

# Ballarat Station Precinct Redevelopment Incorporated Document

August 2016 (Amended December 2016)

Incorporated document pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

## 1. INTRODUCTION

This document is an incorporated document in the Ballarat Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* (the Act).

This document excludes the land identified in this Incorporated Document from certain requirements contained within the Ballarat Planning Scheme in order to facilitate the use and development of the land for the Ballarat Station Precinct Redevelopment, in accordance with an approved development plan as required by Schedule 11 to Clause 43.04 of this scheme.

## 2. THE LAND

This document applies to part of the Ballarat Station Precinct at 140 Lydiard Street North, Ballarat Central as shown in Figure 1.



Figure 1: Land affected by this document

## 3. APPLICATION OF PLANNING SCHEME PROVISIONS

The following provisions of the Ballarat Planning Scheme do not apply to the land identified in this Incorporated Document, subject to any conditions contained at section 4 of the document:

- Clause 52.05 – Advertising signs
- Clause 52.06 – Car Parking
- Clause 52.07 – Loading and Unloading of Vehicles
- Clause 52.27 – Licensed Premises
- Clause 52.34 – Bicycle facilities
- Clause 52.36 – Integrated Public Transport Planning

**4. CONDITIONS**

- 4.1 Advertising signs must be generally consistent with an approved development plan as required by Schedule 11 to Clause 43.04 of this scheme.

**END OF DOCUMENT**