

Ballarat Heritage Precincts Study Part A 2006

Incorporated Plan'

This Incorporated Plan sets out the exemption for the need to obtain a planning permit for the following development:

- **Demolition of a building, outbuilding or fence at a 'Not Significant' place**
- **Removal, lopping pruning of a tree**
- **Alterations, additions and new building on 'Not Significant' places at specific locations**
- **New Outbuildings (carports/garages/sheds) at 'Significant' Places**
- **Minor Development to 'Significant' Places**

This incorporated plan applies to all land in Heritage Overlay Map References:

- HO183 'St Aidan's Heritage Precinct',
- HO184 'Colpin Avenue Heritage Precinct',
- HO185 'Dowling Street Heritage Precinct',
- HO186 'Old Showgrounds Heritage Precinct',
- HO187 'Creswick Road/Macarthur Street Heritage Precinct',
- HO188 'Barkly Street/Humffray Street Heritage Precinct',

It does not apply to any other heritage place listed in the Heritage Overlay.

No Permit Required

In addition to the provisions of 43.01-1 and 43.01-2, no permit is required to:

Demolition

- Demolish a building and associated outbuildings and fences within a site identified as being 'not of heritage significance' within the incorporated document Ballarat Heritage Precincts Study Part A 2006 – Statements of Significance.

Removal, lopping or pruning of trees

- Remove, lop or prune a tree in the following precincts with the exception of the following trees: (in other words, a permit is required to remove/lop/prune the trees listed)

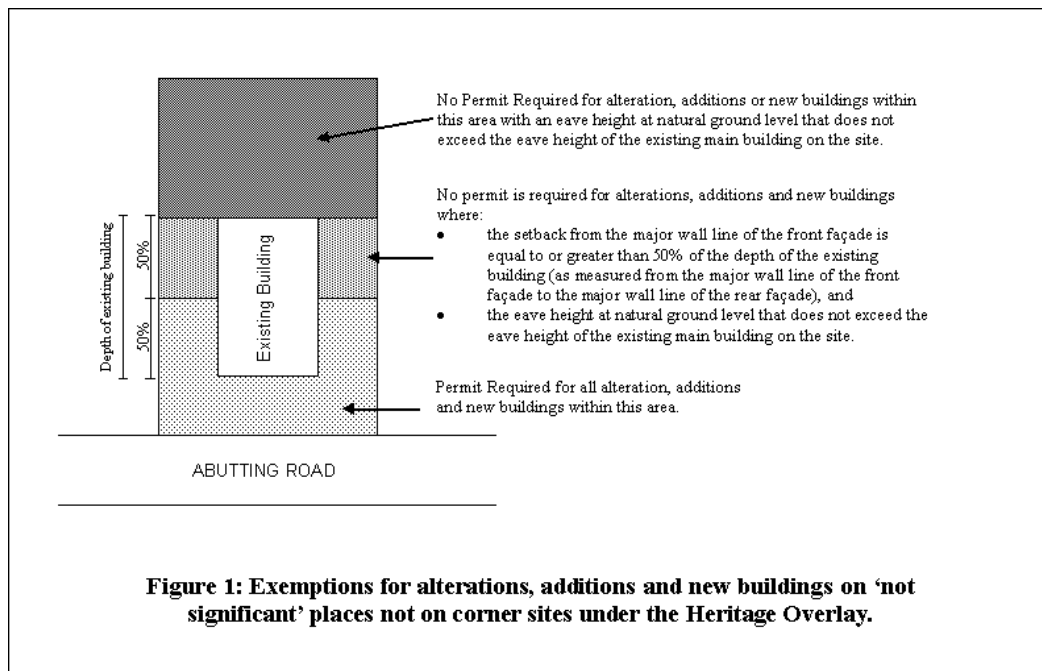
Address	Tree (ie a permit is required to remove, lop/prune)
St Aidan's Heritage Precinct	
1 Lindisfarne Crescent	Silver Birch trees
2 Lindisfarne Crescent	Liquid Amber tree
4 Lindisfarne Crescent	Exotic trees
1 St Aidan's Drive	Silver Birch trees
8 St Aidan's Drive	Claret Ash tree
11 St Aidan's Drive	Silver Birch, Cypress and Crab apple trees
14 St Aidan's Drive	Liquid Amber and Ash trees
St Aidan's Drive	Oak trees (street trees)
14 The Boulevarde	American tulip tree in front garden
Colpin Avenue Heritage Precinct	
11 Colpin Avenue	Mature exotic tree in front garden
Colpin Avenue	Mature Oak trees (street trees)
Dowling Street Heritage Precinct	
3 Dowling Street	Italian Cypress and other Cypress trees
1306 Gregory Street	Cypress Hedge (at side)
344 Wendouree Parade	Liquid Amber
Old Showgrounds Heritage Precinct	
5 Haddon Street	Mature oak trees
Dowling Street	Claret Ash and Elm trees (street trees)
Gregory Street	Elm and Plane trees (street trees)
Martin Avenue	Exiotic trees (street trees)
Wendouree Parade	Mature oak tree (street tree opposite no.322)
7 Haddon Street	Mature oak trees
302 Wendouree Parade	Mature oak trees
Martin Avenue	Mature trees (street trees)
Creswick Road/Macarthur Street Heritage Precinct	
Beaufort Crescent	Avenue of Honour Maple and Mountain Ash trees
Creswick Road	Row of Elm trees (street trees)
East side of Baird Street	Pin Oaks (street trees)
Macarthur Street	Plane, Elm and Ash trees (street trees)
3 Beaufort Crescent	Liquid Amber tree
320 Creswick Road	Liquid Amber tree
Barkly Street/Humffray Street South	

Heritage Precinct	
Drainage Reserve corner Eastwood Street and Barkly Streets	Mature Elm and Oak trees

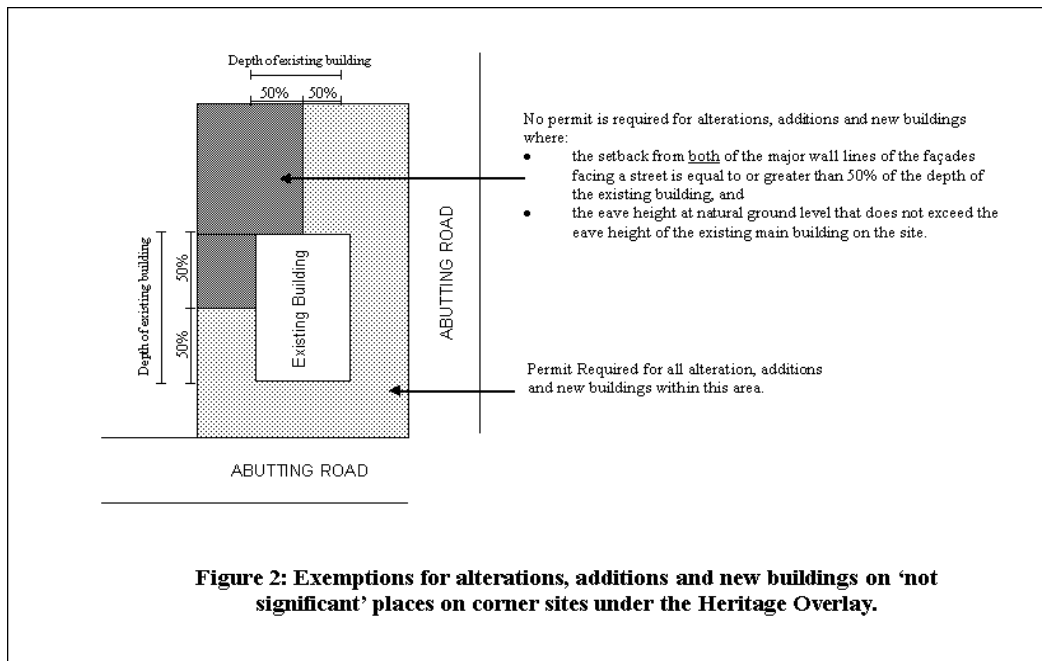
Alterations, Additions and New Buildings on 'Not Significant' Places

Construct or carry out

- *Alterations* to the rear façade of the building or to those parts of the side facades which are a distance from the major wall line of the front façade which is equal to or greater than 50% of the depth of the existing building (see figure 1 and 2);
- *Additions* to the building
 - which project beyond the major wall line of the rear façade of the building and
 - which have an eave height no greater than the eave height of the existing building and/or
 - which are set back from the major wall line of the front façade a distance that is equal to or greater than 50% of the depth of the existing building and
 - which have an eave height no greater than the eave height of the existing building (see figure 1 and 2);
- a *New building*
 - setback beyond the major wall line of the rear façade of the building and
 - which has an eave height no greater than the eave height of the existing building and/or
 - which is set back from the major wall line of the front façade a distance that is equal to or greater than 50% of the depth of the existing building and
 - which has an eave height no greater than the eave height of the existing building (see figure 1 and 2);



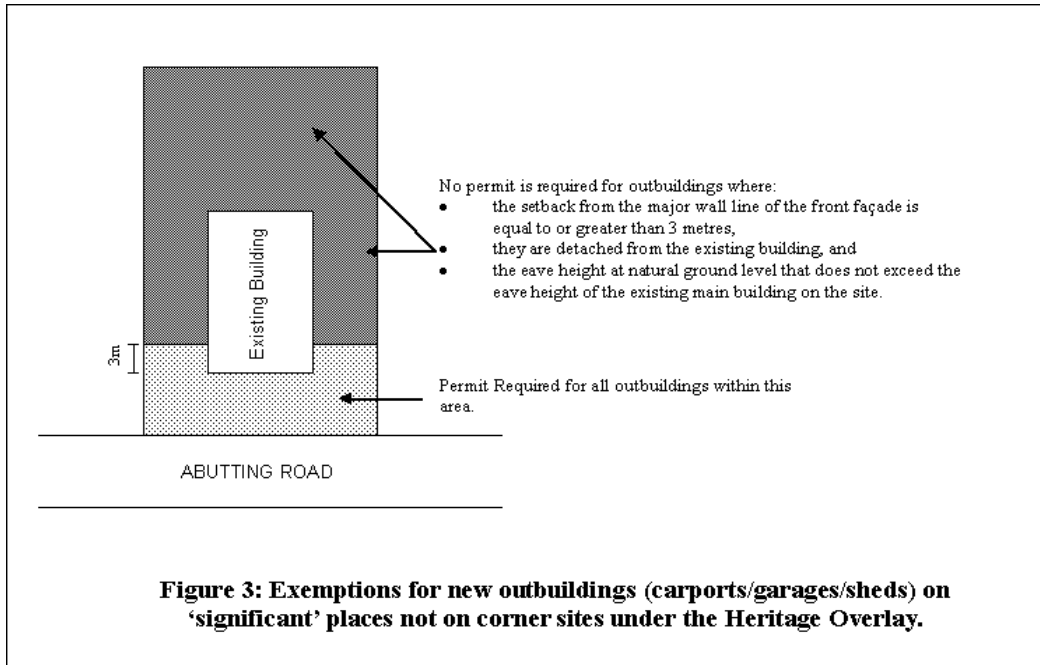
An abutting road includes a laneway as shown in Figure 1 and 2.



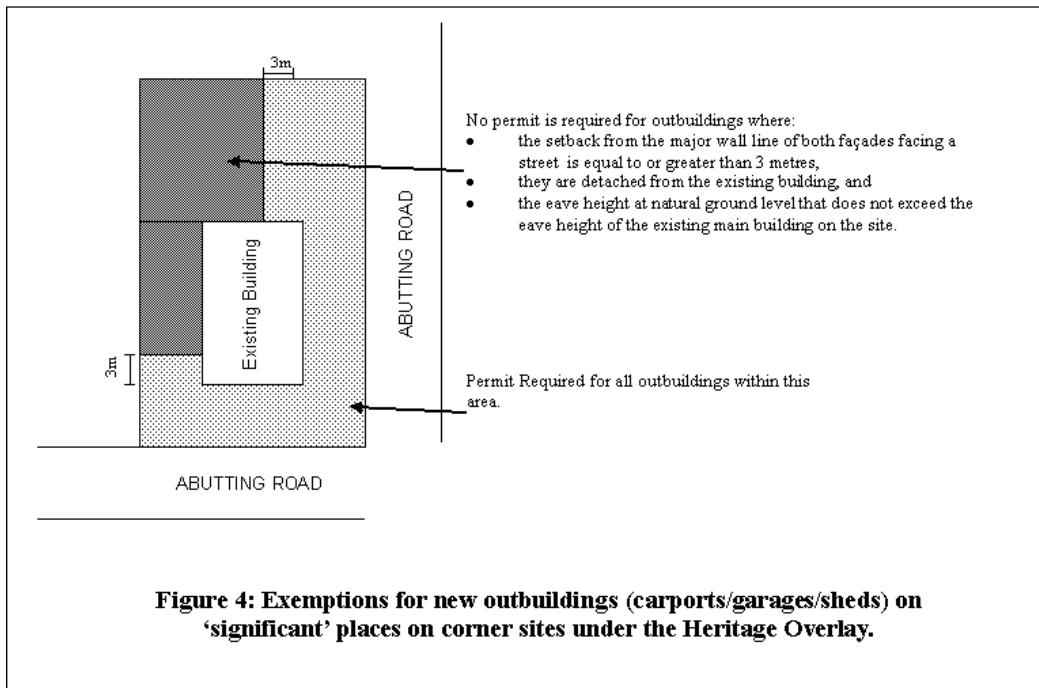
A laneway is defined as an abutting road as shown in Figure 1 and 2.

New Outbuildings (carports/garages/sheds) on ‘Significant’ Places

- construct an *Outbuilding* where:
 - the setback from the major wall line of the front façade is equal to or greater than 3 metres; and
 - they are detached from the existing building; and
 - the eave height at natural ground level does not exceed the eave height of the existing building on the site (see figure 3 and 4).



An abutting road includes a laneway as shown in Figure 3 and 4.

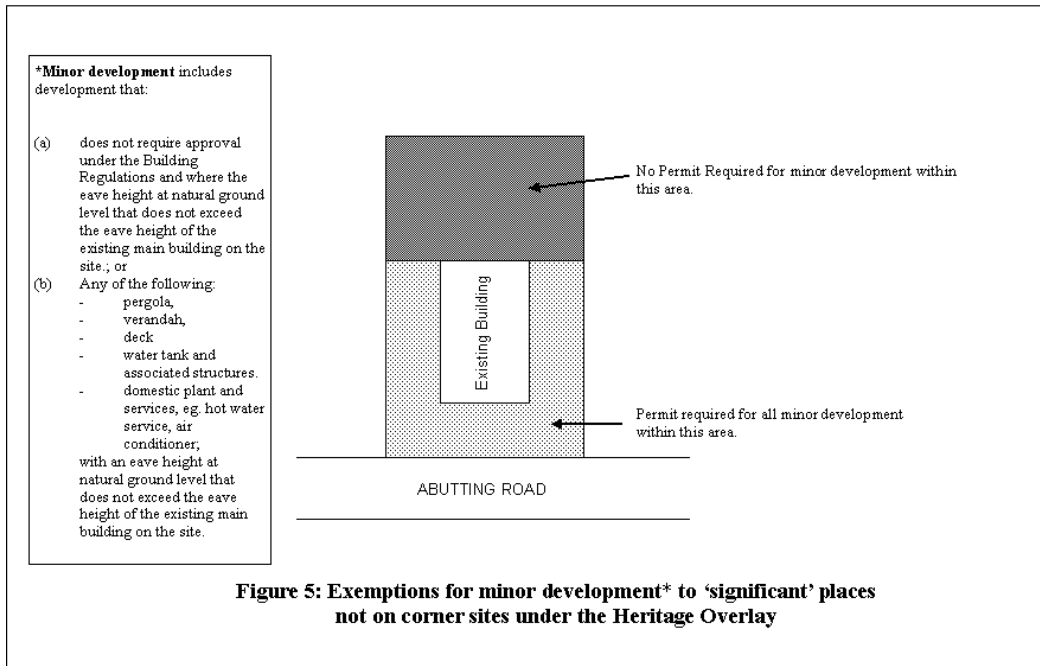


An abutting road includes a laneway as shown in Figure 3 and 4.

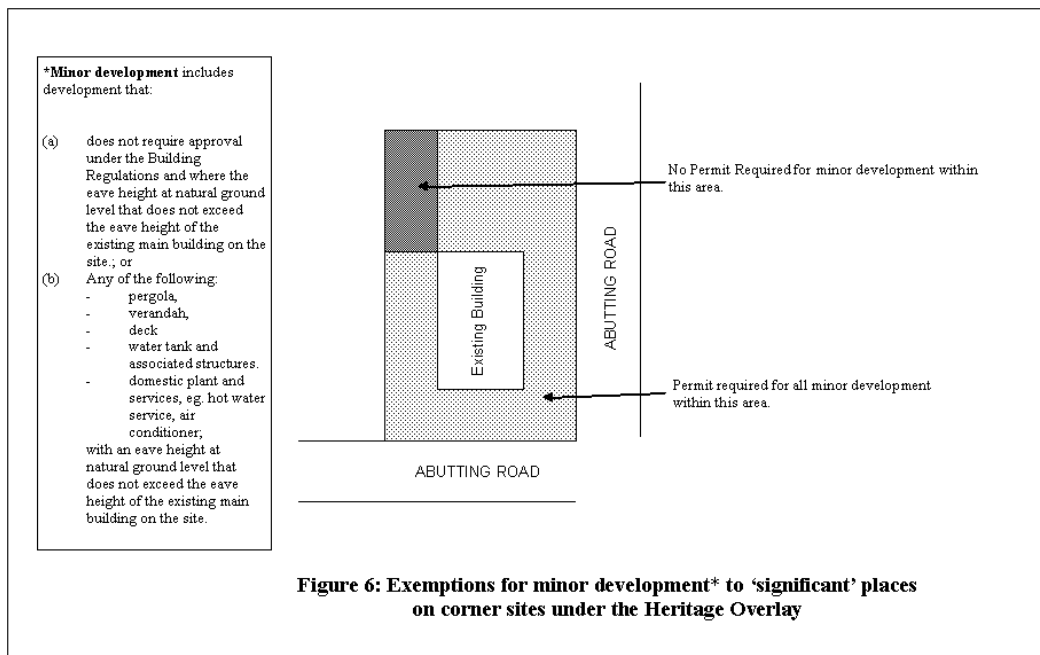
Minor Development to 'Significant' Places

- *Minor development** located beyond the major wall line of the rear façade of the building (see figure 5 and 6) being:
 - Development* that does not require approval under the Building Regulations and where the eave height at natural ground level that does not exceed the eave height of the existing main building on the site; or
 - Any of the following:
 - pergola
 - verandah
 - deck
 - water tank and associated structures.
 - domestic plant and services, eg. hot water service, air conditioner;

with an eave height at natural ground level that does not exceed the eave height of the existing main building on the site.



An abutting road includes a laneway as shown in Figure 5 and 6.



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