Draft Ballarat Neighbourhood Character Assessment

Stage 1

Community Consultation | July 2020

CITY OF BALLARAT

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Acknowledgement of Ballarat's first peoples

The City of Ballarat is proud to acknowledge the Traditional Owners of Country which includes Ballarat today, the Wadawurrung and the Dja Dja Wurrung peoples, and pays respect to all Elders, past, present and emerging, as well as Elders from other communities who reside here today. They hold the memories, traditions, culture and hope of Aboriginal and Torres Strait Islander people around Australia.

1.1 Why a Character Assessment for Ballarat?

Residents of Ballarat love the character of our city and its neighbourhoods. As the City of Ballarat grows, we need to take steps to ensure that we achieve a balanced approach to managing demand for residential growth and conserving Ballarat's distinctive character.

As our population is projected to grow by as many as 50,000 more new residents by 2040, City of Ballarat is looking to encourage the right type of growth in the right places. Diversity of housing is important for people to remain in their neighbourhood through different stages of their life.

To do this we need clear guidance in planning policy and controls to manage change.

This assessment is the first part of preparing the Neighbourhood Character Assessment and we are keen for your feedback on this draft report.

For all the information about the assessment, visit mysay.ballarat.vic.gov.au

1.2 Context and Next Steps

Community consultation over the past decade, including Ballarat Imagine - the most extensive community engagement program the City has ever undertaken, has highlighted the value that our community places on the unique character of Ballarat.

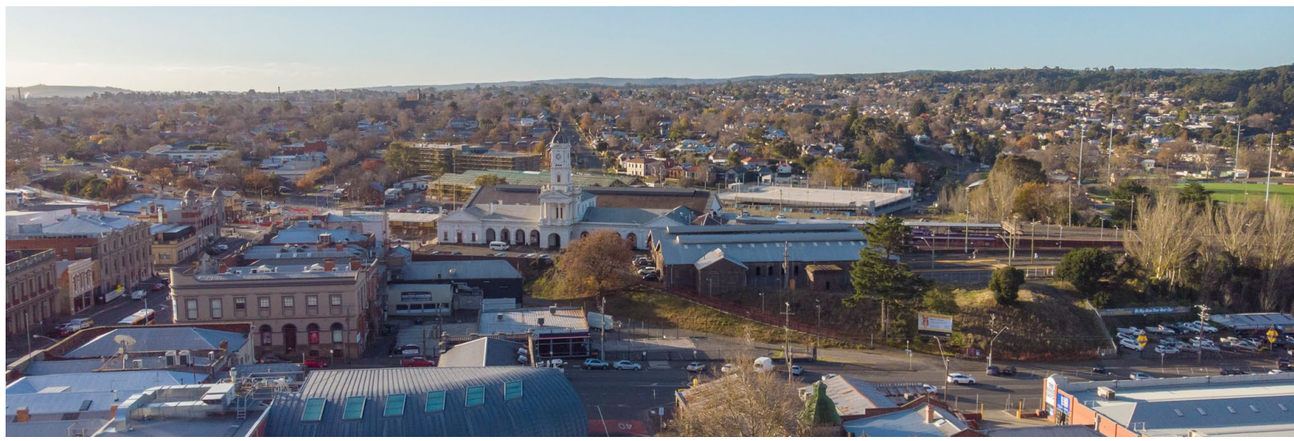
A Neighbourhood Character Study is being prepared in response to this, and actions identified in the Ballarat Strategy (2015), and Planning Scheme Review (2018).

This is part of a larger planning project to develop a housing plan for Ballarat, which will ensure a balanced approach to residential growth and development across Ballarat and to ensure that new housing builds on the loved neighbourhood character of Ballarat. The new housing plan will identify changes areas (minimal, incremental and substantial) which will be reflected in a new housing framework plan and new planning controls that also achieve preferred character. This work is being prepared in accordance with the State government's new residential zone guidance released in late 2019.

Community feedback provided on this draft Neighbourhood Character Assessment will play a vital role in helping shape the vision for Ballarat's residential areas. Preferred character statements will be prepared for each neighbourhood to reflect community aspirations for residential areas guide the character of future development.

The Final Ballarat Neighbourhood Character Study, together with the Housing Plan, will be used to shape a vision for Ballarat's residential areas and guide future residential development across the municipality. They will be used to inform a future Planning Scheme Amendment to introduce planning controls designed to implement this vision.

Further consultation will be undertaken with the community at each stage of the project.



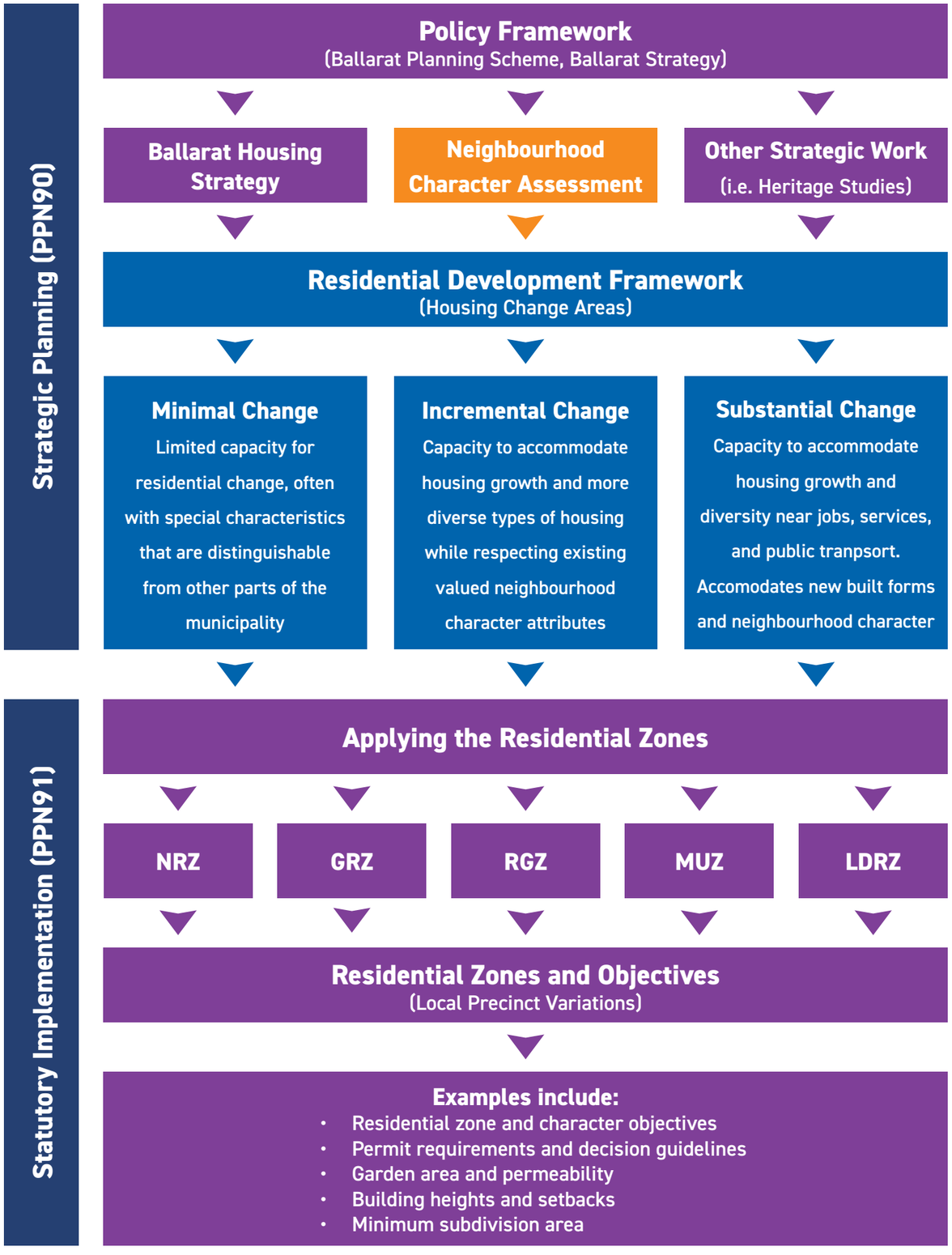


Figure 1 | Process for balancing housing growth and protecting neighbourhood character

Stage 1

Background Work and Research

Following project planning and scoping, a review of State and local planning policies was undertaken.

Stage 2

Identifying Neighbourhood Character

Field surveys of all residential land within Ballarat's Urban Core were undertaken to confirm key built form and landscape features and to identify Neighbourhood Character Types.

Stage 3

Community Consultation - Stage 1 (We are here)

What is your Neighbourhood Character?

Community consultation to understand views on what is important about the City's character to make sure that we understand what residents' love about their local neighbourhoods and what they would like to see change.

Stage 4

Prepare Draft Study

Community feedback received on the Ballarat Neighbourhood Character Assessment will be used to prepare the final draft study. Draft preferred future character statements for precincts within the study area will be prepared for community feedback.

Stage 5

Community Consultation - Stage 2

The draft Ballarat Neighbourhood Character Study will be available for review on the Ballarat Neighbourhood Character Strategy mySay page

Stage 6

Finalise Neighbourhood Character Study

Review community consultation findings and prepare the final Neighbourhood Character Study for consideration by Council.

Stage 7

Planning Scheme Amendment

Following completion of the Housing Plan and Character Study, new planning policy and planning controls will be implemented via a Planning Scheme Amendment.

2.1 What is Neighbourhood Character?

It is loosely defined as the interaction between built form, topography and vegetation across public and private realms. Neighbourhood character is 'the combination of the public and private realms' and 'the cumulative impact of private property, public places and infrastructure contribute to the neighbourhood character of an area'.

2.2 Ballarat Residential Development Framework

The Ballarat Neighbourhood Character Assessment forms one component of the strategic work required to inform the Ballarat Housing Strategy and any changes to existing residential zones. Each component of the Ballarat Residential Development Framework needs to be considered before recommendations for changes to the Ballarat Planning Scheme can be made? through the Planning Scheme Amendment process.

2.3 Planning Policy Framework (PPF)

The PPF is part of all Victorian Planning Schemes and establishes the context for spatial land-use planning and decision-making throughout Victoria. The PPF consists of state, regional and local planning policies and sets out the City of Ballarat's obligations in relation to planning for population growth and managing housing change.

The PPF recognises the importance of neighbourhood character and contextual design and states that neighbourhood character should be recognised and protected. It also requires that planning is undertaken for 15 years of population growth.

2.4 Planning Practice Note 43 (PPN 43) – Understanding Neighbourhood Character

PPN 43 provides a common understanding of what neighbourhood character is and how planning permit applications should respond to and be assessed in line with the objectives of Schedules to Residential Zones. It also identifies and describes key features and characteristics that influence a design response that considers neighbourhood character. This PPN informed the assessment of Neighbourhood Character.

2.5 Planning Practice Note 90 (PPN 90) - Planning for Housing

PPN 90 provides guidance for how planning authorities should balance the demands for housing growth with the protection of neighbourhood character. It states that preferred neighbourhood character statements must be 'forward-looking' to ensure areas identified for increased housing growth are not undermined by policies seeking to maintain the existing neighbourhood character.

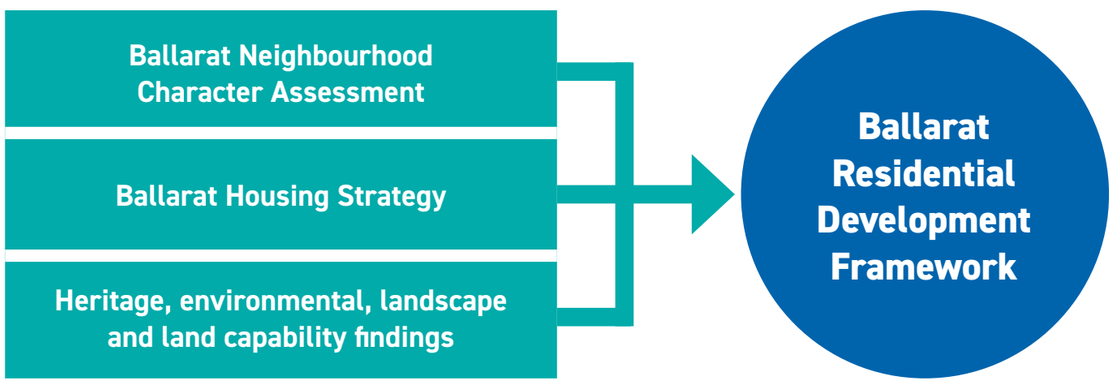


Figure 2 | Inputs for a Residential Development Framework

The Ballarat Neighbourhood Character Strategy is one component of strategic work that will be used to inform a Residential Development Framework that will guide residential growth and development throughout the Urban Core of Ballarat.

PPN 90 also provides a framework for identifying the extent of change that is appropriate for residential areas. The three housing change areas identified in Planning Practice Note 90 include:

- Minimal change
- Incremental change
- Substantial change

Minimal Change Areas generally have a limited capacity for change and can often have special neighbourhood, heritage, environmental, or landscape characteristics that are distinguishable from other parts of the municipality.

Incremental Change Areas generally have capacity to accommodate housing growth and more diverse types of housing, but new development should respect existing valued neighbourhood character attributes. Neighbourhood character in incremental change areas will evolve and change over time with reference to the key identified neighbourhood attributes.

Substantial Change Areas will accommodate housing growth and diversity near jobs, services, and public transport. Strategic development areas or opportunity sites may also be suitable for inclusion in substantial change areas. Substantial change areas will accommodate a new built form and neighbourhood character.

2.6 Planning Practice Note 91 – Using the Residential Zones

Planning Practice Note 91 (PPN 91) provides information about how the six residential zones should be applied throughout Victoria. PPN 91 also provides information about how planning authorities should use residential zones to implement strategic work, the role of local planning policy and overlays and how the role and purpose of residential zones can be reflected in Schedules to the residential zones. PPN 91 includes five principles that underpin the residential zones:

Principle 1

Housing and neighbourhood character plans need to be consistent and align with one another when specifying preferred future housing and neighbourhood character outcomes for an area.

Principle 2

All residential zones support and allow increased housing, unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.

Principle 3

The Residential Growth Zone promotes housing intensification in locations close to jobs, services and facilities serviced by public transport including activity centres.

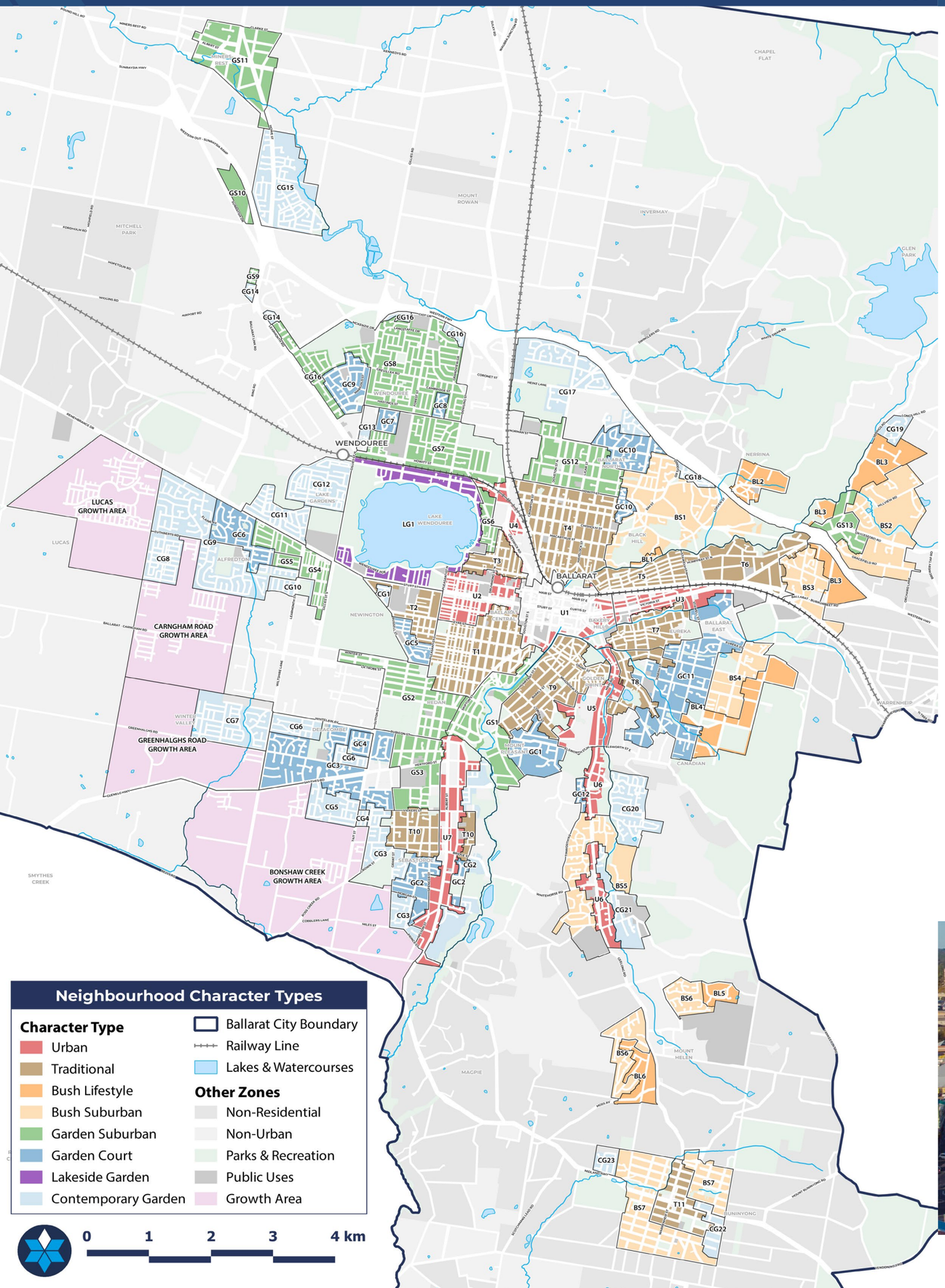
Principle 4

The General Residential Zone is a three-storey zone with a maximum building height of 11 metres.

Principle 5

The density or number of dwellings on a lot cannot be restricted in the Neighbourhood Residential Zone unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.

Figure 3 | Five principles which underpin the designation of residential zones



Neighbourhood Character Types

3.1 Methodology

Assessment commenced in late 2019 has been informed by mapping, desktop research and site visits of all residential areas within the Ballarat Urban Core as identified in the Ballarat Strategy. Designation of neighbourhood character precincts has been developed through the following stages:

1. Preliminary precincts were identified by overlaying Geospatial Information Systems (GIS) data such as building age, tree coverage and aerial imagery.

2. Field surveys were undertaken to confirm key built-form and landscape features of each area and to distinguish and identify different Character Types throughout the assessment area. Key features observed include:

Streetscape	Architectural Style
Building Materials	Roof Style
Building Form, Layout and Scale	Garages, Carports and Outbuildings
Landscapes and Views	Vegetation
Setbacks	Front Fencing

3. Eight Neighbourhood Character Types were identified through comparison and analysis of field survey findings. These were further broken down into Precinct Groups which comprise one or more precincts.

3.2 Neighbourhood Character Types, Precinct Groups and Precincts

Eight Neighbourhood Character Types have been identified throughout the Urban Core of Ballarat:

Bush Suburban	Bush Lifestyle
Garden Suburban	Garden Court
Contemporary Garden	Lakeside Garden
Traditional	Urban

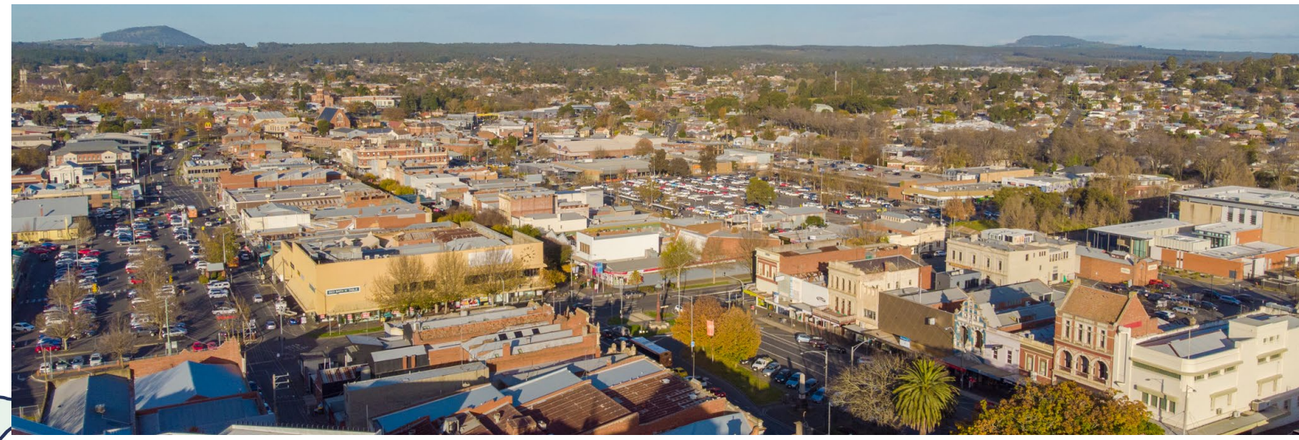
Do you agree with the assessment of your neighbourhood?

Have we missed anything important?

Note: names chosen for the character types are generic and are applied based on assessment of distinguishing features.

The broad neighbourhood character types are applied to local areas through "precinct groups" which provide a more detailed description of the unique characteristics of each area.

Character Types ▸ **Character Precincts** ▸ **Residential Building**



Bush Suburban

Suburban residential development within an undulating and hilly landform with predominantly established native planting. Dwellings are a variety of architectural styles associated with several Post-War and later development phases. Dwellings are detached on modest to reasonably large sized lots and can be single or double storey and are a mix of building forms. Building materials are a combination of brick and weatherboard with tile and metal roofs. The area is characterised by established tree cover, mostly native species and mature gardens.

Bush Lifestyle

Low-density residential development on the edge of or within existing bushland, with some in areas of former rural farmland. They are mostly established detached dwellings on large allotments with a mix of architectural styles and building materials. Gardens are well established with native planting dominant and dwellings well set back and often hidden from the street. Properties often occupy elevated areas, sometimes with views out but frequently enclosed within the mature tree canopy.

Garden Suburban

Garden Suburban precincts are generally comprised of open streetscapes with gridded street patterns. Roads are lined with mature medium sized street trees with footpaths and nature strips on both sides. Most buildings are single storey dwellings with compact siting reflective of inter-war and post-war architectural styles. Parking structures from these eras are typically sited behind the rear line of dwellings. Many areas also contain some contemporary infill sites reflective of 21st century architectural styles.

Garden Court

Garden Court precincts are generally comprised of open streetscapes and curvilinear or court-based street patterns. Most dwellings are single-storey brick constructions reflective of mid to late 20th-century architecture. Vegetation and tree planting in the public realm is be inconsistent; some areas may feature small street trees dispersed along nature strips. Footpaths are often only present on one side of the road or not at all. Front gardens generally have minimal to moderate planting with the occasional medium sized canopy tree.

Contemporary Garden

Quality modern developments, predominantly built in the 1990s, with established gardens and landscaping. Many are sited within large master-planned precincts, however smaller infill areas within otherwise established precincts are also common. Dwellings generally feature compact siting within establishing gardens, including occasional two storey houses and pockets of higher density townhouse sites. Increased building heights and densities can be found where prominent landscape features and view-lines can be accessed.

Lakeside Garden

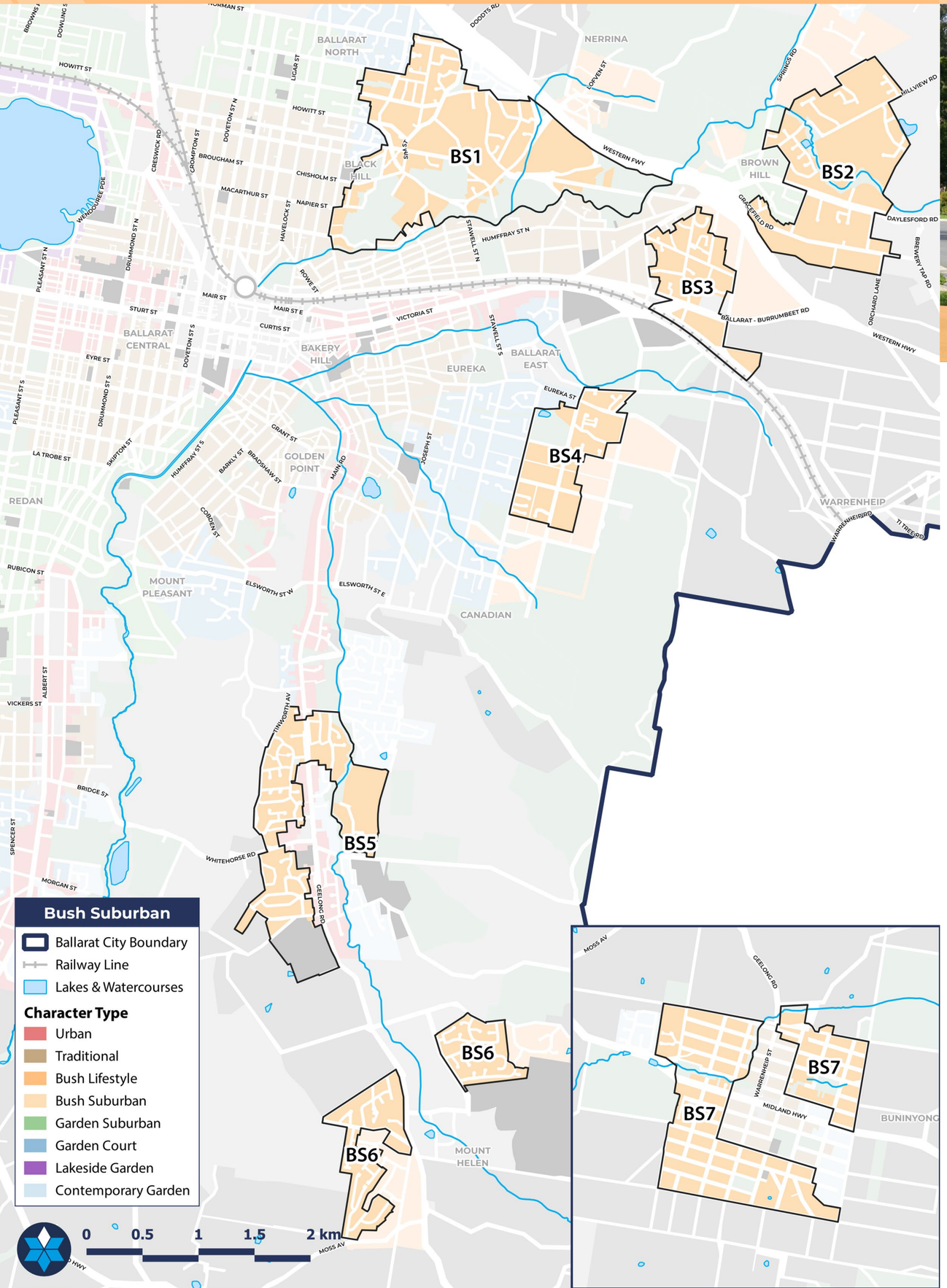
Established residential areas next to and within close proximity to Lake Wendouree. Tree-lined Wendouree Parade encircles the lake and residential streets with generous nature strips lead to the lake from the traditional grid layout. The style of dwellings consists of an eclectic mixture of architecture from all time periods present in Ballarat. Lake Wendouree is the defining feature of the precinct and forms a major urban focus of high visual appeal. Double-storey, and occasionally triple-storey, dwellings that take advantage of lake views are common.

Traditional

Substantially intact heritage homes and well-established streetscape character. There is a consistent grid layout in central, northern and western Ballarat, with predominantly non-grid patterns found in eastern and southern Ballarat. Traditional character areas display a heterogenous mix of of substantially intact residential buildings constructed from the early 1860s into the Post-war period. The retention of original street layouts and bluestone drainage channels in many areas add to the traditional streetscape character.

Urban

Urban Character precincts, including the CBD and prominent mixed-use areas of Ballarat, comprise a mixture of residential, commercial, and occasional light industrial sites. Buildings reflect the rich Victorian, Edwardian, Federation and Inter-War styles traditional to Ballarat, complemented by more contemporary residential and mixed-use developments that often feature higher density and height. Traditional street layouts with gravel or grass shoulders are generally retained, as well as original bluestone drinage channels beyond main streets.



Neighbourhood Character Areas

4.1 Bush Suburban

Neighbourhood Character Description

Bush Suburban Character Types are typically located within an undulating and hilly landform with predominantly established native planting. Dwellings are a variety of architectural styles associated with several Post-War and later development phases.

Dwellings are detached on modest to reasonably large sized lots and can be single or double storey and are a mix of building forms. Building materials are a combination of brick and weatherboard with tile and metal roofs. The area is characterised by established tree cover, mostly native species and mature gardens.

Streetscape
- Curvilinear street layout
- Limited and inconsistent footpaths
- Asphalt and concrete rollover kerbs

Architecture
- Late 20th Century to Contemporary

Building Materials
- Mostly brick, but other materials are used
- Predominantly beige to browns

Roof Style
- Tile or metal pitched roofing
- Mixture of darker colours

Building Form
- Single & double storey detached dwellings
- Low to medium site coverage
- Varied lot sizes between 500 to 900m^2

Setbacks
- 3-6m front setbacks
- Generous side setbacks

Car-parking
- Informal 90 degree or kerbside parking
- Prominent garages built into front façades

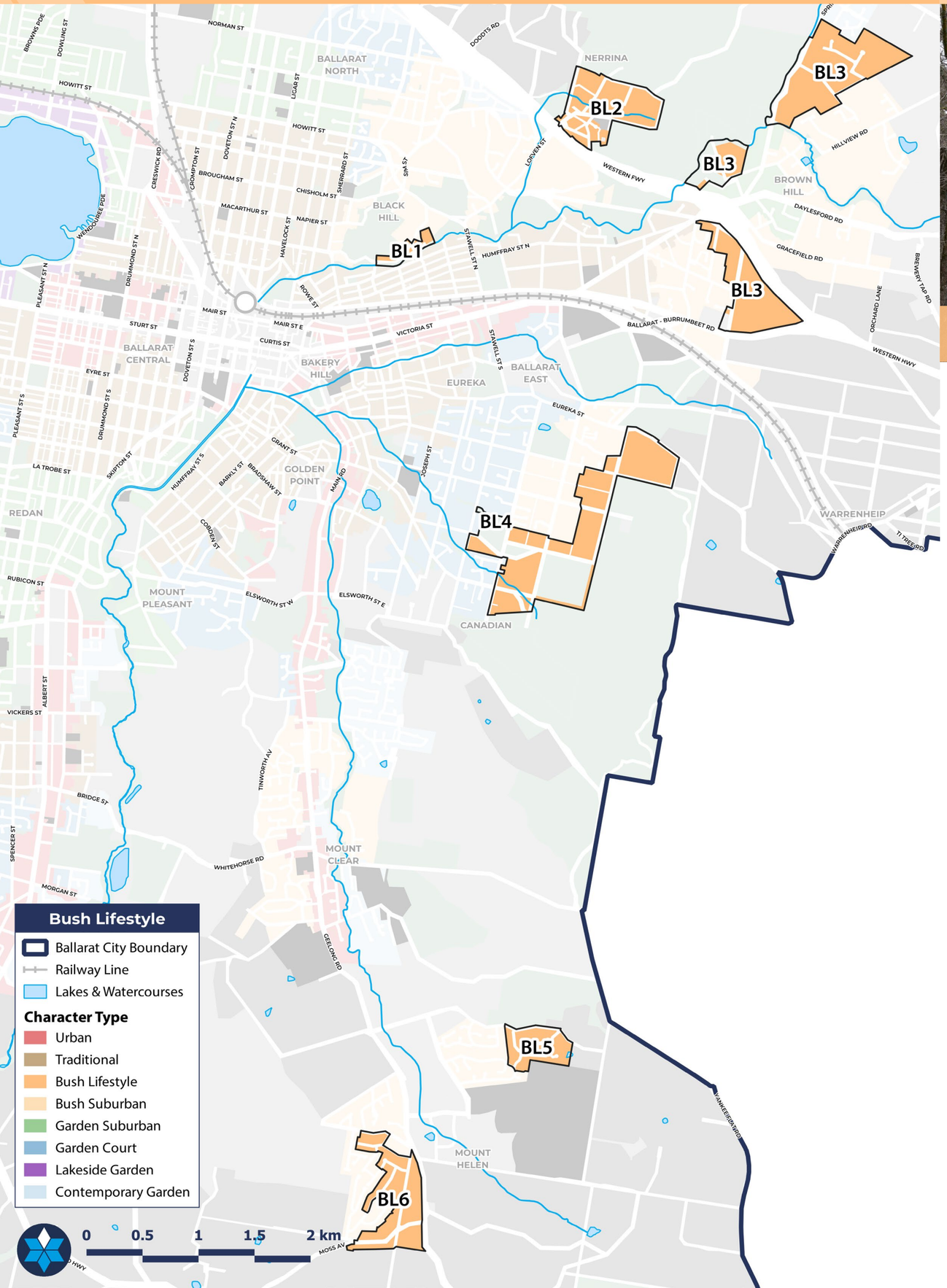
Landscape and Views
- Elevated and sloping landscape
- Views to treed horizons

Vegetation
- Established manicured front gardens
- Mainly lawns and shrubs
- Established native tree cover

Front Fencing
- Generally absent, occasional low fences

Neighbourhood Character Areas

	Bush Suburban A	Bush Suburban B	Bush Suburban C	Bush Suburban D
Precincts	BS1, BS4	BS2, BS3	BS5, BS6	BS7
Streetscape	• Irregular street layout radiating from main roads. • Limited and inconsistent footpaths. • Buestone drainage and gravel shoulders, concrete drainage in newer areas.	• Irregular street layout radiating from main roads. • Limited and inconsistent footpaths. • Older gravel roads in some areas. • Mixture of concrete and natural drainage.	• Curvilinear street layout. • Limited and inconsistent footpaths. • Asphalt and concrete rollover kerbs.	• Regular grid pattern. Streets commonly with wide gravel shoulders. • Gravel roads are present towards township boundary. • Limited and inconsistent footpaths.
Architectural Style	• Variety of late 20th century and contemporary architectural styles. Older dwellings can also be found along major roads.	• Significant contrasts in styles due to incremental development. • Previously older rural dwellings and bushland, contemporary suburban developments are increasingly dominant.	• Late 20th Century and contemporary architecture.	• Predominantly post-war styles with scattered historical homes.
Building Materials	• Mixture of materials, predominantly brick.	• Predominantly brick on modern dwellings and weatherboard on older dwellings.	• Mostly brick, but other materials can also be found. • Predominantly beige to browns.	• Mostly brick, with weatherboard on older dwellings.
Roof Style	• Iron or tile, mixture of pitched and flat forms.	• Iron or metal pitched roofs.	• Tile or metal pitched roofing. • Mixture of darker colours.	• Iron or tile pitched roofs. Occasional flat roof. • Visually dominant skillion roof forms.
Building Form, Layout & Scale	• Mixture of single and double storey detached dwellings. • Large lot sizes with medium to low site coverage.	• Mixture of single and double storey detached dwellings. • Mixture of large rural blocks and suburban style subdivisions. • Mixture of low and high site coverages.	• Mixture of single and double storey detached dwellings. • Low to medium site coverage. • Varied lot sizes between 500 to 900m2.	• Mixture of single or double storey detached dwellings. • Medium to large lot sizes. • Low to medium site coverage.
Setbacks	• 3-6m front setbacks in modern dwellings, 20m+ in older ones. • Side setbacks vary by building age.	• 3-6m front setbacks in modern dwellings, 20m+ in older ones. • Side setbacks vary by building age.	• 3-6m front setbacks. • Generous side setbacks.	• 6m+ front setbacks. • Medium or large side setbacks.
Garages, Carports & Outbuildings	• Prominent garages generally built into the front façade in newer dwellings. • Standalone garages or carports in older buildings, well setback from street.	• Prominent garages generally built into the front façade in newer dwellings. • Standalone garages or carports in older buildings, well setback from street.	• Informal 90 degree or parallel kerbside parking. • Prominent garages generally built into the front façade.	• Prominent garages generally built into the front façade in newer dwellings. • Standalone garages or carports in older buildings, well setback from street.
Landscape & Views	• Elevated and undulating landform close to large areas of paddocks and bushland. • Panoramic views over Yarrowee River and towards surrounding bushland.	• Elevated and undulating landform close to large areas of paddocks and bushland. • Panoramic views over Yarrowee River and towards surrounding bushland.	• Elevated and sloping landscape. • Views to treed horizons.	• Elevated and hilly landform sloping down from southern and eastern edge of the township. • Views into the Buninyong town centre and out to Mt Buninyong and nearby bushland.
Vegetation	• Established tree cover and garden coverage in older dwellings. • Establishing gardens with minimal tree cover in newer dwellings.	• Established tree cover and garden coverage in older dwellings. • Establishing gardens with minimal tree cover in newer dwellings.	• Established manicured front gardens, mainly lawns and shrubs. • Established native tree cover.	• Established front gardens with mature trees and shrubs. • Dominant tree plantings, mostly native canopy trees.
Front fencing	• Mostly absent. • Mixture of heights and styles.	• Mostly absent. • Mixture of heights and styles.	• Generally absent, occasional low fences.	• Mostly absent. • Occasional post and wire fencing, 0.8-1.2m



Neighbourhood Character Areas

4.2 Bush Lifestyle

Neighbourhood Character Description

Bush Lifestyle precincts typically comprise low-density residential development on the edge of or within existing bushland, with some in areas of former rural farmland. They are mostly established detached dwellings on large allotments with a mix of architectural styles and building materials.

Gardens are well established with native planting dominant and dwellings well set back and often hidden from the street. Properties often occupy elevated areas, sometimes with views out but frequently enclosed within the mature tree canopy.

Streetscape
- Curvilinear street layout
- Footpaths generally absent
- Concrete or natural drainage

Architecture
- Generally Late 20th Century to Contemporary

Building Materials
- Mixture of brick, timber and weatherboard
- Mixture of colours

Roof Style
- Tile or metal pitched roofing
- Mixture of colours

Building Form
- Large Single or double storey detached dwellings
- Low to medium site coverage
- Generally large lots

Setbacks
- Large front and side setbacks

Car-parking
- Informal car-parking
- Generally standalone garages or carports

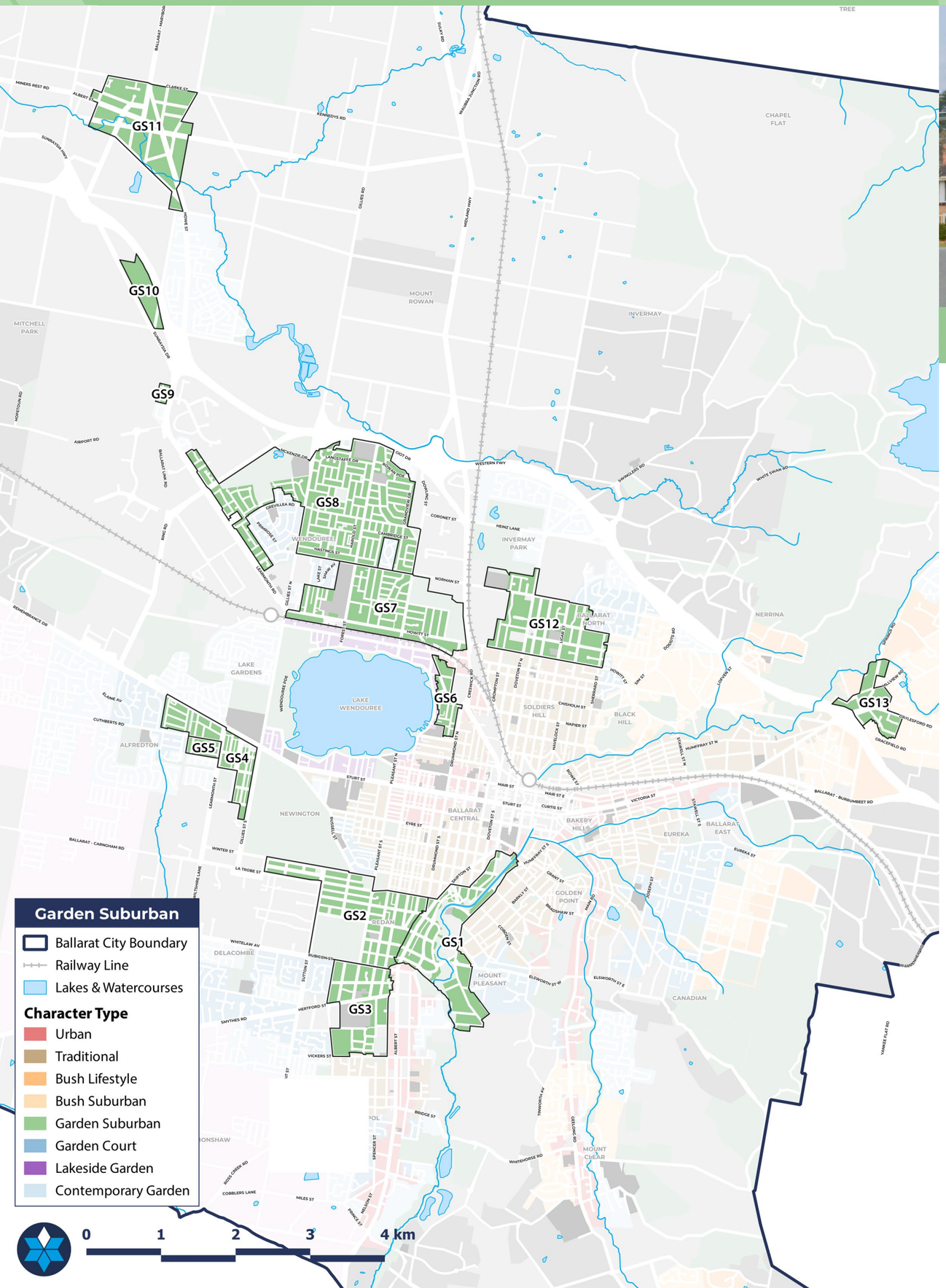
Landscape and Views
- Hilly or sloping landscape
- Well enclosed by bushland

Vegetation
- Mature native tree canopy
- Well established gardens

Front Fencing
- Generally absent, occasional low fences

Neighbourhood Character Areas

	Bush Lifestyle A	Bush Lifestyle B	Bush Lifestyle C	Bush Lifestyle D	Bush Lifestyle E
Precincts	BL1	BL2	BL3	BL4	BL5, BL6
Streetscape	• Narrow gravel roads following course of Yarrowee River • No footpaths.	• Narrow internal roads and verges • No footpaths, except along main roads	• Irregular street pattern radiating from main roads. • Gravel streets are common outside of main roads. • No footpaths. • Concrete or natural drainage.	• Oversized grid layout with irregular internal streets. • Gravel streets are common outside of main roads. • No footpaths. • Concrete or natural drainage.	• Irregular curvilinear street layout. • Mixture of gravel and asphalt streets. • Footpaths generally absent. • Concrete or natural drainage.
Architectural Style	• Eccentric mix of architecture from every period.	• Mix of styles from Federation to late 20th Century.	• Generally late 20th century styles, with modern court developments throughout the area.	• Inter-war to late 20th century styles. Modern builds feature a mixture of styles.	• Late 20th Century to Modern architecture with a mixture of building designs.
Building Materials	• Brick and weatherboard.	• Complex mix of materials.	• Mixture of building materials dominated by bricks.	• Mixture of brick and timber.	• Generally brick and rendered, occasional timber features.
Roof Style	• Tile or metal pitched.	• Tile or metal pitched.	• Iron or tile pitched roofs.	• Iron or tile pitched roofs.	• Iron or tile pitched roofs.
Building Form, Layout & Scale	• Mostly single-storey detached dwellings, occasionally double-storey. • Low to medium site coverage. • Varied lot sizes with irregular layout.	• Mostly single-storey detached dwellings, occasionally double-storey. • Low to medium site coverage, irregular layout. • Varied lot sizes with large and varied gardens.	• Large single-storey or double-storey detached dwellings. • Very large lots from late 20th century developments, to ones from recent developments. • Low site coverage.	• Single storey detached dwellings. • Large lot sizes and low site coverage.	• Large single storey and double storey detached dwellings built into the sloping landscape. • Large lots and low site coverage.
Setbacks	• Varied front setbacks. • Varied side setbacks.	• 10-15m front setbacks along main roads. • 4-6m front setbacks in internal roads. • Medium to large side setbacks.	• Extensive front setbacks of at least 20m. • Extensive side setbacks.	• Large front setbacks, minimum 15m. • Large side setbacks.	• Extensive front setbacks, minimum 15m. • Large side setbacks.
Garages, Carports & Outbuildings	• Informal car parking on wide grass shoulders. • Garage or carport generally present, mixture of detached and built-in layouts. • Outbuildings prominent.	• Informal car parking on gravel shoulders. • Garage or carport generally present, mostly setback from front façade.	• Kerbside or informal street parking. • Garages, carports and outbuildings are commonly present, but not always evident.	• Informal street parking. • Garages, carports and outbuildings are common present, but often hidden by vegetation.	• Generally integrated garages or carports, sometimes below dwellings.
Landscape & Views	• Sloping terrain between Yarrowee River and Black Hill. • Dominated by the backdrop of Black Hill. • Visually divided from Ballarat East by tree lined Yarrowee river.	• Surrounded by bushland on most sides. • Sense of isolation reinforced by the Western Freeway. • Sloping ground allows views out to bushland.	• Terrain slopes to Gong Gong creek. • Surrounding bushland provides a dominant landscape feature.	• Elevated area which slopes down towards the west. • Views towards the forest ridge and Ballarat East, including filtered views to Mount Xavier, Black Hill and the CBD.	• Hilly landform carved out of the Canadian Forest. • Well enclosed by bushland with few views out.
Vegetation	• Well-established front gardens, generally exotic shrubs and some trees. • Conifers dominate backdrop of Black Hill. Mixture of European and native trees on riverbank.	• Well-established gardens, both exotic and native shrubs. • No street trees, but mature treed gardens, mixture of exotic and native.	• Well-established large gardens with native plants and trees. • Mature native trees prominent throughout the area. Houses are partially or entirely concealed by vegetation.	• Generous gardens on all sides dominated by native and sometimes exotic tree canopy. • Wide belts of native street trees, concealing many dwellings with large setbacks.	• Dense native tree canopy providing biodiversity links. • Mature native trees and well-developed gardens, often hiding houses behind vegetation.
Front fencing	• Variety of heights, sometimes absent. • Variety of styles and materials.	• Generally absent, occasionally 0.8-1.2m • Variety of styles and materials.	• Generally absent, low timber fences are sometimes used.	• Generally absent, low timber fences are sometimes used.	• Absent.



Neighbourhood Character Areas

4.3 Garden Suburban

Neighbourhood Character Description

Garden Suburban precincts generally comprise open streetscapes with gridded street patterns. Roads are generally lined with mature medium-sized street trees with footpaths and nature strips on both sides.

Most dwellings are single-storey with compact siting reflective of Inter-War and Post-War architectural styles. Parking structures are typically sited behind the rear line of dwellings. Many areas also contain some infill sites with dwellings reflective of contemporary 21st Century architectural styles. The extent of vegetation within front yards varies between Garden Suburban areas, however most dwellings have well-established gardens and plantings.

Streetscape
- Grid pattern with occasional courts
- Generally single footpath
- Concrete kerbs
- Some remnant bluestone drainage

Architecture
- Generally Inter-war to post-war

Building Materials
- Brick, timber and weatherboard
- Red, beige and white

Roof Style
- Tile or metal pitched roofing
- Mixture of darker colours

Building Form
- Single-storey detached dwellings
- Low site coverage
- Medium lot sizes

Setbacks
- 0-12m front setbacks
- Varying side setbacks

Car-parking
- Kerbside parallel parking
- Setback garages or carports

Landscape and Views
- Flat or slightly sloping terrain
- No dominant view lines

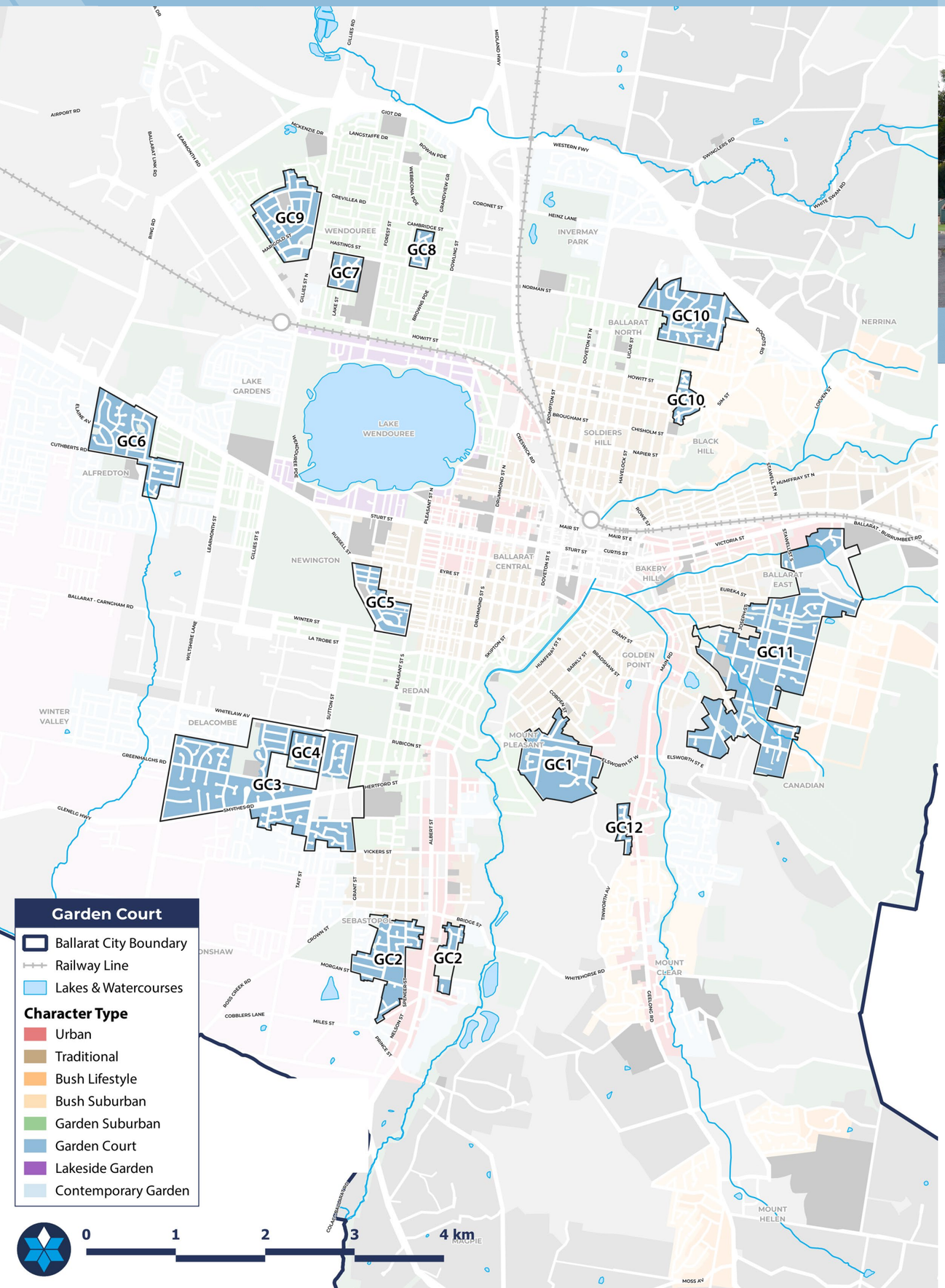
Vegetation
- Established and well-vegetated gardens
- Intermittent tree planting

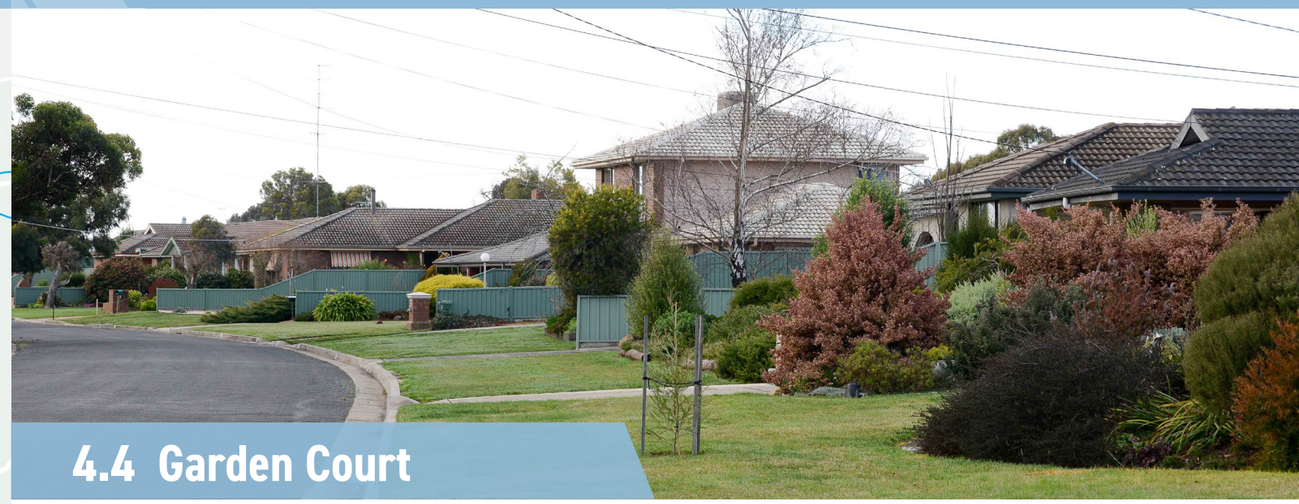
Front Fencing
- Generally low fences, sometimes absent

	Garden Suburban A	Garden Suburban B	Garden Suburban C	Garden Suburban D	Garden Suburban E
Precincts	GS1, GS2	GS3, GS4, GS9	GS5, GS6	GS7	GS8, GS9
Streetscape	• Formal grid layout. • Double footpaths. • Bluestone kerbs and channels.	• Irregular grid pattern with occasional courts. • Single footpaths. • Concrete kerbs with bluestone drainage.	• Loose grid pattern. • Inconsistent footpaths ranging from double to absent. • Generally concrete kerbs with some remnant bluestone drainage.	• Irregular grid pattern with occasional courts. • Generally single footpath. • Generally concrete kerbs with some remnant bluestone drainage.	• Irregular grid pattern with occasional courts. • Generally single footpath. • Generally concrete kerbs with some remnant bluestone drainage.
Architectural Style	• Mixture of Victorian and Edwardian styles with some contemporary infill.	• Predominantly inter-war and post-war dwellings with some contemporary infill.	• Predominantly Inter-war and Post-war dwellings with some contemporary infill.	• Predominantly Inter-war and Post-war dwellings with some contemporary infill.	• Predominantly Inter-war and Post-war dwellings with some contemporary infill.
Building Materials	• Predominantly brick and timber. • Colours are generally red, orange, beige and white	• Brick and weatherboard. • Colours are generally red, white and silver.	• Brick and weatherboard. • Colours are generally red, beige and white.	• Predominantly weatherboard. • Colours are generally, beige, red and white.	• Brick and weatherboard. • Colours are generally white, beige and brown.
Roof Style	• Tile or metal pitched roofing. • Colours are generally red, white and silver.	• Tile or metal pitched roofing. • Colours are generally red, beige and brown.	• Tile or metal pitched roofing. • Colours are generally red, brown and white.	• Tile or metal pitched roofing. • Colours are generally brown and red.	• Tile or metal pitched roofing. • Colours are generally grey, red and brown.
Building Form, Layout & Scale	• Single-storey detached dwellings. • Low site coverage.	• Single-storey detached dwellings. • Low site coverage.	• Single-storey detached dwellings. • Low site coverage.	• Single-storey detached dwellings. • Low site coverage.	• Single-storey detached dwellings. • Low site coverage.
Setbacks	• 0-3m front setbacks. • Small to medium side setbacks.	• 0-7m front setbacks. • Varying side setbacks.	• 5-12m front setbacks. • Small to medium side setbacks.	• Varied front setbacks. • Small to medium side setbacks.	• 4-7m front setbacks. • Small to medium side setbacks.
Garages, Carports & Outbuildings	• Informal angled parking on gravel shoulders. • Mostly single garages or carports setback from the front façade.	• Informal angled parking on gravel shoulders. • Mostly single garages or carports setback from the front façade.	• Kerbside parallel parking. • Mostly single garages or carports setback from the front façade.	• Kerbside parallel parking. • Mostly single garages or carports setback from the front façade.	• Kerbside parallel parking. • Mostly single garages or carports setback from the front façade.
Landscape & Views	• Flat terrain. • Linear vistas along tree-lined streets and avenues.	• Mostly flat, slightly sloping terrain. • No dominant view lines.	• Mostly flat, slightly sloping terrain. • No dominant view lines.	• Mostly flat, slightly sloping terrain. • No dominant view lines.	• Mostly flat, slightly sloping terrain. • No dominant view lines.
Vegetation	• Generally established and well-maintained gardens with mature trees and vegetation. • Consistent tree planting on nature strip. Mature medium to large trees.	• Generally established and well-maintained gardens with mature trees and vegetation. • Consistent tree planting on nature strip. Mature small trees.	• Generally established and well-maintained gardens with occasional mature trees. • Intermittent tree planting on nature strip. Mature small trees.	• Generally established and well-vegetated gardens. • Minimal nature strip planting, generally small mature trees.	• Generally established and well-vegetated gardens • Intermittent tree planting on nature strip. Mature small trees.
Front fencing	• Generally 0.8-1.2m. • Picket wood fencing, sometimes with brick features.	• Generally 0.8-1.2m, sometimes absent. • Picket wood fencing, sometimes with brick features.	• Generally 0.8-1.2m, sometimes absent. • Picket wood fencing, sometimes with brick features.	• Generally 0.8-1.2m, sometimes absent. • Picket wood fencing, sometimes with brick features.	• Generally 0.8-1.2m, sometimes absent. • Picket wood fencing, sometimes with brick features.

	Garden Suburban F	Garden Suburban G
Precincts	GS10, GS11	GS12
Streetscape	• Loose grid pattern. • Generally single footpath. • Concrete kerbs.	• Irregular street layout radiating from main roads. • No footpaths. • Mostly natural drainage, with concrete drainage in newer areas.
Architectural Style	• Predominantly Inter-war, Post-war and late 20th century dwellings.	• Predominantly Inter-war and Post-war styles with scattered historical dwellings.
Building Materials	• Brick. • Colours are predominantly red and brown.	• Predominantly brick with weatherboard on older dwellings. • Colours generally brown, beige and red.
Roof Style	• Tiled pitched roofing. • Colours are predominantly grey and brown with some red.	• Iron or metal pitched roofs. • Colours generally red, grey and silver
Building Form, Layout & Scale	• Single-storey detached dwellings. • Low site coverage.	• Single storey detached dwellings. • Large lot sizes with low to medium site coverage.
Setbacks	• Predominantly front setbacks greater than 7m, up to 40m in some areas. • Small to medium side setbacks.	• 6-10m in modern dwellings, 10m+ in older ones. • Side setbacks vary by building age.
Garages, Carports & Outbuildings	• Kerbside parallel parking. • Mostly single garages or carports setback from the front façade.	• Prominent garages generally built into the front façade in newer dwellings. • Standalone garages or carports in older buildings, generally well setback from street. Outbuildings are common and prominent.
Landscape & Views	• Mostly flat, slightly sloping terrain. • No dominant view lines.	• Flat terrain. • Linear views onto nearby paddocks.
Vegetation	• Spacious front gardens with moderate planting intensity. • Intermittent tree planting on nature strip. Mature small trees.	• Establishing front gardens with minimal planting and tree coverage. • Inconsistent street tree planting of various species and heights.
Front fencing	• Absent	• Mostly absent. • Timber or iron fences of 0.8-1.2m where present.

Neighbourhood Character Areas





4.4 Garden Court

Neighbourhood Character Description

Garden Court precincts generally comprise open streetscapes and court-based (curvilinear) street patterns.

Most dwellings are single-storey brick constructions reflective of mid to late 20th Century architecture. 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 other areas feature footpaths along only one side of the road or not at all. Parking structures are predominately located to the side of the dwelling in line with building frontages. Front gardens generally have minimal to moderate planting with the occasional medium-sized canopy tree.

Streetscape
- Curvilinear and court-based pattern
- Inconsistent footpaths
- Concrete kerbs

Architecture
- Late 20th century

Building Materials
- Brick and weatherboard
- Red, white and brown

Roof Style
- Tile or metal pitched roofing
- Red, beige or white

Building Form
- Single storey detached dwellings
- Low site coverage
- Medium lot sizes

Setbacks
- 3-7m front setbacks
- Varying side setbacks

Car-parking
- Kerbside parallel parking
- Garages or carports in-line with facade

Landscape and Views
- Flat terrain
- No dominant view lines

Vegetation
- Front gardens with inconsistent planting
- Intermittent tree planting

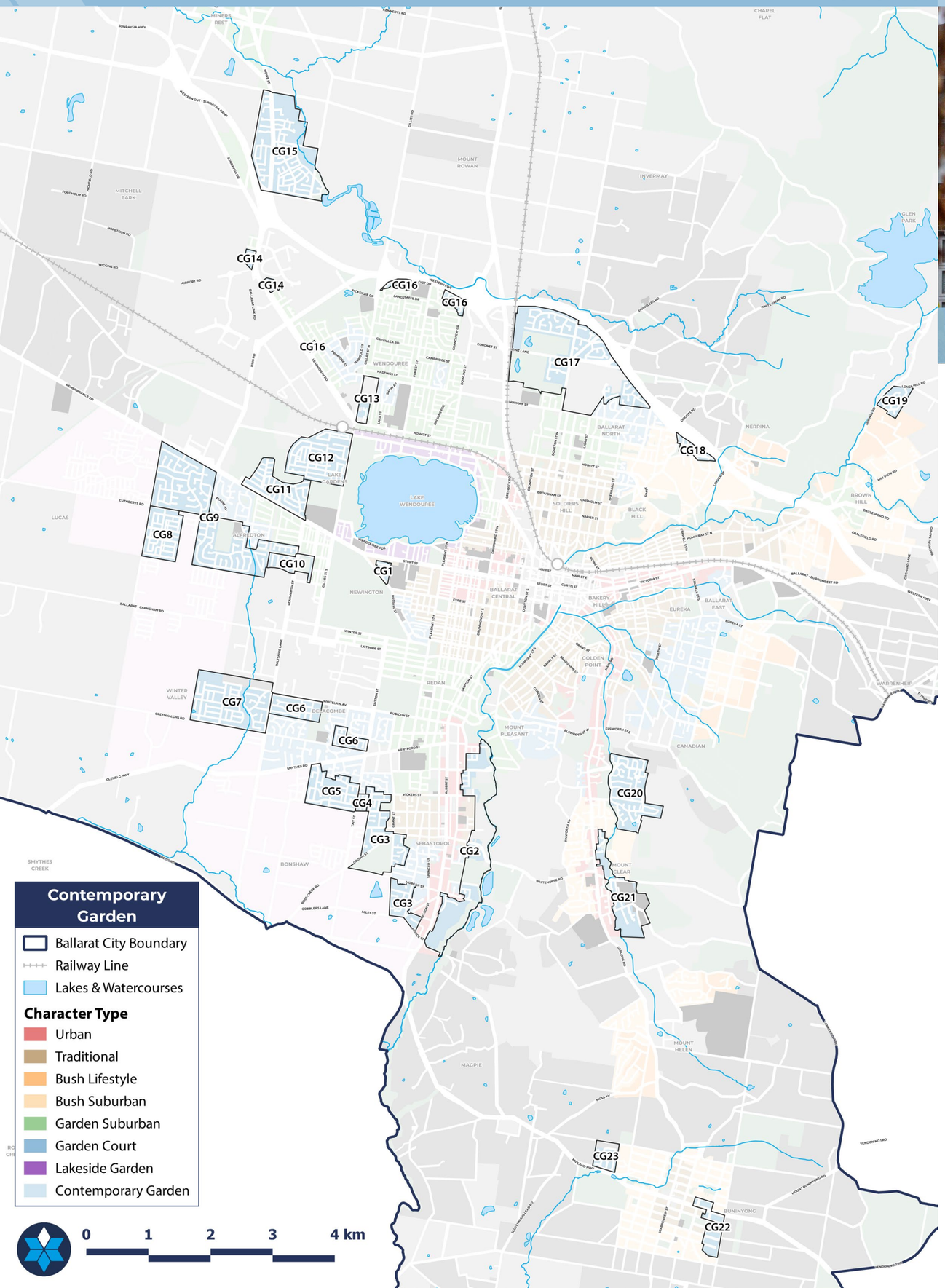
Front Fencing
- Generally absent, occasional low fences

Neighbourhood Character Areas

	Garden Court A	Garden Court B	Garden Court C	Garden Court D
Precincts	GC1	GC2, GC3, GC4	GC5, GC7	GC6, GC8, GC9
Streetscape	• Curvilinear and court-based pattern. • No footpath. • Concrete kerbs.	• Curvilinear and court-based pattern. • Inconsistent footpaths allocation. • Concrete kerbs.	• Curvilinear and court-based pattern. • No footpaths. • Concrete kerbs.	• Curvilinear and court-based pattern. • Double footpaths. • Concrete kerbs.
Architectural Style	• Late 20th century.	• Late 20th century.	• Inter-war, Post-war and late 20th century.	• Late 20th century.
Building Materials	• Predominantly brick. • Colours range from red to brown	• Brick and weatherboard. • Colours are generally red, white and beige.	• Brick and weatherboard. • Colours are generally red, orange and beige	• Predominantly bricks with some pockets of weatherboard. • Colours generally range from white to red
Roof Style	• Tile or metal pitched roofing. • Colours range from beige to red	• Tile pitched roofing. • Colours are generally white and red	• Tile pitched roofing. • Colours are generally red	• Tile pitched roofing. • Colours are generally silver, white or red.
Building Form, Layout & Scale	• Single storey detached dwellings. • Low site coverage.	• Single storey detached dwellings. • Low site coverage.	• Single storey detached dwellings. • Low site coverage.	• Single storey detached dwellings. • Low site coverage.
Setbacks	• 4-6m front setbacks. • Varying side setbacks.	• 4-6m front setbacks. • Varying side setbacks.	• 3-7m front setbacks. • Medium to large side setbacks.	• 4-6m front setbacks. • Varying side setbacks.
Garages, Carports & Outbuildings	• Kerbside parallel parking. • Single garages or carports built-in or in-line with front façade.	• Kerbside parallel parking. • Single garages or carports built-in or in-line with front façade.	• Kerbside parallel parking. • Single garages or carports setback from the front façade.	• Kerbside parallel parking. • Single garages or carports built-in or in-line with front façade.
Landscape & Views	• Flat terrain with no dominant view lines.	• Flat terrain with no dominant view lines.	• Flat terrain with no dominant view lines.	• Flat terrain with no dominant view lines.
Vegetation	• Front gardens with minimal planting and occasional small trees. • Minimal tree planting on nature strip.	• Front gardens with minimal planting and medium sized trees. • Minimal tree planting on nature strip.	• Front gardens with moderate planting and medium sized trees. • Minimal tree planting on nature strip.	• Well-vegetated front gardens with medium sized trees. • Intermittent tree planting along nature strips. Medium height and mature trees.
Front fencing	• Absent.	• Generally 0.8-1.2m, sometimes absent. • Metal wire fencing.	• Generally 0.8-1.2m, sometimes absent. • Metal wire fencing.	• Absent or 0.8-1.2m • Wood, metal or wire.

	Garden Court E	Garden Court F
Precincts	GC10	GC11, GC12
Streetscape	• Curvilinear and court-based pattern. • No footpaths. • Concrete kerbs.	• Curvilinear and court-based pattern. • No footpaths. • Concrete kerbs.
Architectural Style	• Late 20th century with occasional Inter-war, Post-war and contemporary infill.	• Late 20th century with some contemporary infill.
Building Materials	• Predominantly bricks. • Colours are generally orange and beige	• Predominantly bricks. • Colours are generally red and brown
Roof Style	• Tile pitched roofing. • Colours are generally brown and black.	• Tile pitched roofing. • Colours are generally red, brown and black.
Building Form, Layout & Scale	• Single storey detached dwellings. • Low site coverage.	• Single storey detached dwellings. • Low site coverage.
Setbacks	• 4-6m front setbacks. • Varying side setbacks.	• 0-6m front setbacks. • Varying side setbacks.
Garages, Carports & Outbuildings	• Kerbside parallel parking. • Single garages or carports setback from front façade.	• Kerbside parallel parking. • Single garages or carports built-in or in-line with front façade.
Landscape & Views	• Flat terrain with no dominant view lines.	• Flat terrain with no dominant view lines.
Vegetation	• Front gardens with moderate planting and medium sized trees. • Minimal tree planting in nature strip.	• Well-vegetated front gardens with medium or large trees. • Minimal tree planting in nature strip.
Front fencing	• Absent or 0.8-1.2m • Wood or brick.	• Absent or 0.8-1.2m • Wood, metal or wire.

Neighbourhood Character Areas



Neighbourhood Character Areas

4.5 Contemporary Garden

Neighbourhood Character Description

Contemporary Garden precincts comprise quality modern developments, predominantly built in the 1990s, with established gardens and landscaping. Many are sited within large master-planned precincts, however smaller infill areas within otherwise established precincts are also common.

Dwellings generally feature compact siting within establishing gardens, including occasional two storey buildings and pockets of higher density townhouse sites. Building heights and densities increase where prominent landscape features and view-lines can be accessed. Facades are often articulated and there is a range of architectural styles, materials and colours, many of which are not found in earlier character types. As vegetation becomes more established, the prominent built form will be less obtrusive from the landscape.

Streetscape
- Mixture of street layouts
- Single or double footpaths
- Concrete drainage and kerbs

Architecture
- Mix of contemporary styles

Building Materials
- Brick or rendered
- Mixture of colours

Roof Style
- Tile or metal pitched roofing
- Generally darker colours

Building Form
- Single & double storey detached dwellings
- Occasional double storey townhouses
- High site coverage
- Varied lot sizes

Setbacks
- 6-12m front setbacks
- Minimal to medium side setbacks

Car-parking
- Kerbside parallel parking
- Prominent garages built into front façades

Landscape and Views
- Flat or sloping terrain
- Occasional viewlines to natural features

Vegetation
- Establishing front gardens
- Minimal or establishing tree planting

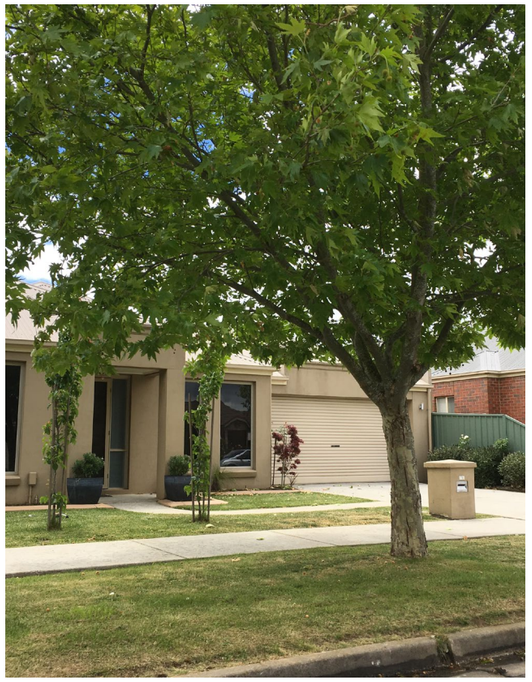
Front Fencing
- Generally absent, occasional low fences

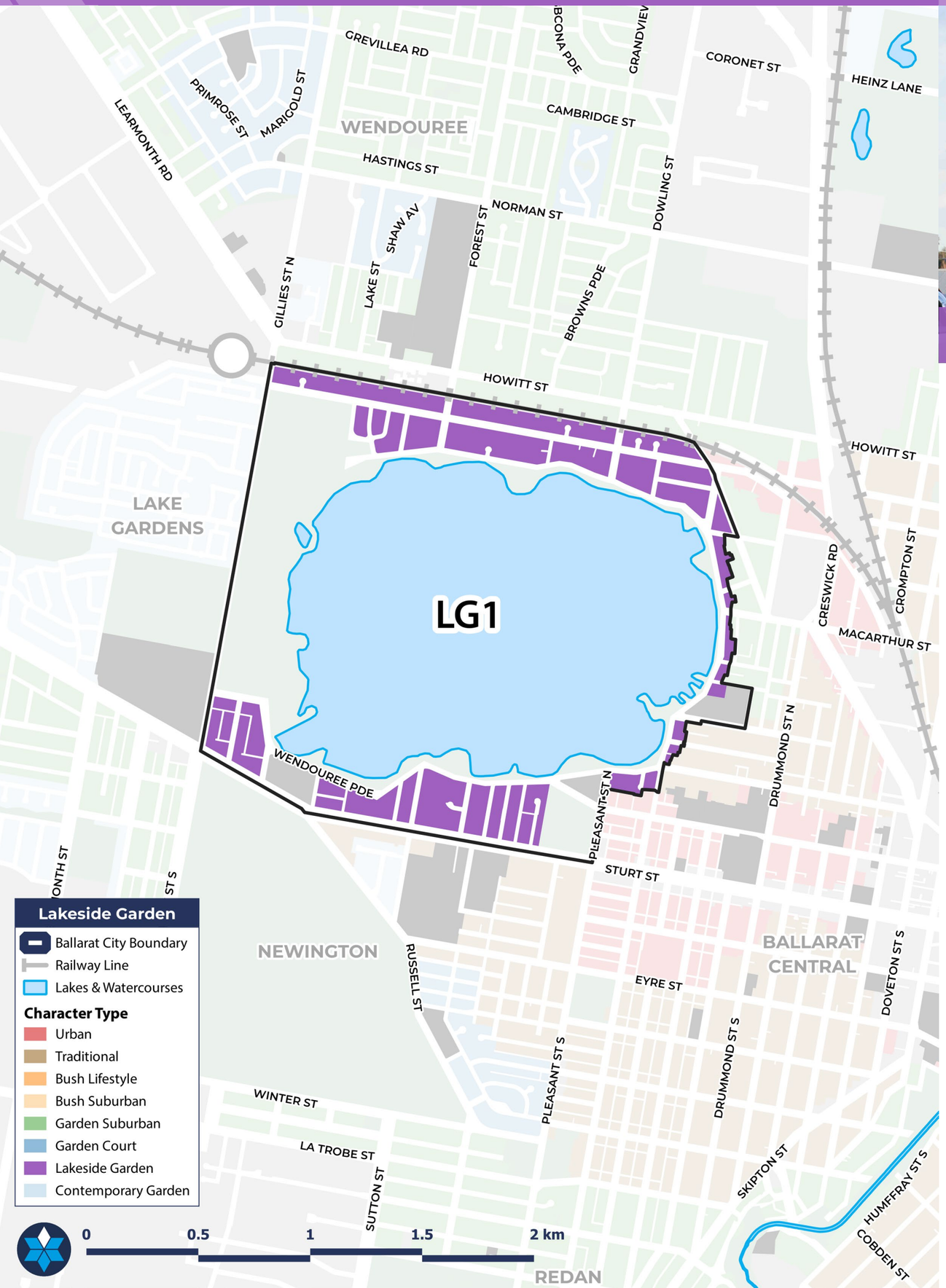
	Contemporary Garden A	Contemporary Garden B	Contemporary Garden C	Contemporary Garden D	Contemporary Garden E
Precincts	CG2, CG3, CG9, CG17, CG22	CG14, CG18, CG19, CG21	CG13, CG16	CG4	CG1
Streetscape	• Mixture of curvilinear and cul-de-sac streets. • Generally single footpath, absent from cul-de-sacs. • Concrete drainage.	• Mixture of curvilinear and cul-de-sac streets loosely following natural contours. • Generally single footpath, double footpaths on some streets. • Concrete drainage.	• Mixture of curvilinear and cul-de-sac streets. • Footpaths are absent. • Concrete drainage.	• Narrow internal streets in offset gridded layout. Internal streets with traffic calming kerbs • Single footpath. • Concrete kerbs	• Narrow internal streets ending in a cul-de-sac. • One-way Branches Lane leads into estate. • Generally single-footpath.
Architectural Style	• Variety of contemporary styles. • Generally volume built.	• Variety of contemporary styles. • Mixture of custom and volume builds.	• Variety of contemporary styles. • Mixture of custom and volume builds.	• Mixture of contemporary styles. • Replica Federation or Inter-war features in front façade design.	• Variety of contemporary styles. • Generally custom built.
Building Materials	• Brick or rendered. • Colours range from beige to dark greys.	• Brick or rendered. • Colours range from beige to dark greys.	• Brick or rendered. • Red and brown colours in-line with adjacent late 20th century dwellings.	• Brick or rendered with metal and stone features. • Colours range from beige to black.	• Brick or rendered. • Considerable variety in colours ranging from beige to black.
Roof Style	• Tile or metal pitched roofing. • Generally darker colours with few exceptions.	• Tile or metal pitched roofing. • Generally darker colours with few exceptions.	• Tile or metal pitched roofing. • Generally darker colours with few exceptions.	• Tile or metal pitched roofing. • Large variety of colours.	• Tile or metal pitched roofing. • Generally darker colours with few exceptions.
Building Form, Layout & Scale	• Mostly single-storey detached dwellings, double-storey dwellings are infrequent. • High site coverage.	• Mostly single-storey detached dwellings. • Double-storey detached or townhouses are common around vantage points • Medium to high site coverage.	• Generally single-storey detached dwellings, infrequent double-storey dwellings. • High site coverage.	• Single storey detached dwellings. Double-storey townhouses on the north edge. • High site coverage.	• Generally double-storey, detached dwellings. • High site coverage.
Setbacks	• 6-12m front setbacks. • Minimal to medium side setbacks.	• Generally 6-12m front setbacks, occasionally up to 18m. • Minimal to medium side setbacks.	• 6-12m front setbacks. • Minimal to medium side setbacks.	• 6-9m front setbacks. • Minimal side setbacks, sometimes no setback.	• 8-11m front setback. • Minimal to medium side setbacks.
Garages, Carports & Outbuildings	• Kerbside parallel parking. • Single or double built-in garages. Infrequent triple garages.	• Kerbside parallel parking. • Single or double built-in garages. Infrequent triple garages.	• Kerbside parallel parking. • Single or double built-in garages. Infrequent triple garages.	• Kerbside parallel parking. • Mostly single, built-in garages. Townhouses have standalone garages accessed from side street.	• Kerbside parallel parking. • Single or double built-in garages.
Landscape & Views	• Flat terrain with no dominant view lines.	• Undulating landscape with gentle slopes and larger gradients along creek valleys. • Prominent view-lines to creeks or hills from higher areas.	• Flat terrain with no dominant view lines.	• Flat terrain with no dominant view lines.	• Flat terrain with no dominant view lines.
Vegetation	• Establishing front gardens with mixed planting intensity. • Mostly consistent tree planting on nature strip. Lower height and generally immature.	• Establishing front gardens with mixed planting intensity. • Mostly consistent tree planting on nature strip. Lower height and generally immature.	• Establishing front gardens with mixed planting intensity. • Mostly consistent tree planting on nature strip. Lower height and generally immature.	• Establishing front gardens with mixed planting intensity. • Consistent tree planting on nature strip. Lower height and generally immature.	• Establishing front gardens with mixed planting intensity. • Consistent tree planting on nature strip. Lower height and generally immature.
Front fencing	• Mostly absent, 0.8-1.2m if present. • Various styles and materials are used.	• Mostly absent, 0.8-1.2m if present. • Various styles and materials are used.	• Mostly absent, 0.8-1.2m if present. • Various styles and materials are used.	• Generally 0.8-1.2m, sometimes absent. • Replica Federation, inter-war styles. Mixture of materials.	• Generally 0.8-1.2m, sometimes absent. • Mixture of brick and metal designs.

Neighbourhood Character Areas

	Contemporary Garden F	Contemporary Garden G
Precincts	CG5, CG6, CG17, CG19, CG23	CG7, CG8, CG10, CG11, CG12, CG15, CG20
Streetscape	• Mixture of curvilinear and cul-de-sac streets. • Generally single footpath, absent from cul-de-sacs. • Concrete drainage.	• Mixture of curvilinear and cul-de-sac streets loosely following natural contours. • Generally single footpath, double footpaths on some streets. • Concrete drainage.
Architectural Style	• Variety of contemporary styles. • Generally volume built.	• Variety of contemporary styles. • Mixture of custom and volume builds.
Building Materials	• Brick or rendered. • Colours range from beige to dark greys.	• Brick or rendered. • Colours range from beige to dark greys.
Roof Style	• Tile or metal pitched roofing. • Generally darker colours with few exceptions.	• Tile or metal pitched roofing. • Generally darker colours with few exceptions.
Building Form, Layout & Scale	• Mostly single-storey detached dwellings, double-storey dwellings are infrequent. • High site coverage.	• Generally single-storey detached dwellings. • Double-storey detached or townhouses are common where prominent view lines can be offered. • Medium to high site coverage.
Setbacks	• 5-8m front setbacks. • Minimal to medium side setbacks.	• 7-14m front setbacks. • Minimal to medium side setbacks.
Garages, Carports & Outbuildings	• Kerbside parallel parking. • Single or double built-in garages. Infrequent triple garages.	• Kerbside parallel parking. • Single or double built-in garages. Infrequent triple garages.
Landscape & Views	• Flat terrain with no dominant view lines.	• Undulating landscape with mostly gentle slopes and larger gradients along creek valleys. • Prominent view-lines to creeks or hills from higher areas.
Vegetation	• Establishing front gardens with mixed planting intensity. • Mostly consistent tree planting on nature strip. Lower height and generally immature.	• Establishing front gardens with mixed planting intensity. • Mostly consistent tree planting on nature strip. Lower height and generally immature.
Front fencing	• Mostly absent, 0.8-1.2m if present. • Various styles and materials are used.	• Mostly absent, 0.8-1.2m if present. • Various styles and materials are used.

Neighbourhood Character Areas





4.6 Lakeside Garden

Neighbourhood Character Description

Lakeside Garden precincts comprise areas next to and within close proximity to Lake Wendouree. Tree-lined Wendouree Parade encircles the lake and residential streets with generous nature strips lead to the lake from the traditional grid layout. The architectural style of dwellings consists of an eclectic mixture of architecture including large-scale traditional dwellings (Inter-War and Post-War eras) and high-quality contemporary residences which complement the established garden setting character of the area. Lake Wendouree is the defining feature of the precinct and forms a major urban focus of high visual appeal. There are panoramic skyline views across the lake to surrounding visual features including the Great Dividing Range, Mt Warrenheip and Mt Bunninyong. The diverse mix of mature trees in the public realm on the lake foreshore further adds to the aesthetic appeal of the precinct.

Double-storey, and occasionally triple-storey, dwellings that take advantage of lake views are common. Significant lake-facing facades and large panoramic windows are common in Wendouree Parade dwellings. Parking structures are generally sited to the side of or behind dwellings. Generous front setbacks allow for well-vegetated gardens and occasional large-canopy trees.

Streetscape
- Streets follow grid pattern, ending at lake
- Mostly double footpaths
- Concrete kerbs

Architecture
- Interwar to Post-war dwellings
- Some contemporary infill

Building Materials
- Brick, rendered brick and weatherboard

Roof Style
- Tile or metal pitched roofing
- Red and grey colours are common

Building Form
- Large single and double-storey, occassionally triple-storey dwellings
- Large dwellings have direct view of lake
- Medium to high site coverage

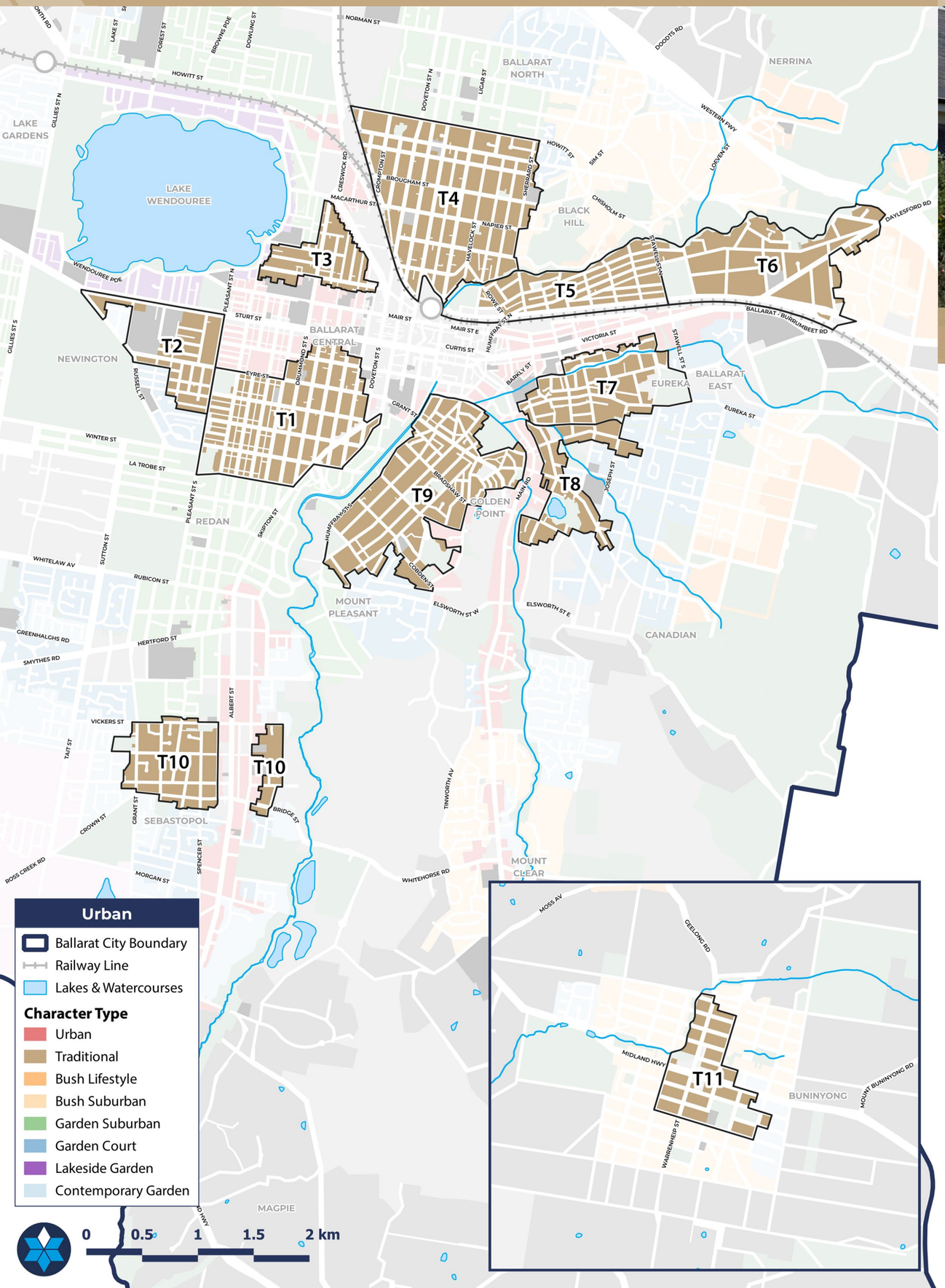
Setbacks
- Varying front setback ranging from 0-12m
- Medium to substantial side setbacks

Car-parking
- Informal angled parking on gravel shoulders
- Garages or carports setback from facade

Landscape and Views
- Flat terrain
- Significant views from lakeside houses

Vegetation
- Well-established gardens with mixed intensity
- Intermittent tree planting on nature strips
- Large and mature plantings along foreshore

Front Fencing
- Generally 0.8-1.2m, occassionally up to 2m
- Picket wood or brick materials



4.7 Traditional

Neighbourhood Character Description

Traditional Character Types of inner Ballarat feature substantially intact heritage homes and well-established streetscape character. There is a consistent grid layout in central, northern and western Ballarat, with predominantly non-grid patterns found in eastern and southern Ballarat. The contrasting landform between the flat basalt plain in the west and natural ridge lines and creek lines in the east further distinguishes the broad character of these two areas. Both areas display a heterogenous mix of residential buildings constructed from the early 1860s through to the Post-War era that are substantially intact.

Dwellings are generally constructed of weatherboard or brick, with some bluestone, with verandas or porches and many decorative features. Roofs are clad with corrugated iron, slate or terracotta tiles. The combination of mature and semi-mature street trees, established gardens, grass verges and open landscape areas form a significant garden setting for the historic precinct. The retention of original street layouts and bluestone drainage channels in many areas add to the traditional streetscape character.

Streetscape
- Grid layout
- Footpaths generally present
- Mixture of concrete and bluestone drainage

Architecture
- Victorian, Federation and Inter-war styles

Building Materials
- Generally weatherboard, sometimes brick
- Beige, brown or white

Roof Style
- Iron, slate or tile pitched roofs
- Mixture of colours

Building Form
- Generally single-storey detached dwellings
- Occasional double-storey or semi-detached
- Varying lot sizes and site coverage

Setbacks
- 2-7m front setbacks
- Varying side setbacks

Car-parking
- Informal 90 degree or kerbside parking
- Garages or carports, some with rear access

Landscape and Views
- Flat or sloping terrain
- Significant views from some areas

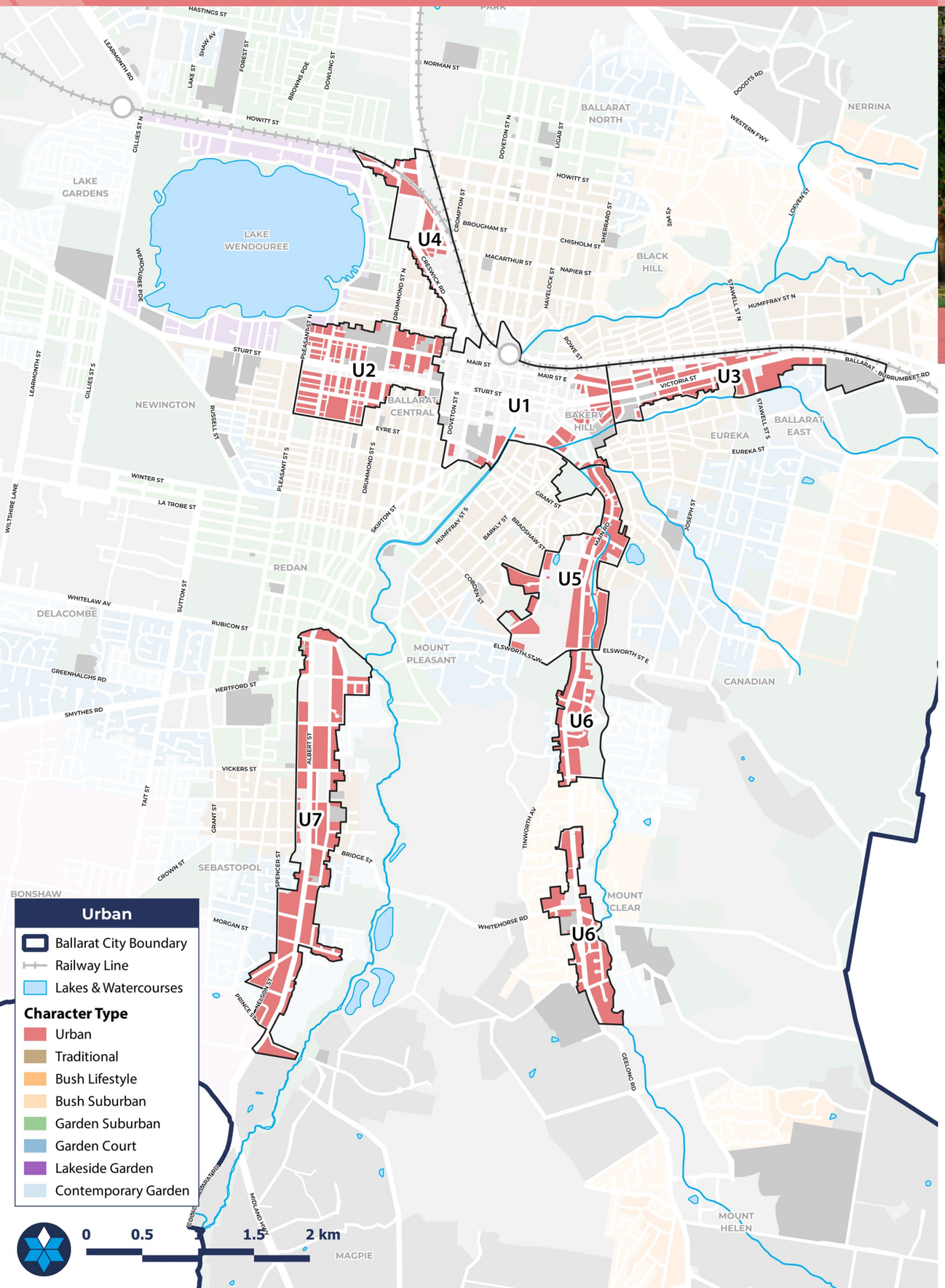
Vegetation
- Established & well-maintained gardens
- Uniform native tree cover

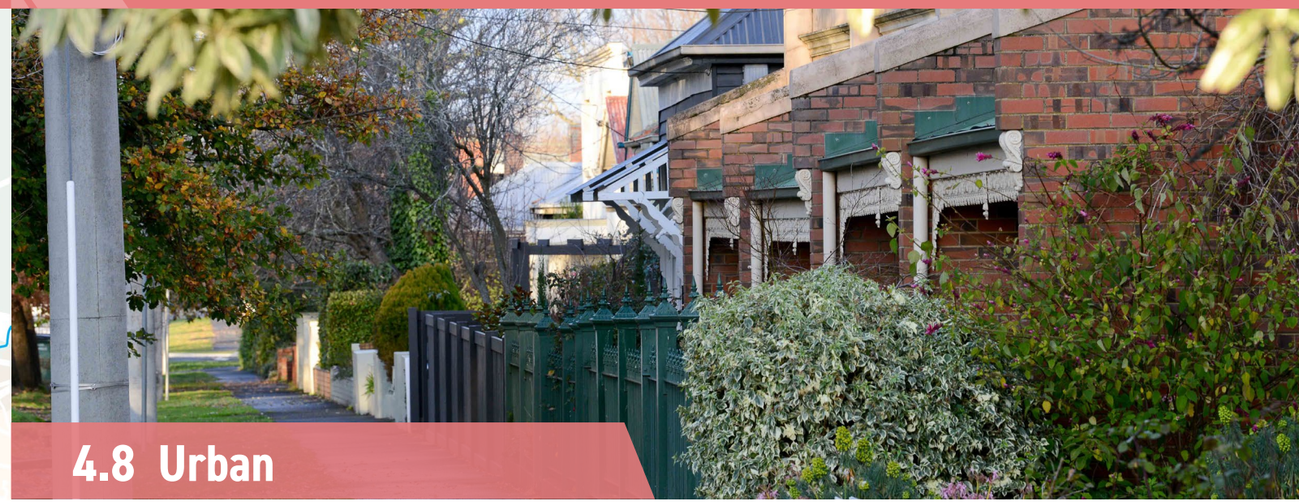
Front Fencing
- Generally low fences

	Traditional A	Traditional B	Traditional C	Traditional D	Traditional E
Precincts	T1, T2, T3	T4	T5, T7, T9	T6, T8	T9
Streetscape	• Formal grid layout with gravel and grass verges. • Dense network of back lanes in western blocks. • Double footpaths. • Combination of bluestone and concrete drainage.	• Regular grid layout with mostly gravel and grass shoulders. • Some streets have median strips. • Visible overhead powerlines. • Combination of bluestone and concrete drainage.	• Gridded narrow streets Gravel and grass shoulders. • Inconsistent footpaths ranging from double to none. • Mostly bluestone, occasionally concrete drainage.	• Irregular street layout based around main roads and local terrain. Gravel and grass shoulders. • Inconsistent footpaths ranging from double to none. • Mixture of bluestone and concrete drainage.	• Offset grid pattern with Barkly St as main spine. Gravel and grass shoulders. • Generally double footpaths, occasionally single. • Concrete drainage on main roads, mostly bluestone on local streets.
Architectural Style	• Mixture of Victorian, Federation, Inter-war and early Post-war styles. • Some corner shops are still present.	• Intact Victorian, Federation and Inter-war styles.	• Mixture of Victorian, Edwardian and Inter-war styles.	• Mixture of Victorian, Edwardian and Inter-war styles. • Modern infills are present further from the CBD.	• Mixture of Victorian, Edwardian and Inter-War styles.
Building Materials	• Horizontal weatherboard or brick, sometimes bluestone. • Timber or metal doors, casement and windows.	• Weatherboard, brick or bluestone. • Timber doors, casement and windows.	• Mostly weatherboard, occasionally brick.	• Generally weatherboard, occasionally brick.	• Weatherboard or brick.
Roof Style	• Iron, slate or terracotta tiled roofs. • Mainly hipped or gabled forms.	• Iron, slate or tiled pitched roofs.	• Iron or tile pitched roofs.	• Iron or tiled pitched roofs.	• Iron or tile pitched roofs.
Building Form, Layout & Scale	• Mainly single storey detached buildings. • Medium to high site coverage.	• Single-storey detached, occasionally double storey. • Long and narrow lots with medium to long site coverage.	• Single-storey detached or semi-detached dwellings. • Verandas and other decorative features are common. • Medium to high site coverage.	• Single-storey detached or semi-detached dwellings. • Verandas and other decorative features are common. • Medium to high site coverage.	• Single-storey detached dwellings. • Varying lot sizes and site coverage.
Setbacks	• 4-6m front setbacks. • Varying side setbacks.	• 3-7m front setbacks. • Varying side setbacks.	• 2-6m front setbacks. • Minimal side setbacks.	• Varying front setbacks. • Minimal to medium side setbacks.	• 5-7m front setbacks. • Minimal to medium side setbacks.
Garages, Carports & Outbuildings	• Informal street parking on shoulders, formal parking closer to Sturt St. • Mostly single garages or carports setback from the front façade.	• Informal street parking on shoulders, formal parking closer to the CBD. • Mostly single garages or carports setback from the front façade.	• Informal street parking on shoulders, formal parking closer to major roads. • Mostly single garage or carports setback from the front façade. Rear access in some parts.	• Informal street parking on shoulders, formal parking closer to major roads. • Mostly single garages or carports setback from the front façade.	• Informal street parking on shoulders, formal parking closer to major roads. • Mostly single garage or carports setback from the front façade.
Landscape & Views	• Flat or gentle slopes. • Linear vistas along tree-lined streets and avenues.	• Consists of two main ridges with sloping ground between. • Significant views to key landmarks. • Gnarr Creek runs through the western edge with bluestone built form.	• Gently sloping areas. • Views to Black Hill, Canadian Forest and Golden Point, local views to the Eureka Stockade Reserve.	• Flat to undulating with views to Brown Hill, Nerrina and the CBD.	• Elevated area sloping to Yarrowee River to the west and Main Road to the east. • Significant views of the city skyline from parts of Mount Pleasant.
Vegetation	• Generally established and well-maintained gardens, sometimes with mature canopy trees. • Uniform street planting on both sides of road shoulders. Mature and semi-mature large trees.	• Varying front gardens, generally well maintained, sometimes with mature canopy trees. • Uniform street planting, mature and semi-mature canopy trees.	• Generally modest gardens, sometimes with small non-native trees. • Consistent street planting. Mixture of native and exotic trees of varying sizes. • Bluestone channel creeks create ribbons of green space between	• Generally modest gardens, sometimes with small trees and large shrubs. • Scattered street tree plantings. Generally exotic species of varying sizes.	• Established and well-maintained gardens. Sometimes with small canopy trees. • Consistent tree planting of varying species and sizes.
Front fencing	• Generally 0.8-1.2m. • Mixture of styles suited to the architectural style.	• Consistent fencing, generally 0.8-1.2m. • Mixture of styles reflecting architectural style and period.	• Generally 0.8-1.2m • Generally timber, occasionally brick or hedgerow.	• Generally 0.8-1.2m. • Variety of style and materials.	• Generally 0.8-1.2m • Varying styles and materials.

	Traditional F	Traditional G
Precincts	T10	T11
Streetscape	• Offset grid pattern with a number of court developments within. • Single or double footpaths provided. • Concrete drainage.	• Regular grid pattern. Wide gravel or grass shoulders. • Occasional unsealed access roads. • Footpaths generally absent except on main roads. • Mostly bluestone drainage, except concrete on main roads.
Architectural Style	• Scattered Edwardian dwellings mixed with inter-war and post-war styles.	• Substantially intact Victorian, Edwardian and Inter-War styles.
Building Materials	• Weatherboard and brick.	• Mostly weatherboard, sometimes brick or rendered.
Roof Style	• Iron or tile pitched roofs.	• Mostly iron pitched roofs.
Building Form, Layout & Scale	• Single-storey detached dwellings. • Low to medium site coverage.	• Mainly single-storey detached dwellings. • Large lot sizes with low site coverage.
Setbacks	• 4-6 front setbacks. • Medium to large side setbacks.	• 7m or greater front setbacks. • Large side setbacks.
Garages, Carports & Outbuildings	• Kerbside parking on streets. • Mostly single garage or carports setback from the front façade.	• Informal street parking on shoulders, formal parking closer to major roads. • Garages or carports setback from the front façade.
Landscape & Views	• Flat terrain with no dominant views.	• Undulating landscape. • Views to Mt. Buninyong and surrounding bushland, as well as churches and Buninyong Town Hall.
Vegetation	• Minimal gardens with occasional trees and shrubs. • Scattered street tree planting except on Birdwood Avenue, where mature inter-war trees remain.	• Mature exotic trees in gardens and streets. Significant plantings on Learmonth Street (Avenue of Honour) and Botanic Gardens contribute to the garden setting.
Front fencing	• Generally absent, sometimes 0.8-1.2m. • Mostly brick where present.	• Mixture of heights and materials.

Neighbourhood Character Areas





4.8 Urban

Neighbourhood Character Description

Urban Character precincts, including the CBD and prominent mixed-use areas of Ballarat, comprise a mixture of residential, commercial, and occasional light industrial sites. Buildings reflect the rich Victorian, Edwardian, Federation and Inter-War styles traditional to Ballarat, complemented by more contemporary residential and mixed-use developments that often feature higher density and height.

Traditional street layouts with gravel or grass shoulders are generally retained. Beyond main streets, original bluestone drainage channels are generally retained. Mature native plantings and vegetation are generally present in local streets, while sporadic exotic plantings are common on main streets and areas where industrial uses are more frequent.

Streetscape
- Regular street pattern around thoroughfares
- Double footpaths
- Concrete drainage, some remnant bluestone

Architecture
- Mixture of architectural styles, generally Victorian, Edwardian and contemporary

Building Materials
- Brick, weatherboard or bluestone
- Mixture of colours

Roof Style
- Tile or metal pitched roofing
- Mixture of colours

Building Form
- Single & double storey detached or semi-detached dwellings
- Medium to high site coverage
- Varying lot sizes

Setbacks
- 2-6m front setbacks
- Low to medium side setbacks

Car-parking
- Kerbside parallel or angled parking
- Garages or carports, some with rear access

Landscape and Views
- Sloping terrain following natural contours
- Linear views along thoroughfares

Vegetation
- Varying garden maturity and plantings
- Varying tree maturity and coverage

Front Fencing
- Generally low fences

Neighbourhood Character Areas

	Urban A	Urban B	Urban C	Urban D	Urban E
Precincts	U1	U2, U3	U4	U5	U6, U7
Streetscape	• Irregular street pattern radiating from the central grid. Narrow grass verges. • Double footpaths. • Concrete drainage on main roads, bluestone on quieter roads.	• Gridded narrow streets. Wide grass and gravel shoulders. • Double footpaths. • Bluestone drainage.	• Regular street pattern supporting a central spine • Generally double footpaths. • Concrete drainage.	• Regular street pattern supporting a central spine • Double footpaths on Main Road, limited and inconsistent elsewhere. • Concrete or natural drainage.	• Regular street pattern supporting a central spine • Double footpaths on main roads, single or absent on local streets. • Concrete drainage.
Architectural Style	• Mixture of Victorian, Edwardian and Inter-war styles. • Federation, Late Victorian and Californian Bungalow styles are particularly prominent.	• Mixture of Victorian, Edwardian, Inter-war and Post-war styles. • Significant heritage buildings along Sturt Street, Dana Street and Mair Street.	• Victorian and Edwardian timber homes and Inter-war bungalow styles are dominant.	• Federation and Inter-War styles are common towards the north. • Southern portion is dominated by late 20th century and modern accommodation.	• Mixture of architectural styles from Victorian to Modern. Interwar and Post-war dwellings are dominant.
Building Materials	• Mostly weatherboard with stuccoed brick walls and brick chimneys.	• Weatherboard, brick or bluestone.	• Timber or brick.	• Mixture of brick and weatherboard.	• Mixture of brick and weatherboard.
Roof Style	• Low pitched iron or tile roofs.	• Iron, slate or terracotta tile rooves, almost always pitched.	• Iron or tile pitched roofs.	• Iron or metal pitched roofs.	• Iron or metal pitched roofs.
Building Form, Layout & Scale	• Single storey detached or semi-detached dwellings. • Verandas and other decorative features are common. • Medium to high site coverage.	• Mostly single-storey detached dwellings, double-storey Victorian residences are also common. • Verandas, porches, timber doors and double hung or casement windows. • Medium to high site coverage.	• Singles-storey detached dwellings. • Medium site coverage.	• Predominantly single storey dwellings with occasional double-storey. • Medium lot size with medium to high site coverage.	• Predominantly single storey dwellings with occasional double-storey. • Medium lot size with medium to high site coverage.
Setbacks	• 2-6m front setbacks. • Minimal side setbacks.	• 3-6m front setbacks. • Minimal to medium side setbacks.	• 3-6m front setbacks. • Minimal to medium side setbacks.	• 3-6m front setbacks. • Minimal to medium side setbacks.	• 3-6m front setbacks. • Low to medium side setbacks.
Garages, Carports & Outbuildings	• Kerbside parking available on most streets, off-street public car parks near businesses. • Single garage or carports setback from the front façade. Some dwellings do not have on-site parking.	• Kerbside or angled parking available on most streets. • Single garages or carports setback from the front façade. Car access generally provided by laneways at rear of dwellings.	• Kerbside or angled parking available on most streets. • Single garages or carports setback from the front façade.	• Kerbside parking available on most streets. • Single or double garages or carports setback from the front façade. Access through the rear of some dwellings.	• Kerbside parking available on most streets. Off-street parking provided near businesses. • Single or double garages or carports setback from the front façade.
Landscape & Views	• Steep slopes from the CBD and Bakery Hill to the Yarrowee valley in-between. • Sloping terrain from Bakery Hill down to Steinfield Street to the south-west. • Significant views to local landmarks.	• Gently sloping terrain. • Linear vistas along tree-lined streets and avenues.	• Gently sloping streets. • Views along Creswick Rd to the CBD and across the railway easement.	• Low-lying valley following the Canadian Creek corridor. Slopes down to Main Road from both sides. • Panoramic views from high-points within Sovereign Hill.	• Geelong road roughly follows the Canadian Creek corridor, which slopes down from both sides. • Flat terrain along Albert Street. • Linear views along the main roads.
Vegetation	• Established open front gardens. • Inconsistent street tree plantings, more recent planting has occurred along Barkly Street.	• Well-maintained private gardens with established trees and shrubs. • Consistent street planting with mature or semi-mature trees, mainly exotic or deciduous species.	• Front gardens are mixed in form and appearance with few canopy trees. • Inconsistent street tree planting, mixture of maturity and species.	• Minimal front gardens with occasional canopy trees. • Inconsistent street planting, mixture of maturity and species.	• Minimal front gardens with occasional canopy trees. • Inconsistent street planting, mixture of maturity and species. • Geelong Rd features occasional canopy tree belts where dwellings are setback considerably from the main road.
Front fencing	• Generally 0.8-1.2m. • Timber picket, solid brick, timber post and woven wire are used.	• Generally 0.8-1.2m. • Variety of styles and materials.	• Generally 0.8-1.2m. • Mixture of styles and materials.	• Generally 0.8-1.2m. • Brick or timber styles are dominant.	• Generally 0.8-1.2m. • Brick or timber styles are prominent.

Community Consultation

Community feedback provided on this Draft Neighbourhood Character Assessment will play a vital role in helping to shape the vision for Ballarat's residential areas. We are keen for your feedback!

For more information about the project, and to complete an online survey or contribute to the interactive map, please visit City of Ballarat's mySay page:

mysay.ballarat.vic.gov.au/
neighbourhoodcharacter

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