Road with wide reserves and grass verges. There are no footpaths and street trees are largely absent.</p> <p>Architecture, dwellings, lots, materials, setbacks</p> <p>There is a mixture of architectural styles from the mid to late 20th Century onwards mainly large, single storey ‘ranch style’ detached dwellings. Mainly built of brick with hipped roofs featuring either tiles or metal. Buildings are generally parallel to the street but with corner buildings often at an angle. Dwellings are often screened by well-established evergreen planting with large front setbacks, generally over 20 metres.</p> <p>Gardens, parking, fencing</p> <p>Gardens are well established and consist of a combination of mown lawn with individual trees and shrub borders featuring both exotic and native planting with conifers in particular used for screening the street or neighbouring properties. Off street parking is predominant and garages, carports, and sheds are detached and well setback from the street frontage. Front fencing is mostly present</p>

Key Characteristics	R1 – Learmonth (inner core)	R2 – Learmonth (hinterland)	R3 – Learmonth (foreshore)	R4 – Miners Rest (commercial core)	R5 – Miners Rest [northern and southwestern township]	R6 – Cardigan Village	R7 - Cardigan
	Gardens are generally very well-maintained and often feature mature exotic and native trees and shrubs. Car parking is often on the streets, with occasional single and double garages or car ports. Where it exists, front boundary treatment varies in form and height, with low-level, 0.8 to 1.2 m high, close-boarded timber and chain-link fencing and hedging found alongside hedging high and dense enough to obscure the dwellings behind.	the form of hedging, with brick, timber, and chain-link fencing also found.	boundary treatment is usually low level (0.8-1.2m) and formed of timber or chain-link.		Gardens, parking, fencing Gardens are generally well established with a mix of native and exotic planting. Off street car parking is predominant with both integrated garages or detached garages or car ports well set back from the street. Front fencing is frequently absent with large mown lawns dominating. Where fencing is found it tends to be low in height, generally less than 1.2 metres, and displaying a variety of styles and materials.	Gardens, parking, fencing Generally, gardens are still being established, with lawn and native shrubs common. Most dwellings have single or larger standalone garages and / or carports. Front boundary treatment is commonly absent, giving limited delineation between public and private realms, which is another contributing factor to the sense of openness in the area.	including post and wire, post and rail and the occasional brick with metal railings. Front fences tend to be low level and 0.8 to 1.2 metres in height.
Landscape character and setting	<ul style="list-style-type: none"> Level terrain along main Highway and sloping upwards on the eastern side. Vegetation consists largely of exotic garden planting Views along Sunraysia Highway to open countryside beyond Views to open paddocks 	<ul style="list-style-type: none"> Varied terrain topography, with steep hills and flat, open areas Limited vegetation cover outside of private gardens, mainly hedging along paddock boundaries. Views to open paddocks and distant settlements and landforms 	<ul style="list-style-type: none"> Flat terrain Scattered stands of trees and shrubs mainly along foreshore. Views towards and beyond Lake Learmonth 	<ul style="list-style-type: none"> Flat terrain with views to nearby volcanic hills and open farmland, with Burrumbeet Creek running past the central commercial area of the township. Vegetation lines the creek corridor and native trees often bound open paddocks and there are occasional stands of trees scattered in reserves and paddocks. Long views along the Midland Highway (Howe Street) north and south. 	<ul style="list-style-type: none"> Flat terrain with views to nearby volcanic hills and open farmland, with Burrumbeet Creek running through the centre of the northern township. Vegetation lines the creek corridor and native trees often bound open paddocks and there are occasional stands of trees scattered in reserves and paddocks. 	<ul style="list-style-type: none"> Largely flat, open area with extensive views to open farmland and natural landforms and nearby settlements Mature tree belt along creek corridor running through the area. 	<ul style="list-style-type: none"> Flat and slightly undulating terrain. Big skies but views largely enclosed by established planting around each property. Dwellings interspersed with fenced paddocks. Strong pattern of established boundary planting and windbreaks around each lot. Some remnant vegetation.
Public realm and streetscape	<ul style="list-style-type: none"> Linear street pattern Significant mature deciduous tree avenue along Sunraysia Highway Single footpath Concrete drainage Generally on-street Parking available 	<ul style="list-style-type: none"> No streets within the Character Area Adjacent streets are informally laid out 	<ul style="list-style-type: none"> Irregular street pattern Tree row planting along Foreshore Road, elsewhere random planting of both exotic and native trees. No footpaths Natural drainage Street-side parking on adjacent grassland 	<ul style="list-style-type: none"> Irregular street pattern with Creek Street part gravel construction Some street trees - mixture of exotic and native No footpaths except a gravel path along Howe Street western side connecting the southern township through the town centre to the Burrumbeet reserve walking trail / playground to the north. Mixture of natural drainage and curb and channel drainage Informal on street parking available on grassy or gravel verges . 	<ul style="list-style-type: none"> Irregular Street pattern Some areas have street trees in wide grassed road reserves No footpaths A mixture of natural drainage and curb and channel with pits Informal on street parking available 	<ul style="list-style-type: none"> Irregular street pattern Limited street tree planting. Footpaths on one, two, or no sides of the streets Concrete and natural drainage Capacity for on-street parking 	<ul style="list-style-type: none"> Some curving roads except the long straight Blind Creek Road. No footpaths. Wide road reserves with grass verges. Street trees generally absent.
Architectural style	<ul style="list-style-type: none"> Mixture of Victorian, Federation, and Interwar architectural styles A mixture of hipped and hip and gable primary roof forms with occasional skillion / flat roof. Often there is skillion roofing to the rear. . 	<ul style="list-style-type: none"> Mixture of Victorian, Federation, Interwar, and later architectural styles Predominately hipped roofing with flat / skillion shedding structures. 	<ul style="list-style-type: none"> Mixture of styles A mix of hipped and hip and gable roofing. 	<ul style="list-style-type: none"> Mixture of architectural styles, mostly 20th Century era dwellings, with some 21st century dwellings. Mostly hipped and some hip and gable primary roof forms. 	<ul style="list-style-type: none"> Mixture of architectural styles, mostly 20th Century era dwellings, with some 21st century dwellings. Mostly hipped with some hip and gable and occasional skillion / flat roof. 	<ul style="list-style-type: none"> Predominantly 21st century architecture Predominantly hipped roofing 	<ul style="list-style-type: none"> Mixture of architectural styles from the mid to late 20th Century onwards. Mostly hipped roof forms.
Dwelling typology	<ul style="list-style-type: none"> Detached dwellings only 	<ul style="list-style-type: none"> Detached dwellings only 	<ul style="list-style-type: none"> Detached dwellings only 	Detached dwellings with some commercial / industrial buildings with extensive onsite parking	<ul style="list-style-type: none"> Detached dwellings only 	<ul style="list-style-type: none"> Detached dwellings only 	<ul style="list-style-type: none"> Detached dwellings only.
Building height and scale	<ul style="list-style-type: none"> Generally single storey Lot sizes range from 500 to 3000 some larger, with the majority being 500 to 2000 sqm. 	<ul style="list-style-type: none"> Generally single storey, occasional double storey Lot size ranges from 900 sqm to 2500 sqm. Site coverage is 5% to 15% 	<ul style="list-style-type: none"> Single storey Lot size ranges from 600 sqm to 4300 sqm with most being between 1000 and 2500 sqm Site coverage is 5% to 15% 	<ul style="list-style-type: none"> Generally single storey Lots sizes are generally between 1000sqm – 4000sqm with a small number that are 300sqm-600sqm. 	<ul style="list-style-type: none"> Generally single storey Site coverage is generally under 40% Lot sizes are generally between 500sqm to 1500 sqm 	<ul style="list-style-type: none"> Predominantly single storey Lot size typically 2000sqm to 3100 sqm however there is a cluster of 700-800 sqm lots and smaller numbers between 	<ul style="list-style-type: none"> Mainly, large single storey ‘ranch style’ dwellings. Lot sizes generally range from 2000 to 4500 sqm with a large proportion being 2100 sqm.

Key Characteristics	R1 – Learmonth (inner core)	R2 – Learmonth (hinterland)	R3 – Learmonth (foreshore)	R4 – Miners Rest (commercial core)	R5 – Miners Rest [northern and southwestern township]	R6 – Cardigan Village	R7 - Cardigan
	<ul style="list-style-type: none"> Site coverage varies from 10 to 30% with most being between 15-20% 			<ul style="list-style-type: none"> Site coverage varies; there are some undeveloped lots, lots with dwellings range from 10-25% and commercially developed lots range from 30-40% site coverage 		1000 – 2000sqm and over 3000 sqm. <ul style="list-style-type: none"> Site coverage is generally between 8-22 % with a few as high as 34% 	<ul style="list-style-type: none"> Site Coverage is below 24% with most being 2-8%
Building orientation and layout	<ul style="list-style-type: none"> Building frontages parallel to streets 	<ul style="list-style-type: none"> Buildings parallel and angled to streets, sometimes obscured by vegetation 	<ul style="list-style-type: none"> Buildings parallel and angled to streets, sometimes obscured by vegetation 	<ul style="list-style-type: none"> Buildings generally oriented to the street 	<ul style="list-style-type: none"> Buildings generally oriented to the street 	<ul style="list-style-type: none"> Dwellings generally parallel to street frontage Where street layout is curvilinear, dwelling orientation varies 	<ul style="list-style-type: none"> Buildings are generally parallel to the street but with corner buildings often at an angle. Dwellings are often screened by well-established evergreen planting.
Building materials	<ul style="list-style-type: none"> Brick, stone, and / or weatherboard Mostly metal with some tile. 	<ul style="list-style-type: none"> Brick, brick veneer, or weatherboard Mostly metal with some tile. 	<ul style="list-style-type: none"> Brick or weatherboard Metal roofing. 	<ul style="list-style-type: none"> Brick or weatherboard Roofing Mostly metal with some tile. 	<ul style="list-style-type: none"> Brick or weatherboard Roofing mostly metal with some tile. 	<ul style="list-style-type: none"> Generally brick, some feature materials to include render, weatherboard, and stone Metal roofing 	<ul style="list-style-type: none"> Largely brick with mix of tile or metal roofs.
Setbacks	<ul style="list-style-type: none"> Front setbacks are generally 3 to 7.5m with most sitting around 5-6 m. There are a portion that are 9 m or more. 	<ul style="list-style-type: none"> Front setbacks are 4 metres. 	<ul style="list-style-type: none"> Front setbacks range from 2 to 8 metres. 	Front setbacks vary from 3m to 16 metres, with the majority being over 6m.	Front setbacks are variable and are generally over 7 metres up to 18m with some being as small as 3m.	<ul style="list-style-type: none"> Front setbacks between 4-15m 	<ul style="list-style-type: none"> Front setbacks generally over 20 metres with a smaller cluster being between 6-12 metres.
Garden style	<ul style="list-style-type: none"> Well-maintained side and rear gardens, with mixture of planting styles and intensity Mainly exotic planting. 	<ul style="list-style-type: none"> Front, side, and rear gardens, with mature trees and planting Some formal gardens Mainly exotic planting. 	<ul style="list-style-type: none"> Some very mature trees Mainly exotic planting. 	<ul style="list-style-type: none"> Some mature trees Generally native with some exotics. 	<ul style="list-style-type: none"> Front, side, and rear gardens, some with mature trees and plantings generally in the side and rear setbacks. Generally native with some exotics. 	<ul style="list-style-type: none"> Establishing, often lawn Mix of exotic and native planting. 	<ul style="list-style-type: none"> Well established gardens, a mix of mown lawn with individual trees and shrub borders. Usually, a combination of exotic and native planting with conifers in particular used for screening from the street or neighbouring properties.
Car parking and other outbuildings where relevant	<ul style="list-style-type: none"> Off street car parking is predominant Some detached single and double garages 	<ul style="list-style-type: none"> Off street car parking is predominant Double or triple car garages Significant land reserved for off-street parking Substantial shedding and outbuildings are visible. 	<ul style="list-style-type: none"> Off street car parking is predominant Single or double detached car garages or carports 	<ul style="list-style-type: none"> Off street car parking is predominant A mix of detached carports and detached and integrated garages. 	<ul style="list-style-type: none"> Off street car parking is predominant A mix of detached carports and detached and integrated garages. 	<ul style="list-style-type: none"> Off-street parking Single Integrated and stand alone garages common, of varying sizes Substantial shedding and outbuildings are visible. 	<ul style="list-style-type: none"> Off street parking predominant. Garages, carports, and sheds are detached from dwellings and well setback from the street frontage.
Front boundary treatment	<ul style="list-style-type: none"> Wide variety, including timber, chain-link, hedging; sometimes absent Mostly low-level, 0.8-1.2 m high, some 2+m high hedges 	<ul style="list-style-type: none"> Wide variety, including timber, chain-link, hedging; sometimes absent Mostly low-level 0.8 to 1.2m in height 	<ul style="list-style-type: none"> Variety, including timber, chain-link, hedging; sometimes absent Mostly low-level 0.8 to 1.2m in height 	<ul style="list-style-type: none"> Mostly absent and some vegetation along front boundary. Where present, a variety of styles and materials are found, with the most common materials being brick, metal, wire and timber. Low level 0.8-1.2 metres in height. 	<ul style="list-style-type: none"> Most properties have low level front fencing however there are areas where front fencing is regularly absent. Where present, a variety of styles and materials are found, with the most common materials being brick, metal, wire and timber. Low level 0.8-1.2 metres in height. 	<ul style="list-style-type: none"> Generally absent 	<ul style="list-style-type: none"> Front fencing mostly present including post and wire, post and rail and the occasional brick with metal railings. Low level 0.8 to 1.2 metres in height.

Lakeside Garden

The Lakeside Garden Character Area is found exclusively around Lake Wendouree in Ballarat’s west. Lake Wendouree is a dominating feature for the city, with streetscapes in its immediate vicinity characterised by Ballarat’s most eclectic combination of architectural styles, stretching back from the early European settlement of Ballarat into the present day with contemporary designs evident, particularly on Wendouree Parade. Dwellings in this Character Area tend to be large in both footprint and massing, with a variety of dwelling densities. Dwellings of two storeys are common; three storeys are also present. Lake Wendouree itself provides a high-quality visual setting for many of these dwellings, even where the Lake is not visually prominent.


The principal characteristics of Lakeside Garden Character Area are the large lot sizes, and the sense of openness these provide, the eclectic architectural dwelling styles, and extensive views to natural landforms – especially Lake Wendouree – through the mature exotic trees in the public and private realms.

The subsidiary characteristics are the use of brick and weatherboard building materials, the presence of extensive off-street garaging, and the often-narrow side setbacks.

Key Characteristics	LG1 – Lake Wendouree Foreshore	LG2 – Lake Wendouree Lakeside Surrounds
DESCRIPTION	<p>Found exclusively on Wendouree Parade, Character Area LG1 includes some of the most architecturally diverse residential buildings in Ballarat.</p> <p>Landform, views, streetscape, public realm Lake Wendouree itself is the dominating landscape feature – views to the Lake from the surrounding dwellings and vice versa are readily achievable despite the presence of extensive lakeside trees and public infrastructure and some limited commercial development. Views to Mounts Warrenheip and Buninyong are also possible. The street layout is formed of a single street loop, Wendouree Parade, which encircles Lake Wendouree. Street trees – generally exotic species – are a highly characterful feature of the lakeside public realm, with footpaths on both sides of the road.</p> <p>Architecture, dwellings, lots, materials, setbacks Dwellings are predominantly from the Interwar and immediate post-War period, though some of the municipality’s oldest dwellings are found here alongside a growing number of contemporary infill designs. Roofs are generally hipped and / or gabled, with some flat roofs evident on newer dwellings. Detached dwellings are by far the commonest typology, with apartment buildings also occasionally present. Dwellings are generally double storey in height, with some triple storey; however, single storey dwellings are also found in the area, tending to be large in footprint and set well above street height. Dwellings are generally finished with brick and render, with some weatherboard features; roofs are terracotta tile on older properties, with corrugated metal common on newer properties. Site coverage varies along with lot sizes, but generally is within the 25-45% range; lots can be as small as 300sqm, but generally are 700 to 1000+sqm in size with a large portion sitting at 3000 sqm. Dwellings face onto Wendouree Parade, taking advantage of views. Front setback distances vary significantly - as small as 3m in some cases but in others nearly 12m; despite the occasionally small setbacks, the wide road reserves, development occurring on only one side of the road, and the existence of the lake itself all contribute to the significant sense of openness. Side setbacks, by contrast, are small.</p> <p>Gardens, parking, fencing Gardens are established and well-maintained with exotic tree species and lawns common. On-street parking is available, but most houses have off-street parking in the form of garages, both integral and standalone parallel to or behind building lines. Boundary treatment is generally present and robust, often in the form of brick and iron railings and usually 1.2m in height.</p>	<p>Lying to the rear of Wendouree Parade, Character Area LG2 extends into some of the oldest residential areas of central Ballarat and Wendouree.</p> <p>Landform, views, streetscape, public realm Positioned perpendicular to the lake foreshore, views from many streets stretch out to the wide expanse of the lake and associated natural landforms and to Ballarat beyond. LG2 includes many streets from which views of the Lake are possible. Most streets follow grid patterns despite being so closely located to the irregular street shape of Wendouree Parade. Street trees are generally present where nature strips exist, and often in gravel verges on the narrower streets. Footpaths are also present, usually on both sides of streets; some streets’ narrowness are such that there are no nature strips, with footpaths sitting between the road and a dwelling’s front boundary.</p> <p>Architecture, dwellings, lots, materials, setbacks There is significant architectural variety, with all post-contact construction periods represented. Many contemporary additions to older properties are found. Roofs are generally hipped and / or gabled, though some flat roofs are evident – especially on newer building forms. Dwellings are generally detached, with some unit and apartment developments evident. There is a strongly evident mixture of single storey and double storey building forms, which includes adaptive re-use of historically non-residential uses. Lot sizes tend to be between 500 and 800sqm, but both larger and smaller lots are found; lot coverage is generally between 22% and 46%, with a noticeable number of lots at the higher end of the scale. This higher density combined with the narrower streets creates an intimate street environment in many areas, an especial contrast with the often very large and grand dwellings of the nearby Wendouree Parade. Most dwellings are parallel to streets, though some are angled or have multi-form structures to exploit views of the Lake. Brick, rendered brick, and weatherboard are common building materials, with roofs often terracotta or concrete tile or, increasingly, corrugated metal. Front setbacks range significantly, with 3m or less not uncommon while others are up to 10m – generally the size of the setback reflects the size of the lot. The lots are narrow, tending to generate narrow side setbacks.</p> <p>Gardens, parking, fencing Generally well-established gardens with exotic and occasional native plant species. On-street parking usually exists, but off-street parking is also commonly present as standalone structures or integral to dwellings: these are often parallel to building frontages. Front boundary treatment is often formed of brick and occasionally metal fencing but is sometimes absent. Hedging is also present, often higher than the commonly 1.2m height of the formal boundary treatment.</p>
Landscape character and setting	<ul style="list-style-type: none">Flat terrain around Lake Wendouree surrounded by vegetated parkland.Extensive views across the Lake towards both near (built form) and far (natural landform) horizons	<ul style="list-style-type: none">Flat streetscapeViews are achievable to the lake from some streets; narrow streets curtail views
Public realm and streetscape	<ul style="list-style-type: none">Wendouree Parade is the only street in LG1, and it follows the irregular shape of the LakeSignificant levels of tree-planting within public realm, particularly on the lakeside; varying levels of maturityFootpaths on both sides of the roadFormal concrete drainage; no channelsOn-street parking is available	<ul style="list-style-type: none">Streets generally follow grid patterns, with some curvilinear forms nearby Wendouree ParadeSignificant levels of tree-planting within public realm, varying levels of maturity and a mixture of exotic and native speciesFootpaths usually on both sides of roads; on narrower streets, there is no nature strip separating footpath from the street or the private realmFormal concrete drainage; no channelsOn-street parking exists in some areas
Architectural style	<ul style="list-style-type: none">Generally, from Interwar to Post-war periods, though much older dwellings are also foundContemporary infill becoming more apparentVariety of roof forms evident on newer dwellings, with hipped and gable forms the most common on older dwellings	<ul style="list-style-type: none">Generally, from Interwar to Post-war periods, though much older dwellings are also foundContemporary infill becoming more apparentVariety of roof forms evident on newer dwellings, with hipped and gable forms the most common on older dwellings
Dwelling typology	<ul style="list-style-type: none">Almost exclusively detached dwellings; some unit and apartment developments	<ul style="list-style-type: none">Almost exclusively detached dwellings; some unit and apartment developments

Key Characteristics	LG1 – Lake Wendouree Foreshore	LG2 – Lake Wendouree Lakeside Surrounds
Building height and scale	<ul style="list-style-type: none"> Predominantly double storey dwellings, with some single storey and some triple storey dwellings Lot size generally ranges from 300 sqm to 3000 sqm with most being 600 sqm to 1100 sqm and a large cluster sitting at 3000 sqm. Lot coverage generally between 25%-45% 	<ul style="list-style-type: none"> A mixture of single and double storey forms Lot size ranges from 300 to 3000 sqm however the majority are between 400 and 900 sqm with a larger number at 3000 sqm Lot coverage generally between 22%-46%
Building orientation and layout	<ul style="list-style-type: none"> Almost every dwelling is parallel to the street 	<ul style="list-style-type: none"> Most dwellings are parallel to the street
Building materials	<ul style="list-style-type: none"> Brick, rendered brick, and weatherboard are common Roofs are either terracotta or concrete tile or corrugated metal 	<ul style="list-style-type: none"> Brick, rendered brick, and weatherboard are common Roofs are either terracotta or concrete tile or corrugated metal
Setbacks	<ul style="list-style-type: none"> Front setbacks from 3m (sometimes less) up to 12m 	<ul style="list-style-type: none"> Front setbacks from 3m (often less) up to 10m with some more than this up to 18m.
Garden style	<ul style="list-style-type: none"> Well-established gardens with generally exotic plant species 	<ul style="list-style-type: none"> Well-established gardens with generally exotic and occasionally native plant species
Car parking and other outbuildings where relevant	<ul style="list-style-type: none"> Off street car parking is predominant Off-street parking is provided in the form of integral and / or standalone garages or car ports that are usually set back from the dwelling frontage 	<ul style="list-style-type: none"> Off street car parking is predominant Off-street parking is often garages integral to dwellings or set back as standalone structures
Front boundary treatment	<ul style="list-style-type: none"> Picket wood or brick fencing are common; occasionally metal railings Usually, no higher than 1.2m 	<ul style="list-style-type: none"> Occasionally absent; brick fencing is common Usually, no higher than 1.2m, but some higher hedging

Key Characteristics Framework

Landscape Character and Setting	<input type="checkbox"/> Topography <input type="checkbox"/> Vegetation <input type="checkbox"/> Views
Public realm and streetscape	<input type="checkbox"/> Street layout (plus road construction material if gravel) <input type="checkbox"/> Existence of street trees <input type="checkbox"/> Existence of footpaths <input type="checkbox"/> Format of drainage <input type="checkbox"/> On -Street parking - describe parallel angled informal formal surfacing etc
Architectural style	<input type="checkbox"/> Age of buildings <input type="checkbox"/> Roof <div>  </div> <div>types</div>
Dwelling typology	<input type="checkbox"/> E.g. detached, terraced, etc
Building height and scale	<input type="checkbox"/> Number of storeys <input type="checkbox"/> Lot size range <input type="checkbox"/> Lot coverage (i.e. %age of lot covered by house + garage + shed etc)
Building orientation and layout	<input type="checkbox"/> Parallel to or angled from street
Building materials	<input type="checkbox"/> Walls <input type="checkbox"/> Roofs <input type="checkbox"/> Colours where relevant / notable
Setbacks	<input type="checkbox"/> Front <input type="checkbox"/> Side
Garden style	<input type="checkbox"/> e.g. lawn, grass, shrubs, trees, exotic and / or native
Car parking and other outbuildings where relevant	<input type="checkbox"/> On-street or off-street Where off street - predominant typologies <div> <input type="checkbox"/> Detached integrated, garage / carport, position on lot <input type="checkbox"/> </div>
Front boundary treatment	<input type="checkbox"/> Front Fencing predominant or not <div> <ul style="list-style-type: none"> If not - vegetation as relevant </div> <input type="checkbox"/> Where present: <div> <ul style="list-style-type: none"> Building materials Height </div>

	<ul style="list-style-type: none">• Permeability if relevant
--	--