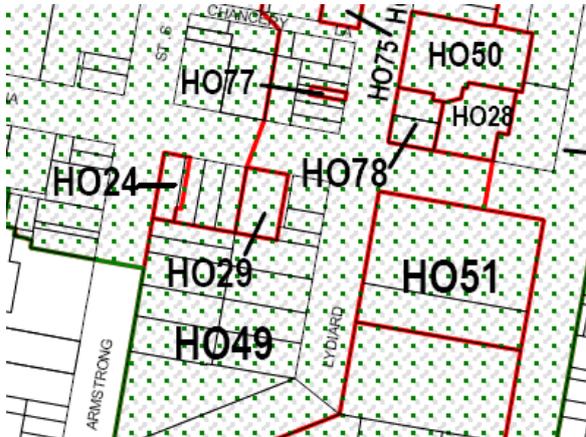


Navigating the Heritage Overlay and related documents

Step 1 – locate your property on the map (e pathways)



This is a section of the heritage overlay for central Ballarat. The numbers on the plan, for example HO51, relate to the schedule to the heritage overlay.

This number helps you locate any specific permit triggers for your property and is explained in step 2 below.

E-pathways will generate this information for you. Links to the information relevant to these steps is found in Council's webpage.

Step 2 – look at the heritage overlay and schedule.

The heritage overlay provides general permit requirements and the schedule contains specific information for the property to be read in conjunction with clause 43.01. Clause 43.01 is part of the planning scheme. It outlines what actions require a planning permit in the heritage overlay and how permits applications will be processed and considered. The schedule sits behind this document and lists each HO number and which specific elements, such as external paint controls, apply to the site.

43.01
17/09/2007
VC45

HERITAGE OVERLAY

Shown on the planning scheme map as **HO** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Section of the
heritage overlay

BALLARAT PLANNING SCHEME

Section of the Schedule to
the Heritage Overlay

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO101H	House 14 Seymour Crescent	Yes	No	No	No	No	No	None Specified.	No
HO102	House 16 Seymour Crescent	Yes	No	No	Yes - fence, retaining wall and plinth	No	No	None Specified.	No
HO103	Sturt Street (both sides) between Gillies and Lyons Streets	Yes to all	see site specific	see site specific	see site specific	see site specific	see site specific	None Specified.	No
HO104	Ballarat Town Hall Sturt Street	-	-	-	-	Yes Ref No. H978	Yes	None Specified.	No

Step 3 How do I know what is important about the site?

When heritage overlays are being prepared a statement of significance is prepared for each overlay area. The statements of significance relate to the heritage place. They will give you a description of the place and what are the important elements – building style, landscaping, streetscape, history etc.

In Ballarat most overlays have been applied as a result of:

- The Ballarat Conservation Study 1978 – email heritage@ballarat.vic.gov.au
- Ballarat Heritage Study 2003 - HO163 to HO181
- Ballarat Heritage Precincts Study 2006 – HO187 to HO 192.

Within the heritage studies or the statements of significance incorporated into the planning scheme go to the section relating to your HO number.

Step 4 – is there an incorporated document?

In Ballarat there are two main types of incorporated document – the Burra Charter and incorporated plans and statements of significance for HO163 to HO181 and HO187 to HO192.

The Burra Charter by Australian ICOMOS is an incorporated document in all planning schemes. The Burra Charter is the a document which provides guidance for the conservation and management of places of cultural significance. The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians. The Burra Charter is found online at: <http://www.icomos.org/australia/burra.html>

In Ballarat Heritage Precincts HO163 to HO181 and HO187 to HO192 have an incorporated plan. This document is available through E pathways and on the webpage. Where a site specific incorporated document or plan exists it is shown in the schedule to the heritage overlay. These documents provide additional information not included in the heritage overlay or schedule which can be taken into account in deciding whether a permit is required.

The incorporated plan needs to be read in conjunction with the statement of significance as this document lists non significant buildings where reduced permit requirements exist. For example if a house is located within a heritage overlay but does not contribute to the significance of the area it is listed in the statement of significance under the heading “buildings not significant to a precinct”. The incorporated plan then describes the heritage overlay requirements that are varied for these non significant buildings. For example a permit is not required to demolish the house but would be required for a new structure.

The incorporated plans also provide guidance as to what work to significant and non significant buildings may be able to be undertaken without a planning permit under certain circumstances.

Step 5 – What other documents guidance.

Planning policies

Planning policies, found at Clause 22 of the planning scheme, provide guidance on how council will assess applications. Clauses Clause 22.15 to 22.22 of the Ballarat Planning Scheme contain policies relating to heritage.

Conservation Management Plans

Some sites may have a conservation management plan prepared for them. This document looks at how to maintain a site, how it may be used in the future and what type of change may need to occur. These documents can assist in preparing planning permit applications.

Application checklists and guidelines

Council has a series of checklists to help in the preparation of planning applications. Heritage Victoria also has guidelines for types of applications in heritage overlays.

Technical notes

Heritage Victoria has published a series of technical notes on methods used in heritage restoration and maintenance.