

Checklist 8 – Application for Demolition of a Building in a Heritage Area

For all planning applications the following MUST be provided:	
<input type="checkbox"/>	3 copies of the Application form completed and signed
<input type="checkbox"/>	3 full current copies of Title for the land, including the map showing current ownership details, title plan and a full copy of any registered covenants, restrictions or Section 173 Agreements that apply to the land. (The Copy of Title must be clearly legible and no older than 30 days.)
<input type="checkbox"/>	The prescribed application fee

In addition to the information required above for all planning applications, the following should be provided:

<input type="checkbox"/>	Fully dimensioned plans:
<input type="checkbox"/>	3 copies of an independently prepared structural engineers report for the building/s proposed to be demolished.
<input type="checkbox"/>	3 copies of a detailed heritage analysis of the buildings proposed to be demolished.
<input type="checkbox"/>	3 copies of a Site Plan showing the existing buildings on the site and those proposed to be demolished or removed. The plan should include details of any fences and vegetation proposed to be removed as part of the demolition.
<input type="checkbox"/>	3 copies of a Floor Plan showing the sections of the existing buildings on the site to be demolished or removed.
<input type="checkbox"/>	Photographs of all buildings/structures proposed to be demolished and buildings on adjoining lots.
<input type="checkbox"/>	3 copies of a detailed Site, Floor and Elevation Plans (drawn to a scale of 1:100 or 1:200) of any proposed replacement buildings.
<input type="checkbox"/>	1 copy of all submitted plans in A3 size suitable for photocopying
<input type="checkbox"/>	3 copies of a Streetscape Elevation Plan (drawn to scale), showing the proposed replacement building/dwelling in relation to existing buildings on adjoining properties
<input type="checkbox"/>	A detailed report outlining how the proposed replacement structures respond to the relevant decision guidelines of Clause 43.01 (Heritage Overlay) and any other overlay controls effecting the site.
<input type="checkbox"/>	3 copies of plans showing materials and colours for the external cladding finishes of any proposed replacement buildings.
<input type="checkbox"/>	1 copy of Statement of Significance and impact statement assessed against the <i>Guidelines for the assessment of Heritage Planning Applications</i>

Seeking Advice Before You Apply

Different types of planning advice are available prior to lodging a planning application, depending on the nature, scale and complexity of the application:

- Telephone advice from a Statutory Planner – between the hours 8.15am and 5pm Mon – Fri – contact 5320 5107.
- Verbal advice in person can be provided by a Statutory Planning Counter duty officer. To make an appointment telephone 5320 5107 or simply visit the Planning Counter, Phoenix Building, Armstrong Street South – between the hours of 8.30am and 5pm Monday – Friday.
- **Pre-Application Meeting** with a Statutory Planning Coordinator at Council's Phoenix Building. Pre-Application meetings are held on Tuesday and Thursday afternoons at Council's Phoenix Building. Simply telephone Statutory Planning on 5320 5640 and the booking can be made over the phone. A Pre-Application meeting can only be booked if you have concept plans of your proposal.
- **Heritage-only Pre-Application Meeting** – Meetings with Council's Heritage Advisor are scheduled on Wednesdays between 1pm and 5pm and Thursdays between 9am and 5pm. Contact Statutory Planning on 5320 5640 and the booking can be made over the phone.

Electronic Lodgement Service

eServices is Council's electronic lodgement service. This service allows customers to lodge planning permit applications via the internet. To access this service please go to the Payments section at www.ballarat.vic.gov.au and follow the links.

Disclaimer

Please note that this checklist is only for the standard information required for lodgement of an application. Additional information may be required after registration.

General Enquiries

If you have any further enquiries please contact Council's Customer Service Department on ph: (03) 5320 5500 or visit the Phoenix Building, 25 Armstrong Street South, Ballarat between 8:30am to 5:00pm, Monday to Friday.