

# **Planning Delegated Committee Meeting**

## **Agenda**

**4 December 2024 at 6:30pm**

**Council Chamber, Town Hall, Sturt Street,  
Ballarat**





## PUBLIC SUBMISSIONS

- Public representations may be made on any items listed on the agenda in a Planning Meeting apart from those listed in the confidential section.
- If you do wish to attend the meeting in person to make a submission, please fill out the [form on our website](#).
- Members of the public who wish to make a submission on an agenda item but who are unable to attend the meeting in person may make a submission in writing:
  - Submissions must be submitted in writing via the [form on our website](#) by no later than 2:00pm on the day of Planning meeting; and
  - limited to no more than 200 words that will be read out by the Chief Executive Officer or nominated delegate at the meeting prior to the matter being considered.



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## **1. ACKNOWLEDGEMENT OF COUNTRY**



The City of Ballarat acknowledges the Traditional Custodians of the land we live and work on, the Wadawurrung and Dja Dja Wurrung People, and recognises their continuing connection to the land and waterways. We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.

## **2. APOLOGIES FOR ABSENCE**

## **3. DECLARATION OF CONFLICT OF INTERESTS**

## **4. CONFIRMATION OF MINUTES**

## **5. OFFICER BRIEFING**



## 6. PLANNING DELEGATED COMMITTEE REPORTS

### 6.1. HERITAGE OVERLAY FOR THE FORMER PRICE'S GROCERY, 202 LYONS STREET SOUTH, BALLARAT CENTRAL (C258BALL)

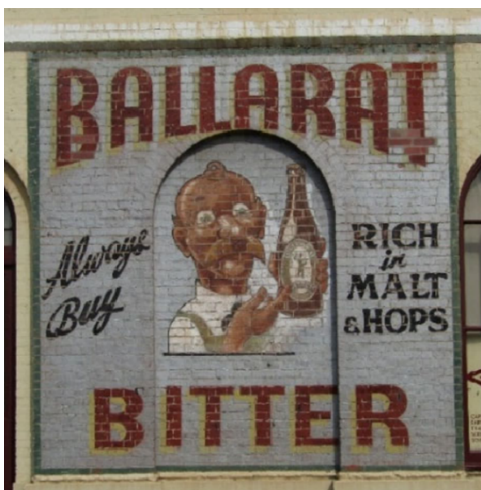
**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Charyn Symes – Strategic Planner Heritage

#### PURPOSE

1. This report recommends to the Planning Delegated Committee that a request be submitted to the Minister for Planning to seek authorisation to prepare Ballarat Planning Scheme Amendment C258ball – Former Price's Grocery and place the amendment on public exhibition.
2. The amendment proposes to apply the Heritage Overlay (HO237) to 202 Lyons Street South, Ballarat Central.

#### BACKGROUND

3. The City of Ballarat has been progressively identifying buildings and places of historical significance to the people of Ballarat.
4. The site contains a circa 1869 two-storey brick corner shop originally built as a grocer and wine store.
5. The corner sited building contains a rare surviving painted sign on one key elevation, depicting a well-known beer advertisement intrinsically linked to Ballarat. 'Ballarat Bertie', the cellarman, was a character established in 1926 by the Ballarat Brewing Company advertising Ballarat Bitter. It has resulted in an enduring legacy. This is the last known original painted sign depicting this character.



6. The property has recently been sold and the City of Ballarat has received enquiries regarding potential external alterations and additions.



7. Applying an individual Heritage Overlay (HO237) will ensure that all values and attributes of the place are clearly understood and can be appropriately managed. It clearly identifies all the significant parts of the heritage place.
8. Importantly, HO237 will ensure protection of the 'Victoria Bitter' and 'Ballarat Bitter' signs by requiring planning permission to carry out works on the building, including external paint works.
9. The site is in the General Residential Zone (GRZ). The Heritage Overlay (HO168-South Ballarat Heritage Precinct) applies to the site.

## KEY MATTERS

### ***Existing heritage protection is insufficient***

10. The site is listed as a contributory site in the South Ballarat Heritage Precinct (HO168), however, the current planning controls are insufficient in providing specific heritage protection to the site.
11. Introducing a site-specific Statement of Significance will ensure that any future development or alterations to the building are respectful and responsive to the existing built heritage.

### ***Planning scheme amendment***

12. To apply the Heritage Overlay to the site, the City of Ballarat must prepare and submit a planning scheme amendment to the Minister for Planning to introduce a Heritage Overlay into the Ballarat Planning Scheme.

### ***Assessment of heritage significance***

13. This section provides a summary of the findings of the Former Price's Grocery *Citation and Statement of Significance, November 2024* (see Attachment 3).

#### What is significant?

14. The two-storey brick building to the extent of the original 1869 fabric and the following elements:
  - a. The whole of the painted advertising signs depicting 'Ballarat Bitter' on the eastern elevation.
  - b. The whole of the painted advertising sign depicting 'Victorian Bitter' on the western elevation.
  - c. Original pattern of fenestration.
  - d. Restrained Victoria-era detailing.
  - e. Decorated glass panels.
  - f. Panelled entry doors and fanlights.
  - g. Original large pane sash windows.
  - h. Original brick chimneys to two-storey building.

#### How is it significant?

15. The former Price's Grocery, at 202 Lyons Street South, Ballarat Central, is of local historical, representative, aesthetic and social significance to the City of Ballarat.



Why is it significant?

16. The former Price's Grocery is of historical significance to the City of Ballarat as a largely intact example of an early commercial building constructed as a grocery store in the late 1860s in the residential area to the west of Ballarat's city centre in response to development spurred by gold-mining in Ballarat. The former Price's Grocery is of historical significance to the City of Ballarat for its retention of two original hand-painted advertising signs depicting 'Ballarat Bitter' and 'Victoria Bitter' respectively. The signs are representative of painted signs that, although once a common form of advertising, are becoming increasingly rare due to deterioration, demolition and removal. The signs are believed to be in the best condition of few known extant examples remaining in Ballarat of their type. (Criterion A).
17. The former Price's Grocery is of representative significance to the City of Ballarat as a gold-mining era commercial building whose fabric demonstrates the principal characteristics of a restrained Victorian-era style which was favoured during this period by local commercial businesses. Designed by architect Edward James, who designed many of Ballarat's commercial and residential buildings, the substantial two-storey scale and prominent siting of the building on a corner allotment in a main thoroughfare reflect its original function as a local grocery store associated with the development of the residential area to the west of Ballarat's main city centre. (Criterion D)
18. The former Price's Grocery is of aesthetic significance to the City of Ballarat for the extant Ballarat Bitter hand-painted sign featuring the character 'Bertie Beer'. The sign is a well-executed depiction of a well-known advertising character and demonstrates the signwriter's artistic skills. The sign is in a prominent position and presents an artistic composition as a historic 'ghost sign' located on the side of a Victorian-era building in Ballarat. (Criterion E)
19. The former Price's Grocery is of social significance for the 'Ballarat Bitter' advertisement painted on the east-facing external wall of the building, possibly in the late 1940s-1950s, which features the character 'Ballarat Bertie'. Ballarat Bertie is held in great affection by the local community for its long-standing connection to Ballarat's identity and as a symbol of Ballarat Bitter, which was manufactured in Ballarat by the Ballarat Brewing Company. The Ballarat Bertie painted sign has been a visual landmark in Ballarat for many decades and is frequently photographed. (Criterion G)

***Land ownership***

20. The site identified for heritage protection is privately owned.



## OFFICER RECOMMENDATION

### 21. That the Planning Delegated Committee:

- 21.1 Advise the Minister for Planning that the City of Ballarat has completed a heritage assessment of 202 Lyons Street South, Ballarat Central and it has been identified to be of local heritage significance, based on the evidence of local significance detailed in the Heritage Citation and Statement of Significance (November, 2024).
- 21.2 Seek authorisation from the Minister for Planning to prepare Planning Scheme Amendment C258ball to apply a Heritage Overlay and associated provisions to 202 Lyons Street South, Ballarat Central pursuant to Section 8A of the *Planning and Environment Act 1987*, and to place the Amendment on exhibition pursuant to Section 19 of the *Planning and Environment Act 1987*.
- 21.3 Authorise the Director Development and Growth to undertake administrative changes to the amendment that do not change the intent of the amendment, or any changes required under the Minister for Planning's authorisation, prior to the commencement of exhibition.

## ATTACHMENTS

- 1. Governance Review [6.1.1 - 2 pages]
- 2. Ballarat C258ball Instruction Sheet [6.1.2 - 1 page]
- 3. Ballarat C258ball Explanatory Report [6.1.3 - 7 pages]
- 4. Ballarat C258ball Former Price's Grocery Citation and Statement of Significance [6.1.4 - 28 pages]
- 5. Ballarat C 258 ball 002 d-ho Map 23 [6.1.5 - 1 page]
- 6. Ballarat C 258 ball 001 ho Map 23 [6.1.6 - 1 page]
- 7. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY [6.1.7 - 31 pages]
- 8. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY Compare [6.1.8 - 31 pages]
- 9. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS Compare [6.1.9 - 2 pages]
- 10. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS [6.1.10 - 2 pages]



## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. This report aligns with Council's Vision, Council Plan, strategies and policies.

**COMMUNITY IMPACT**

2. The amendment will have positive social and community impacts by seeking to protect and retain identified heritage fabric which has significance importance to the course or pattern of Victoria's cultural history, demonstrating the principal characteristics of a class of cultural places and objects and special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. This amendment does not raise any direct climate emergency issues or environmental sustainability implications.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. There are no economic sustainability implications identified for the subject of this report.

**FINANCIAL IMPLICATIONS**

5. The amendment process will not have any significant financial implications to Council other than the usual cost associated with the planning scheme amendment process.
6. As the proponent is the Planning Authority, the City of Ballarat will be responsible for all amendment related costs including notification of landowners, planning panel hearing fees and engagement of legal representation and expert witnesses at a panel hearing.

**LEGAL AND RISK CONSIDERATIONS**

7. The amendment does not raise any legal risks or concerns of note.
8. Section 9(1) of the *Local Government Act 2020* states that a Council must - in the performance of its role - give effect to the overarching governance principles of the Act. This includes Section 2 which states that:
  - c) the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
  - d) the municipal community is to be engaged in strategic planning and strategic decision making;
  - f) collaboration with other Councils and Governments and statutory bodies is to be sought; and
  - g) the ongoing financial viability of the Council is to be ensured.
9. The Amendment gives effect to the overarching governance principles by identifying land suitable for heritage protection subject to a robust assessment.

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10. The *Planning and Environment Act 1987* (the Act) sets out the framework for the use, development, and protection of land in Victoria in the present and long-term interests of all Victorians.
11. The Amendment seeks to identify land suitable for heritage protection and manage new development through the planning scheme controls to minimise impacts to the heritage fabric of the place.
12. Divisions 1 and 2 of Part 3 of the Act set out the procedure for planning scheme amendments and the relevant provisions in relation to the notification of planning scheme amendments including the process for public submissions and the consideration of those submissions by the planning authority or an appointed panel. The recommendations set out in this report are consistent with the Act.

**HUMAN RIGHTS CONSIDERATIONS**

13. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

14. The amendment will be prepared and exhibited in accordance with the *Planning and Environment Act 1987* which includes a requirement to give notice to all affected landowners, occupiers and prescribed Ministers, notices in the local newspapers and the Victorian Government Gazette. The exhibition of an Amendment will be undertaken subject to ministerial authorisation.
15. Interested parties will be able to make submissions which will be considered by Council and are likely to be referred to an independent planning panel where submitters may present their submissions as a panel hearing.
16. Council officers will engage with Traditional Custodian and resident groups during exhibition of the Amendment.

**GENDER EQUALITY ACT 2020**

17. There are no gender equality implications identified for the subject of this report.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

18. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

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*Planning and Environment Act 1987*

**BALLARAT PLANNING SCHEME**

**AMENDMENT C258ball**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Ballarat City Council.

The Ballarat Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

**Overlay Maps**

1. Amend Planning Scheme Map No's. 23HO, in the manner shown on the 2 attached maps marked "Ballarat Planning Scheme, Amendment C258ball".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document



*Planning and Environment Act 1987*

## **Ballarat Planning Scheme**

### **Amendment C258ball**

### **Explanatory Report**

#### **Overview**

This amendment introduces a permanent Heritage Overlay for a heritage place at 202 Lyons Street South, Ballarat Central into the Ballarat Planning Scheme via Amendment C258ball. It does this by adding the site to the Heritage Overlay Schedule at Clause 43.01 as HO237. The intent of the amendment is to list the entirety of the allotment at 202 Lyons Street South, Ballarat Central which includes the former grocery store building.

The application of the Heritage Overlay is supported by the *Heritage Assessment – Former Price’s Grocery* (GML, November 2024) that finds the property to be of local heritage significance.

#### **Where you may inspect this amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Ballarat

Phoenix Building

25 Armstrong Street South

Ballarat Central VIC 3350

The amendment can be inspected free of charge at the City of Ballarat website at [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by TBC.

A submission must be sent to: TBA



### Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: TBC
- Panel hearing: TBC

### Details of the amendment

#### Who is the planning authority?

This amendment has been prepared by the Ballarat City Council who is the planning authority for this amendment.

The amendment has been made at the request of Ballarat City Council.

#### Land affected by the amendment

The amendment applies to 202 Lyons Street South, Ballarat Central. Crown Allotment 3A Section 27. The site is in the General Residential Zone (GRZ). The Heritage Overlay (HO168- South Ballarat Heritage Precinct) applies to the site.

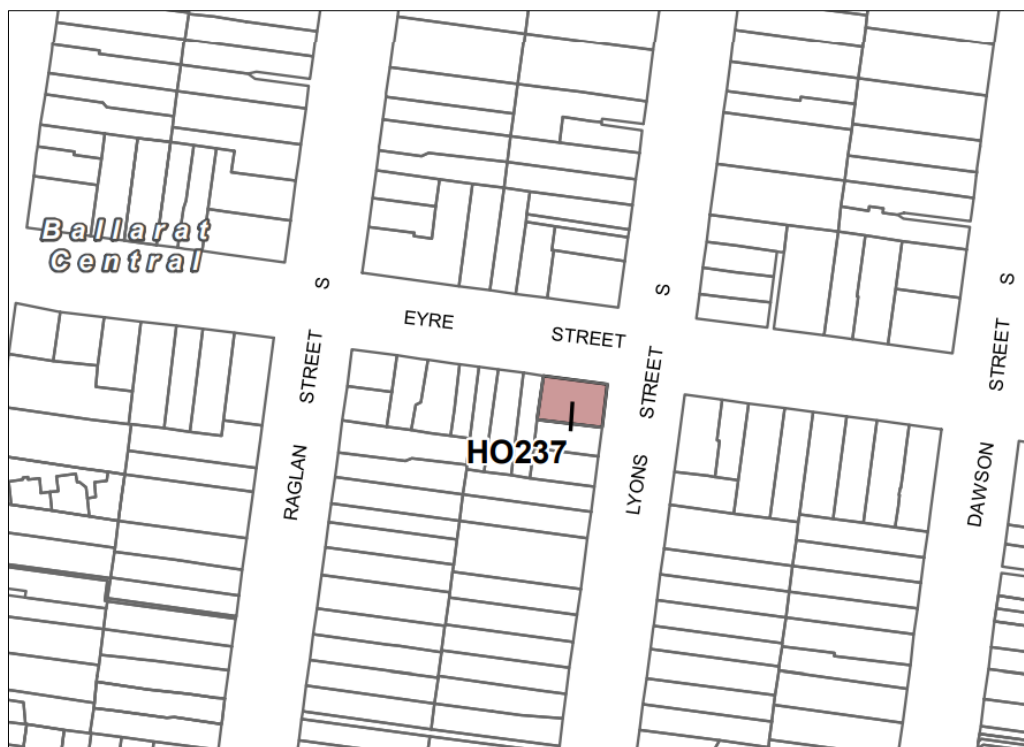


Figure 1 202 Lyons Street South, Ballarat Central



### **What the amendment does**

The amendment applies the Heritage Overlay to the entire allotment at 202 Lyons Street South, Ballarat Central, known as the Former Price's Grocery on a permanent basis and deletes the existing Heritage Overlay from the site that applies to the wider precinct.

Specifically, the amendment makes the following changes:

#### ***Overlays map***

- Inserts Planning Scheme Map No.23HO to apply the Heritage Overlay (HO237) to the Former Price's Grocery at 202 Lyons Street South, Ballarat Central and its curtilage on a permanent basis.
- Deletes the site from the South Ballarat Heritage Precinct (HO168) from Planning Scheme Map No.23HO.

#### ***Planning scheme ordinance***

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to insert HO237 Former Price's Grocery, 202 Lyons Street South, Ballarat Central, include the statement of significance and apply specific paint controls to the 'Ballarat Bitter' and 'Victoria Bitter'.
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the *Former Price's Grocery Statement of Significance* (City of Ballarat, November 2024) as an incorporated document.

### **Strategic assessment of the amendment**

#### **Why is the amendment required?**

The amendment is required to provide heritage protection to the Former Price's Grocery at 202 Lyons Street South, Ballarat Central, and its curtilage on a permanent basis, found to be of historical significance as a largely intact example of an early commercial building constructed as a grocery store in the late 1860s in response to development spurred by gold-mining in Ballarat. The site is currently listed as a contributory site in the South Ballarat Heritage Precinct (HO168); however, the current planning controls are insufficient in providing specific heritage protection to the site. Introducing a site-specific Statement of Significance will ensure that any future development or alternations to the building is respectful and responsive to the existing built heritage.

The application of the Heritage Overlay is supported by a Heritage Assessment and Statement of Significance by GML, dated November 2024. It has been assessed as



meeting the following criteria: A (historical significance), D (representativeness) E (aesthetic significance), and G (social significance).

An individual Heritage Overlay (HO237) will ensure that all values and attributes of the place are clearly understood and can be appropriately managed through the preparation of an individual statement of significance. It clearly identifies all of the significant parts of the heritage place, including the:

- Two storey brick building to the extent of original 1869 fabric
- The whole of the painted advertising signs depicting 'Ballarat Bitter' on the eastern elevation
- The whole of the painted advertising sign depicting 'Victoria Bitter' on the western elevation
- Original pattern of fenestration
- Restrained Victorian-era detailing
- Decorated glass panels
- Panelled entry doors and fanlights
- Original large pane sash windows
- Original brock chimneys to two storey building

The provisions of Heritage Overlay (HO168) are not sufficient to protect the specific heritage elements of the site. The new Heritage Overlay (HO237) proposes to turn on paint controls that will require a permit to paint the exterior of the building, including the 'Victoria Bitter' ghost sign and painted 'Ballarat Bitter' sign.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria detailed in section 4(1) of the *Planning and Environment Act 1987* being:

- (a) *'to provide for the fair, orderly, economic and sustainable use, and development of land'*
- (b) *'to conserve and enhance those buildings, areas or other places, which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value'*
- (c) *'to balance the present and future interests of all Victorians'.*

The amendment implements these objectives by ensuring the conservation of heritage buildings significant to Ballarat. Heritage is one of the most valued features in Ballarat by the local wider community and preserving these cultural attributes will balance the present and future interest of all Victorians.

### **How does the amendment address any environmental, social and economic effects?**

The amendment is expected to have positive social and environmental effects by



protecting and promoting places of cultural heritage which is an integral part of Ballarat's social fabric. The amendment will encourage reuse, restoration and adaptation of heritage places. Retention of these places will minimise building waste associated with demolition and the construction of new buildings.

The amendment will not have significant adverse effects on the environment or economics.

**Does the amendment address relevant bushfire risk?**

The site is not within a designated Bushfire Prone Area.

**Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

The amendment complies with the requirements of *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the *Planning and Environment Act 1987* by including a heritage place and the Statement of Significance in the Schedule to Clause 43.01 (Heritage Overlay) and other heritage controls as recommended by individual heritage assessments.

The amendment complies with the requirements *Ministerial Direction No 11 – Strategic Assessments of Amendments* by ensuring the inclusion of comprehensive discussion in this explanatory report about the strategic considerations that support the amendment and by providing an assessment on the impact of new planning provisions in the resource and administrative costs of the responsible authority.

**How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in the achieving the objectives of the clauses:

*Clause 15 - Built Environment and Heritage*

The amendment is consistent with the objective of this Clause to '*protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value*'.

The amendment identifies and documents places of heritage significance, providing its protection through the Ballarat Planning Scheme.

*Clause 15.03-1S - Heritage Conservation*

The amendment is consistent with the objective of this Clause by identifying and documenting places of cultural significance, providing for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural and social significance, encouraging appropriate development that respects places with identified heritage values, encouraging the conservation and restoration of contributory elements of a heritage place and ensuring an appropriate setting and



context of heritage places is maintained or enhanced.

#### Clause 15.03-1L – Heritage Conservation

The amendment implements the strategic direction of this Clause 15.03-1L by ensuring that alterations to heritage places be carried out in a sympathetic manner and to discourage demolition of buildings and other elements of identified local and state heritage significance and ensuring new development interprets culturally significant places and respects heritage and cultural boundaries.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment is consistent with the Municipal Planning Strategy and will assist in achieving the objectives of the clauses as follows:

- The amendment implements the strategic direction of Clause 02.03-5 (Built Environment and Heritage) by ensuring our heritage buildings are recognised as a key element that the wider community deem important to conserve, protect and enhance so that these valued features are retained into the future.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions by applying the Heritage Overlay to the site. The Heritage Overlay is the most appropriate planning tool to identify places of heritage significance. The Heritage Overlay requires a planning permit to be granted for buildings and works, including demolition and provides a framework to manage heritage values of each place/precinct.

### **How does the amendment address the views of any relevant agency?**

There are no relevant agencies.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not expected to impact on the transport system as the proposed controls are intended to protect the significant neighbourhood character of the area.

### **Resource and administrative costs**

### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**



It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority. Any additional work created by the additional heritage control can be resourced with current staff levels.



**Current HO168 South Ballarat Heritage Precinct****Recommended amendment: HO237 Former Price's Grocery**

**Prepared by:** GML Heritage

**Address:** 202 Lyons Street South, Ballarat Central

**Name:** Former Price's Grocery

**Survey Date:** 23 October 2024

**Place Type:** Retail and wholesale, shop

**Architect:** Edward James

**Grading:** Significant

**Builder:** unknown

**Extent of Overlay:** To property boundaries

**Construction Date:** 1869



Figure 1 View of 202 Lyons Street South, looking west. (Source: GML, October 2024)





Figure 2 Extent of proposed registration, 202 Lyons Street South, Ballarat Central. (Source: VicPlan with GML overlay)

### Limitations

It was not possible to gain internal access to the building or its cellar, and the inspection was carried out from the public domain only. The interior was not inspected but this has the potential to include elements that contribute to significance and which should be assessed when an internal inspection can be arranged.

### Historical Context

This place is associated with the following historical themes taken from the *Ballarat Thematic Environmental History* (Draft, 2024):

5: Shaping the city, towns and villages

5.2: Ballarat: The Golden City

8. Commercial development

8.1 Selling goods and services





## **History**

### **Locality history – Ballarat Central**

European settlement in what is now Ballarat Central dates from the late 1830s with the take up of pastoral leases in the area. Gold was first discovered in Ballarat East in 1851, and in many other locations within the wider Ballarat area in the early 1850s. Following the discovery of gold, the wider area saw significant agricultural development.

A plan for the Town of Ballarat was laid out by W.S. Urquhart in 1852 and the area was developed for residential purposes from the late 1850s. The township of Ballarat emerged as a service centre to the diggings, with land sales dating from 1852. Due largely to the gold rush, the population peaked at about 64,000 in 1868 (idcommunity 2022). The Borough of Ballarat (West) was proclaimed in 1855 and the Borough of Ballarat East was proclaimed in 1857. A railway line connecting Ballarat and Geelong opened in 1862 (Victorian Places 2015).

During the 1870s, industries were established, including deep lead mines, engineering works, woollen mills, flour mills, tanneries, boot-making enterprises, meat-preservation works, brickmaking and breweries. When a recession hit the mining industry in 1870, the population declined significantly. However, the manufacturing industry and agricultural sector kept the economy afloat (idcommunity 2022).

Railway lines to Maryborough and Ararat were opened in 1875, and to Melbourne in 1889, enabling Ballarat to become a significant commercial centre. In the late nineteenth century other industries were established in Central Ballarat and the wider region, including sawmilling, cordial factories, and viticulture. Throughout the twentieth century Ballarat prospered as a major administrative, manufacturing, and commercial service centre (idcommunity 2022). Central Ballarat was well provided with churches and schools. This included the Ballarat School of Mines (1870), which was the first such school to be established in Victoria and the forerunner of today's Federation University, and an early government high school (1907).

To cater for Ballarat's growing population, residential subdivisions, many on former gold mining land, were developed from the 1860s, particularly after local industries provided permanent employment that in turn facilitated the growth of a settled population and an increase in home ownership. As settlement progressed in the suburbs of Ballarat and the surrounding towns in the 1870s and 1880s, the small rudimentary timber cottages of the 1850s were replaced with larger homes. By the late-nineteenth century, some local residents who had made significant fortunes from mining and other commercial ventures in Ballarat built grand, architect-designed homes.

There was significant residential development in Central Ballarat and its earlier suburbs in the early 1900s and up until the beginning of the First World War. Commercial and civic development in Ballarat Central continued in the interwar and postwar periods.

## **Contextual history**

### ***Corner shops in Ballarat***

From the mid-nineteenth century, the term 'corner shop' generally referred to a local grocery or general store. Corner shops emerged across the residential areas of the City of Ballarat West and the City of Ballarat East from the 1850s. Grocers were generally limited to non-perishable items, with





meat and dairy products sold by local butchers and dairies. Licensed grocers, which were licensed to sell alcohol, were relatively common in nineteenth-century Ballarat.

In the era before motor cars, local grocer's stores provided an important service, with home delivery generally part of the service. Corner allotments were favoured as a means of maximising visibility and, as a result, sales. Corner buildings were also advantageous as they had external walls on two frontages on two separate streets. This allowed greater exposure to advertising material, which both enlivened and drew attention to the building and was a source of revenue for the shop-owner.

A large proportion of Ballarat's corner shops were established in the Victorian era. Most were single storey. Many were established from the 1860s, when the city was experiencing a period of residential and commercial development, until the late 1880s. In Ballarat West, some larger corner grocery stores were double-storey masonry structures on a corner allotment, and these often presented a similar external appearance to a small hotel—for example, through the use of a splayed corner entrance. In Ballarat East, early corner stores generally had a more modest appearance, and were also more likely to have been built from timber.

The local grocery store continued to play an important role in Ballarat in the 1950s and into the 1960s. Until the introduction of large US-style supermarkets in Ballarat, the local grocer's store was the main form of retail food supply. Over the period 1950–55 there were about 97 legitimate grocers operating in Ballarat (National Trust 2009: vii). With the emergence of local supermarkets in Ballarat in the 1960s (Coles New World opened in Ballarat in 1963), corner shops began to decline as a business type. Many of these buildings survive in Ballarat and have been adapted as private residences or for other business purposes such as cafes. A guide and directory to corner shops in Ballarat published by the Ballarat Branch of the National Trust in 2009, which covers 160 buildings, includes a very small number of double-storey corner shop buildings (National Trust 2009).

#### ***Ballarat Bitter and Ballarat Bertie***

The Ballarat Brewing Company was established in 1895 with the merger of three brewing companies: James Coghlan's Phoenix Brewery and William Tulloch's Royal Standard Brewery, with the Creswick Road (or Barley Sheaf) Brewery. Initially known as Coghlan & Tulloch's Ballarat Brewing Co, the name was changed in 1911 to the Ballarat Brewing Company Pty Ltd (Federation University; GABR). The brewery was located at what is now the Ballarat School of Mines in Lydiard Street (Figure 6). By 1912, with business thriving, operations expanded with the addition of new plant and buildings. The brewery first produced Ballarat Bitter in 1926 and that same year Bertie the Cellarman ('Ballarat Bertie') was created as part of an advertising campaign. For several years Bertie appeared only in a cartoon and cartoon-like advertisements, but from 1935 his image appeared on beer labels for Ballarat Bitter. The Ballarat Brewing Company became a public company in 1936. The Ballarat Bitter brand gained enormous local loyalty, with the 'Ballarat Bertie' graphic used on Ballarat Bitter bottle labels and appearing extensively in print advertising (Federation University webpage). During the Second World War, Ballarat Bertie became the mascot for the corvette, *HMAS Ballarat I*, with soldiers from Ballarat known internationally as 'Ballarat Berties' (Jacks 2023). While the brand Ballarat Bitter was advertised on many local hotels and licensed grocers, the Ballarat Bertie image does not seem to have featured very often in painted signs.





Figure 3 Ballarat Bitter advertisement, Caralulup Hotel, near Talbot, 1941. (Source: State Library Victoria, Accession No H20352)



Figure 4 Ballarat Bitter advertised at the Dartmoor Hotel, 1950s. (Source: McCallum Collection)

The Ballarat Brewing Company was purchased by Carlton & United Breweries (CUB) in 1958. CUB continued to manufacture Ballarat Bitter, but the image of Ballarat Bertie was removed from beer labels in 1971. This caused a public outcry in Ballarat and CUB was forced to reinstate Bertie on the label (Jacks 2023). CUB closed the Ballarat Brewery plant in 1989, marking the end of a long history of beer manufacture in Ballarat.



Figure 5. Ballarat Brewing Company, Armstrong Street frontage, c1915. (Source: Federation University Historical Collection)





Figure 6. An early Ballarat Bitter beer bottle with 'Ballarat Bertie' on the label. The date is not known but the cork, assuming it is original, indicates an early date of 1935 or later. (Source: Federation University Historical Collection)



Figure 7. An early Ballarat Bitter advertisement featuring 'Bertie the Cellarman'. (Source: *Camperdown Chronicle*, 5 June 1926)

### ***Ghost signs/historic painted signs in Ballarat***

Following trends in the United States, corporate advertising developed significantly in the 1920s, with marketing techniques becoming more sophisticated. This led to more elaborate visual advertising with distinctive illustrations and colouring. At the same time, there were advances in the development of paint, with improved exterior paints available and a wider variety of paint colours.

Many of these early advertising signs were painted on the sides of buildings by skilled signwriters, including on the external walls of general stores and hotels, advertising products being sold on the premises. Many were painted over brickwork, there are numerous examples extant in Ballarat, such as a sign for McAlpin's Flour and Velvet Soap (Figures 9 and 10).

With the shift to larger, consolidated retail operations during the postwar decades and through to the 1990s, through the emergence of supermarkets, department stores, and large hardware and stationer's stores, many smaller independent shops suffered a decline in trade and closed down. At the same time, a relatively slow local economy in Ballarat through the second half of the nineteenth century saw the retention and adaption of these buildings for other purposes and the survival of some of the early painted advertisements on the buildings' exteriors. The survival of these early signs was largely happenstance rather than the result of planned protection and retention. Surviving signs in Ballarat are predominantly lettering, with only a small number featuring large-scale artwork, such as the Ballarat Bitter advertisement at 202 Lyons Street which incorporates the Bertie Beer character.





Figure 8. Hand-painted sign advertising McApin's Flour on the side of a commercial building in Ballarat. (Source: GML, October 2024)



Figure 9. Hand-painted advertisement for Velvet Soap on the side of a local store in a residential area of Ballarat. (Source: GML, October 2024)

### Place history

The site of the present building in Lyons Street occupies lot 3A of Crown Allotment 26 in the Township of Ballarat West (PROV). In the 1860s, Evan Price purchased this block (lot 3A), comprising a little over 17 perches, on 11 July 1865. He had previously acquired the adjoining block (lot 4) to the south on 14 May 1862, which comprised a little over 11 perches. Most of the surrounding land between Eyre and Urquhart streets was sold by the Crown in the early 1860s. The 1860s was a decade of significant growth and consolidation in Ballarat when the town was benefitting from a period of high profitability of gold-mining (*Ballarat Star*, 8 March 1865:2).



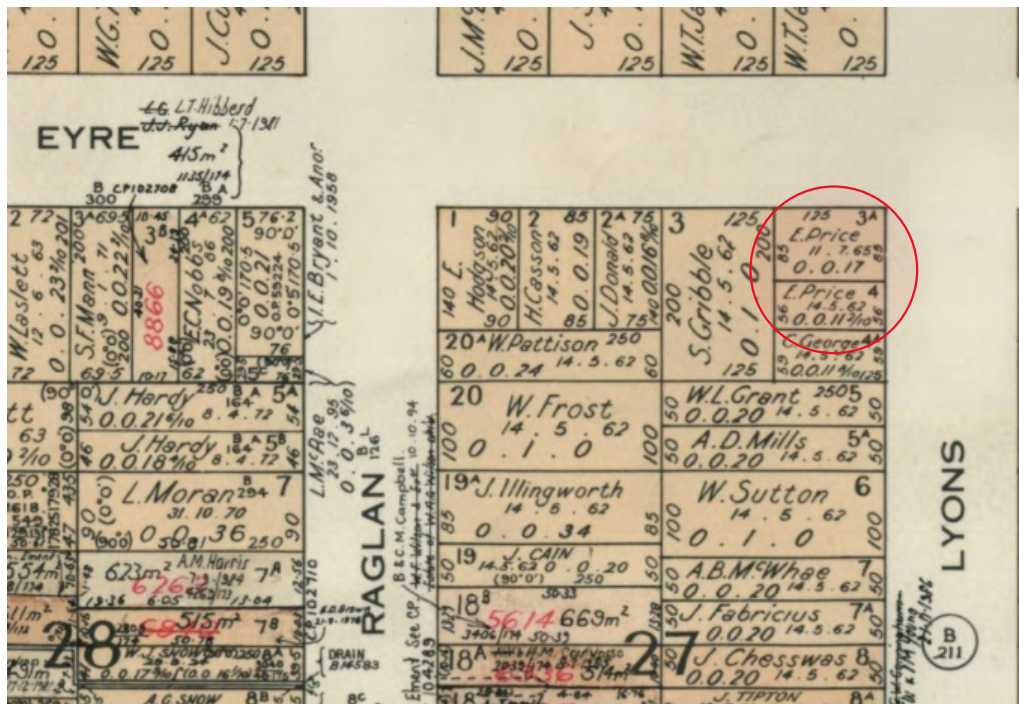


Figure 10. Department of Land and Survey, Ballarat Township Plan – Sheet 10, 1965, showing the two parcels of land purchased by E Price (circled) at the southwest corner of Eyre and Lyons Streets. (Source: Department of Lands and Survey, with GML overlay)

In July 1869, a tender notice appeared for the construction of a ‘two-story [sic] brick shop and dwelling’ at the corner on Lyons Street and Eyre Street, to the design of local Ballarat architect Edward James (*Ballarat Star*, 19 July 1869:3). Price opened a licensed grocer at the premises, which was known locally as Price’s Grocery. He successfully applied for the renewal of his grocer’s license in December 1872, 1873, 1874, 1875 and 1876 (*Ballarat Star*, various).

In 1877, Price offered the business for sale or lease. The business was acquired by John Gow Linton, who continued to operate a grocery at the premises, which was still owned by Price. At this time, it was trading as ‘Price’s Grocery and Wine and Spirit Stores’ and was described as having a ‘fine and lofty appearance’ and ‘spacious cellars’. The seller attested to it having no rival in Ballarat as a ‘good, first-class trade’ (*Ballarat Star*, 31 January 1877:3). In 1877 the property was described as including ‘good stalling and coach-house’, which would imply that the store provided a home delivery service for customer orders. A large stable and/or coach-house is shown in a Ballarat sewerage plan dated 1927 (Figure 5). It is likely that this building is no longer extant, however inspection is recommended.

From at least 1886, the property was held in the name of Elizabeth Price and her two sons, John Evan Price and Alfred David Price. On the death of Evan Price in 1888, the store continued to be owned by Elizabeth Price, and her two sons. Elizabeth Price became the sole owner in 1893. Alfred David Price became the sole owner in 1906 (CT V1837/F354).



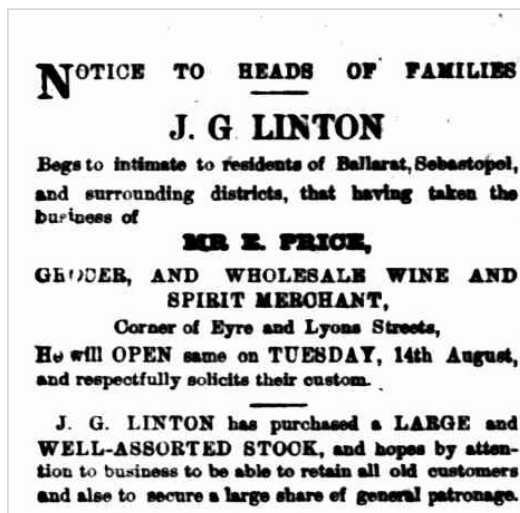


Figure 11. Advertisement for JG Linton taking over the grocery store of Mr E Price. (Source: *Ballarat Courier*, 11 September 1877:2)

A sewerage plan dated 1927 shows a brick shop with cellar and a series of timber outbuildings (including stables) occupying the land acquired by Evan Price in 1862.

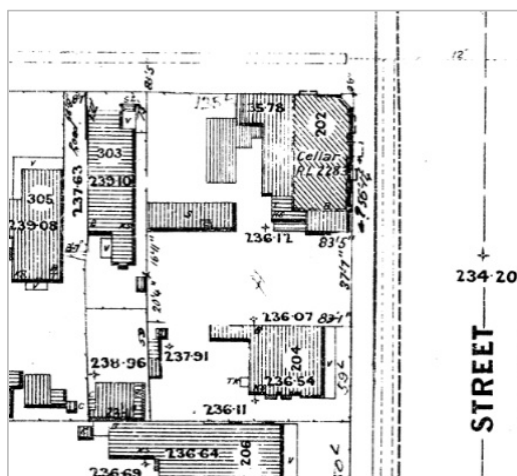


Figure 12. Detail from a Ballarat sewerage plan dated 1927, showing the footprint of the building and stables at the rear. (Source: PROV)

By 1908, David Evans was operating the grocery. In 1919 it was reported that his daughter Gladys May Evans, who had been operating the grocery business, had become insolvent (*Argus*, 6 August 1919:8; Ancestry).

By the late 1920s John Williams had taken over the business (*Ballarat Star*, 25 January 1908:4; *Advocate*, 18 April 1929:37; City of Ballarat rate notices 1927-1930). Following the death of Alfred Price in 1918 and the sale of the building, Margaret Williams became the owner of the building in 1930 (CT V1837/F354). John Williams and his unmarried sister Mary Williams (presumably





Margaret's children) operated the grocery for a number of years. When Margaret died in 1950 and ownership passed to Mary and John Williams in 1955 (CT V1837/F354).

In 1958 Ernest Lusk and Agnes Lusk became joint owners of the property. In 1965 the building was owned by Pat and Monica Minehan who continued to own the building through the 1970s (CT V8187/F501). It is likely that the grocery business was owned by the Williams family or the Lusk family when the advertisements for Ballarat Bitter and Victoria Bitter were painted to the exterior of the building.

**'Ballarat Bitter' sign, 202 Lyons Street, Ballarat Central**

Although the Ballarat Bertie advertising campaign was launched in 1926, it seems unlikely that the painted sign at 202 Lyons Street was created in the immediate years afterwards as the character of Bertie was initially restricted to newspaper advertising. Given that there is a picture of Bertie on the beer label shown in the image, it is unlikely that the sign was painted prior to 1935, when the image of Bertie first began appearing on beer labels. The Depression of 1929–c1933 and the Second World War of 1939–45 were periods of limited commercial activity and in the case of World War II, of austerity measures. There was also a shortage of paint during the war. It seems more likely that the sign was painted in the period 1936–1939 or between 1946 and 1960s when the Ballarat Brewing Company was prospering.

The Ballarat Brewing Company was formed in 1895, through a merger of three local breweries. One of these, which traded as The Ballarat Brewing Company, was established by 1870 and had its operations in Drummond Street (*Ballarat Star*, 7 Nov 1870, p. 4).



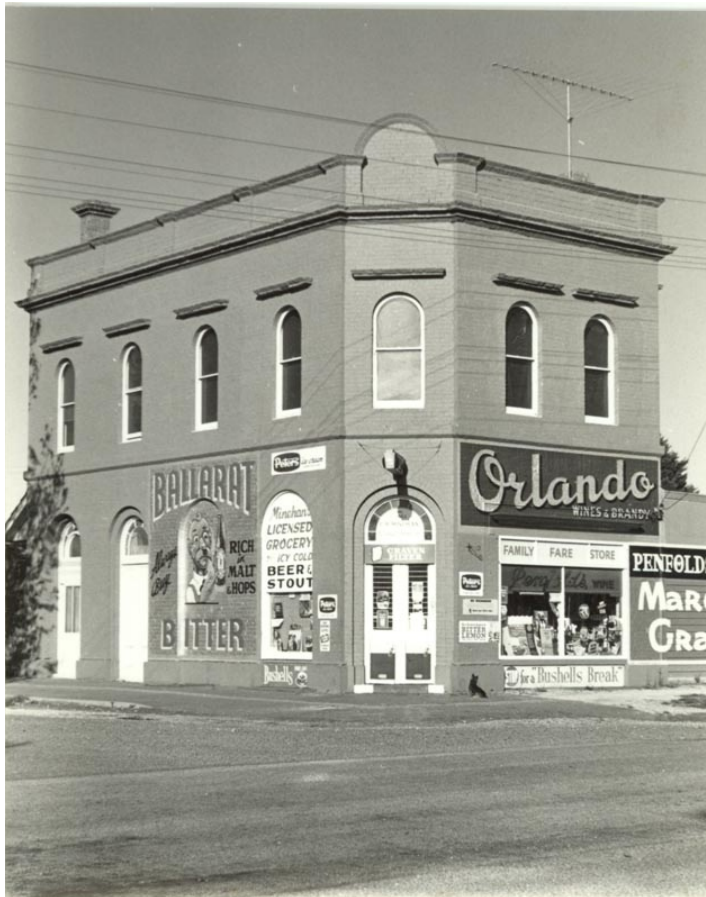


Figure 13. 202 Lyons Street South, Ballarat, n.d. showing external painted sign that reads 'Minehan's Licensed Grocer'. This indicates that the photograph most likely dates to the period of Minehan's proprietorship, 1965–1975. (Source: Federation University Historical Collection)

### **Associations – Edward James (c1824–1888)**

Edward James arrived in Victoria from South Wales in 1852. In 1858, he settled in Ballarat, where he worked as an architect until his death in 1888 at the age of 64 (*Argus*, 19 November 1888:8). James was a prolific local architect who oversaw the construction of many of Ballarat's commercial and residential buildings, including churches, dwellings, hotels, and public halls. Prominent examples of his work include the London Chartered Bank, transepts of Christ Church in Lydiard Street, and the Ballarat Masonic Hall (Federation University; Lewis 2011, RHSV).

William RH Creber, a carpenter by trade, joined James as a partner in his architectural practice in Bank Chambers, Lydiard Street, from c1873 until 1884 (Jacobs 1993; *Ballarat Star*, 12 August 1881:3). The practice won numerous commercial and residential commissions, including the offices of the National Insurance Co Ltd in Lydiard Street, various bank chambers, churches, and a residence for the Bishop of Ballarat (Lewis 2011).

An article that appeared in the *Ballarat Star* in 1883 described the partnership as follows:





*Those popular professional gentlemen, Messrs James and Creber, have at the present time a large amount of very important business on hand. There is not, perhaps, a firm of architects in this district who are more successful in their profession. They command a good outside practice, as well as a leading local business (Ballarat Star, 14 November 1883:3),*

It appears that the partnership ended sometime around 1884 when Creber moved to Sydney.

James subsequently joined forces with architect William Piper. Their practice James & Piper had an office in the Colonial Mutual Chambers at 1 Lydiard Street South. They designed Ballarat's Masonic Hall (HO171, 14 Camp Street), Manchester Unity Hall (HO42, 9 Grenville Street South), Trades Hall (HO20, VHR0657, 24 Camp Street), the Palace Hotel (HO80, 101-103 Lydiard Street North), Lester's Hotel, Rowland's Aerated Water Factory, and the rotundas at Ballarat Cemetery.

James never married and died at his residence in Lyons Street, Ballarat, in November 1888.

Other significant projects James was involved in include six single-storey terrace houses in Melbourne Road, Ballarat East, for H Glenney Esq in 1878, , the IOOF Hall (Miles Lewis database record no. 21696; *Ballarat Star*, 9 October 1872:4, 3 July 1871:4), and 'Blythewood Grange' in Grant Street, Sebastopol, for James Leckie (as James and Creber architects) (*Ballarat Star*, 20 March 1879:3). He was also commissioned by Evan Price to design four double-storey brick houses in Sturt Street, Ballarat West, in 1881, and a building for prominent local medical practitioner Dr Woinarski.

### **Social value – Ballarat Bertie sign**

Social value is defined in the Burra Charter as follows:

*Social value refers to the social associations and cultural meanings that a place holds for a particular community or cultural group. To understand social value, some broad questions should be considered:*

- *Is the place important as a local marker or symbol?*
- *Is the place important as part of community identity or the identity of a particular cultural group?*
- *Is the place important to a community or cultural group because of associations and meanings developed from long use and association?*

To all three questions above the answer would be in the affirmative.

An analysis of the social value of the former Price's Grocery and sign has been structured on the guidelines developed by the Heritage Council of Victoria (HCV), *Guidance on identifying places and objects of state-level social value in Victoria* (2019). These guidelines are the most up-to-date resource for the general assessment of social value in Victoria. While developed for assessing social value at the State level, they also serve as a suitable framework for testing social value at the local level.

In line with the HCV Guidelines on Social Value, the following four elements should be present to determine the positive identification of social value of a place or object (HCV 2019: 5):

- **Community:** The existence of a present-day community group (or groups) by whom the place or object is valued.





- **Attachment:** The existence of a strong attachment of the community or cultural group to the place/object.
- **Time-depth:** Where a place or object has had special importance to a particular community over a period of time. Generally, a period of time equivalent to one generation (25-30 years) is considered a reasonable time depth that would support the presence of social value.
- **Resonance:** The reasons why the above characteristics exert an influence that resonates across the broader community as part of a story that contributes to the broader community's identity.

The role of these four elements in relation to the former Price's Grocery at 202 Lyons Street, Ballarat Central, is discussed and evaluated below.

**Community:** The community associated with the former Price's Grocery and its painted Ballarat Bitter sign at 202 Lyons Street South is primarily the local community of Ballarat Central, for whom the shop has been an important functional and physical element of the streetscape since 1869, and for whom the Ballarat Bitter sign has been a visual landmark for many decades, possibly since the 1940s or 1950s.

While initially the Ballarat Bitter painted sign featuring Ballarat Bertie was important to the immediate local neighbourhood around Lyons Street, the sign has developed greater meaning and importance for the wider Ballarat community in recent decades. This can be attributed to several factors: a high level of affection and nostalgia for Ballarat Bertie, particularly after the Ballarat Brewing Company was closed in 1989; an increased expression of nostalgia for early painted advertising signs; and local pride in the long-established local company, the Ballarat Brewing Company, and its popular local product Ballarat Bitter. The Ballarat community developed a strong and parochial affection for the character of Bertie the Cellarman (or Ballarat Bertie) who was central to the advertising campaign launched for Ballarat Bitter in 1926.

Attachment to the Ballarat Bertie sign also extends to the wider community of enthusiasts for vintage painted shop signage and for nostalgic beer advertising.

**Attachment:** The Ballarat community has considerable attachment to the Ballarat Bitter painted sign at 202 Lyons Street. The sign is well known locally and is used for photo shoots etc. Attachment to the sign reflects the community's particular attachment to and affection for the character of Bertie of Cellarman ('Ballarat Bertie') as well as a nostalgia for and pride in Ballarat's history, in terms of its brewing history and its early large-scale painted advertising signs. Local attachment to Ballarat Bertie derives from a fundamental affection for the character, who became a popular symbol of Ballarat's identity from the time the character was created in 1926. Bertie the Cellarman was originally promoted as a cartoon character and featured on beer labels from 1935. Strong local attachment to the Bertie Ballarat character was demonstrated by the public outcry that occurred in Ballarat in 1958 when Carlton & United Breweries removed the Ballarat Bertie image from the Ballarat Bitter beer label; the image was subsequently reinstated in response to strong public feeling. The image of Ballarat Bertie has been used in much beer-related paraphernalia, such as tea towels, badges and other items, which are popular in Ballarat.

**Time-depth:** The time-depth of community connection to the shop at 202 Lyons Street and its Ballarat Bertie sign is considered to be long-standing. It is difficult to precisely date the sign, but a likely date range would be the 1940s or 1950s. The condition of the paintwork suggests that the Bertie





character may be part of an earlier sign, dating c1940, and that the background and lettering were possibly painted over or touched up at a later date, as the font is indicative of a 1950s style. Further investigations or paint analysis may be able to assist with confirming approximate dates.

**Resonance:** The social significance of the former Price's Grocery and its painted Ballarat Bertie sign largely hinges on the rarity of the sign, which was formerly one of many such advertisements painted on the exterior of shop and hotel buildings in Ballarat. Now understood to be the last original Ballarat Bertie sign remaining in Ballarat, there is much local interest in the story of Ballarat Bertie for its connection with Ballarat Bitter and the important local company, Ballarat Brewing Company, which is tied to the important social role of local breweries historically. There is considerable coverage of the sign online, including its use as a photo shoot and the availability of printed copies of the sign. The Ballarat Bitter sign also ties into broader associations with Australian 'pub culture', including the notion of the pub as an Australian social institution, particularly the important role of the pub in the lives of many working-class Australian men.

The local importance of the sign at 202 Lyons Street is demonstrated by its inclusion on the website [ballaratrevealed.com](http://ballaratrevealed.com) which nominates locations of local historical painted 'ghost signs'. A contemporary version of the sign is painted on the side of the Royal Oak Hotel, which is located in close proximity to the original sign at 202 Lyons Street South (Figure 15). A reproduction print of the painted sign at 202 Lyons Street building is also available online as a framed print (Figure 14). Examples of the wider use of the Ballarat Bertie character in more recent decades include the incorporation of Ballarat Bertie into the Ballarat APEX logo in 1988 and the use of Ballarat Bertie as the mascot of the warship *HMAS Ballarat* in 2002 (Dehn 2009).



Figure 14. A framed print of the Ballarat Bitter sign at 202 Lyons Street is available for sale online. (Source: [thegentsaustralia.com](http://thegentsaustralia.com))



Figure 15. A reproduction of the Ballarat Bitter sign, painted on the side of the Royal Oak Hotel at 402 South Street Ballarat Central (Source: GML, October 2024)





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### Description



Figure 16. View of eastern elevation facing Lyons Street South, with painted 'Ballarat Bertie' sign. (Source: GML, October 2024)



Figure 17. View of northern elevation facing Eyre Street, showing single-storey extensions and garage. (Source: GML, October 2024)



Figure 18. View of southern elevation. (Source: GML, October 2024)





The former Price's Grocery at 202 Lyons Street, Ballarat, is a two-storey Victorian-era building constructed in 1869 to a design by local Ballarat architect Edward James (*Ballarat Star*, 19 July 1869:3). The Eyre Street frontage incorporates single-storey extensions and a garage at its west end.

Positioned on the south-western corner of Eyre Street and Lyons Street South, and built to the site boundaries, the building is prominent as a two-storey commercial building in a locality which comprises predominantly single-storey residential dwellings with front setbacks.

The main two-storey structure is constructed in brick and has a rectangular footprint with a splayed corner entrance. The building is designed in a restrained classical Victorian-era style and has a stone plinth skirting on a bluestone foundation.

The main building has a corrugated metal clad hipped roof concealed by a parapet which is visually segmented via a row of engaged dwarf piers set between the upper cornice and lower stringcourse band. The parapet features an arch pediment at its splayed corner. There are three unpainted red brick chimneys with stepped caps. The fenestration to the upper level consists of a series of simple, round arched openings with deep reveals and timber double-hung sash windows. There are four windows facing Lyons Street, two facing Eyre Street and one set into the buildings splayed corner. Above each of these windows is a horizontal label mould. A projecting string course delineates the upper and lower levels and forms a continuous band around the building.

Fenestration on the lower level consists of two round arched doors and two windows (one which is bricked in) on the eastern elevation, an arched opening with entry door and fanlight on the splayed corner. A large rectangular timber shop window has been installed on the northern side, which appears to be a later modification; above this an engaged steel beam and brickwork arch are visible.

The two entry doors on the eastern elevation are deeply set into stepped brick archways; both have stone threshold steps and ventilation grilles set within the footpath. The southern-most door assembly comprises a solid timber panelled door with glazed and panelled sidelights and a glazed segmented fanlight above with etched decoration. The glass to the sidelights is decorated with coloured stencil patterns (Figure 20). The adjacent doorway is fitted with a double door which is glazed and panelled and has a simpler segmented fanlight above.

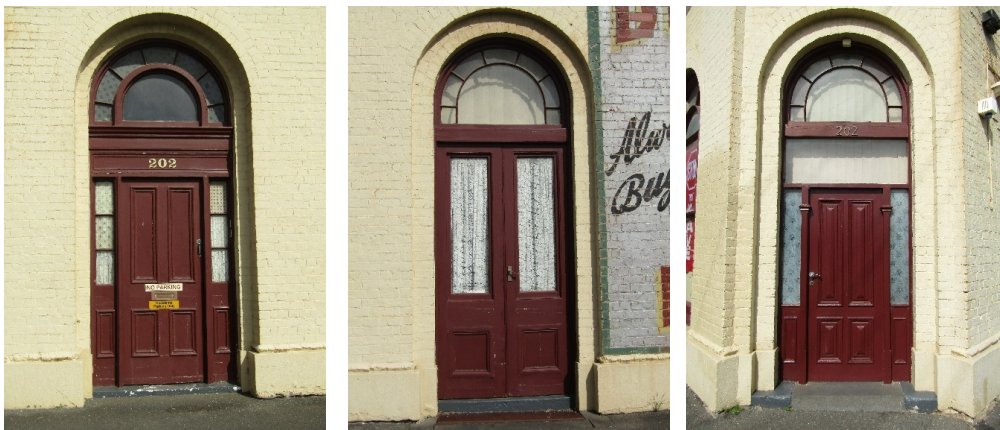


Figure 19. Entry doors on east elevation, and on chamfered corner





Figure 20. Decoration to glazed sidelights on east elevation. (Source: GML, October 2024)



Figure 21. View of northern elevation facing Eyre Street, showing steel beam and brickwork arch. (Source: GML, October 2024)



Figure 22. View of west extensions and outbuildings. (Source: GML, October 2024)



Figure 23. View of northern elevation facing Eyre Street, showing side extension with chimney visible. (Source: GML, October 2024)



Figure 24. View of garage to the west. (Source: GML, October 2024)





An array of single-storey skillion and flat-roofed brick and timber clad extensions and outbuildings wrap around the south and west sides of the main building extending to the boundaries of both street frontages. A similar layout of timber additions is shown on the 1927 sewerage plan however it is unknown if these are extant or have been rebuilt over time (Figure 12). Along Eyre Street a gable roofed carport with roller door sits in front of an L shaped garage that runs along the west and south boundary lines of the property.

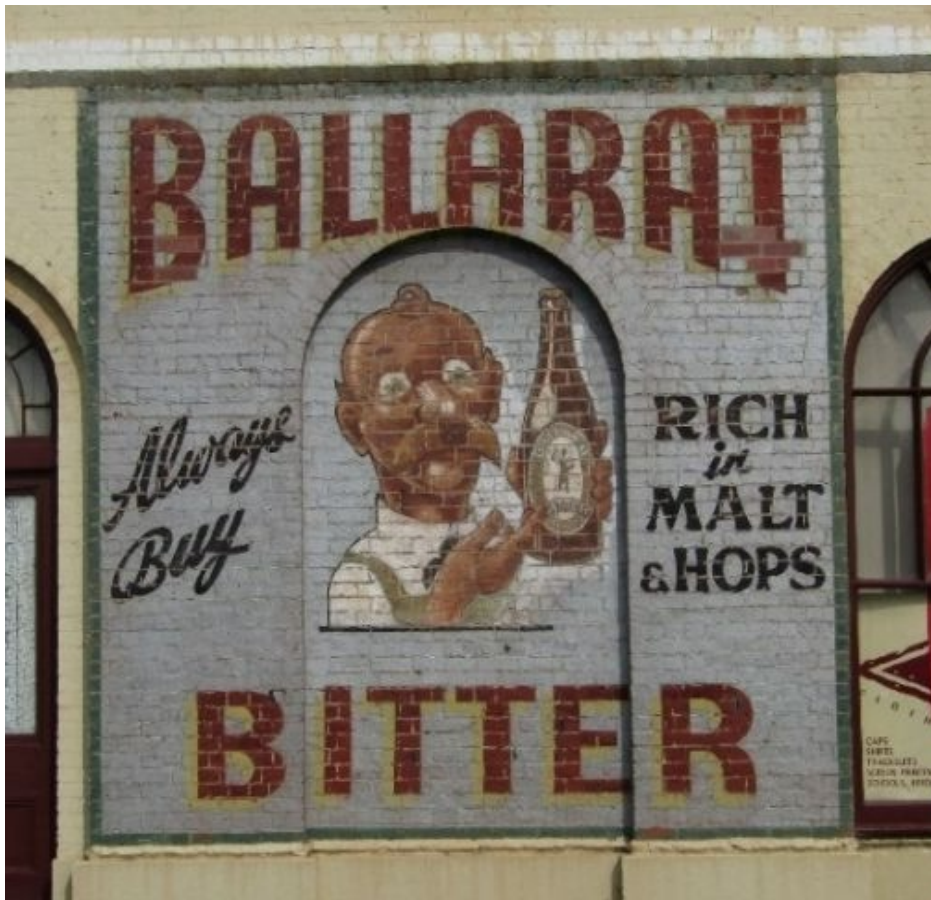


Figure 25. View of Ballarat Bitter painted sign on east elevation. (Source: GML, October 2024)

A prominent feature of the building is the incorporation of early hand-painted beer advertising signs (Figures 25 and 26). The sign on the eastern elevation is an advertisement for local beer manufacturer, the Ballarat Brewing Company, and depicts the brand's mascot 'Bertie the Cellarman' holding a glass beer bottle, on a silver-coloured background with a green border. The Bertie character is positioned in the recess of the arch of a bricked in window, the lettering 'BALLARAT BITTER' in red capitals with a yellow drop-shadow is positioned above and below the central character. Lettering in cursive black script to the left states 'Always Buy' and lettering in black to the right states 'RICH in MALT & HOPS'. The sign is presently in a relatively good overall condition. Paint has come away from the mortar joins, and is peeling, crazing and flaking in some areas, however overall the graphic remains highly legible. The condition of the painted graphics indicates that it is possible that the





painted character is older than the rest of the sign. The paint of the 'Bertie' character appears older and of a different finish than the other painted background and lettering. It is possible that the lettering and background colour was 'refreshed' or painted over at some point, and the existing 'Bertie' character left in its original condition. The reveal of areas of red brick façade as part of the design of the signs indicates that the signs were created prior to the painting of the exterior of the building. A technical paint analysis or inspection of both signs by an expert in historical signage may provide further evidence to assist with confirming dates. The second sign is located high up on the western elevation and is a hand-painted sign with the lettering 'Victoria Bitter' in capital letters, painted in white with a black drop shadow. The background is a dark burgundy red, which has deteriorated, and there is a fine orange rectangular border. The sign shows its age but is in reasonable condition and fully legible. There is a steel ladder leading from the roof of the building which is fixed to the wall between the letters I and C.

The rest of the building and extensions have been painted in a cream colour and it is evident on inspection that the two signs have intentionally been painted around in order to preserve their original condition.



Figure 26. View of painted Victoria Bitter sign on west elevation. (Source: GML, October 2024)

### Integrity

The two-storey building is relatively intact, with some changes to the original fabric. These include the installation of a large shop window on the Eyre Street frontage, and overpainting of the brickwork. The building retains its overall early form, scale and stylistic details. The pattern of fenestration, original





door and window joinery, chimneys are all authentic to the original design. The two signs appear to be intact, with very little if any overpainting or 'touch-ups'.

The extensions and single-storey buildings to the west are unobtrusive. These appear to have evolved in an ad-hoc manner over time and are not likely to be part of the original architectural design of the building.

Overall, the building and the two painted signs have a high level of integrity.

### Comparative analysis

As discussed above, corner shops emerged in the residential areas of the City of Ballarat West (and the City of Ballarat East) from the 1850s and remained the main source of local food supply up until the advent of supermarkets in Ballarat in the 1960s.

Comparable examples to 202 Lyons Street South, Ballarat Central, which have been identified as being Individually Significant within the City of Ballarat, include:



The Redan Prince of Wales Store (former) (**Ballarat HO223**) at 2 Albert Street, Sebastopol, is of historical, aesthetic and architectural significance to the City of Ballarat. This example is an 1860s two-storey brick corner shop with a chamfered corner. The building incorporates original signage in the form of a band of raised lettering below the parapet, which wraps around the two elevations, and is identified as the earliest surviving two-storey store in Sebastopol, dating from the gold-mining era of the town. It is a substantial commercial building erected on a prominent corner and is representative of commercial buildings erected during the gold-mining era of the town.

Image: City of Ballarat



The Melbourne House Store (**Ballarat HO201**), at 186A Albert Street, Sebastopol, is a parapeted two-storey rendered brick building that was constructed on a prominent corner site in 1885 as a combined grocery store and private residence. The style of this building is similar to the subject site, being in a restrained classical style. It incorporates separate entrances for access to the retail store and the private residence. Melbourne House Store is of historical, aesthetic and architectural significance to the City of Ballarat as an intact, early surviving commercial building and residence built on a prominent corner site. External paint controls apply to this building.

Image: City of Ballarat





The Lake View Hotel (**Ballarat HO132**), at 22 Wendouree Parade, Lake Wendouree, on the corner of Mill Street, is a two-storey painted brick hotel built in 1857 in a Conservative Classical style, and includes a cantilevered balcony and verandah. The form and stylistic detailing of the building is similar to that of 202 Lyons Street South, with arched windows and doors, a splayed entry elevation and a parapet concealing the roof. While some of the classical detailing is slightly more decorative than that of 202 Lyons Street South, it is less intact, as the ground floor elevations have been significantly altered with the introduction of large window and door openings. External paint controls apply to this building.

Image: City of Ballarat

### Discussion

The above examples are all listed as individually significant places in the Ballarat Planning Scheme. They are all two-storey commercial buildings on prominent corner sites in localities of Ballarat which are away from the main commercial centre. They are all of similar construction, era and style to 202 Lyons Street South, being constructed in brick, with a painted finish or rendered painted finish. Some bear evidence of early signage, but mainly across the top of the parapets and mainly restricted to lettering. All are in a restrained classical style, some with attached verandahs (Melbourne House Store (Ballarat HO201) and Lake View Hotel (Ballarat HO132)). These buildings are largely intact and retain their original early built form, patterns of fenestration and decorative detailing.

These buildings, and the subject property, provide tangible evidence of commercial buildings constructed during the goldrush era, and are demonstrative of commercial and civic activity in the municipality for over 100 years. The building at 202 Lyons Street South is further enhanced by the presence of the two extant painted early advertising signs.





### Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

}	<b>Criterion A</b> Importance to the course or pattern of our cultural or natural history (historical significance).
	<b>Criterion B</b> Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
	<b>Criterion C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
}	<b>Criterion D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
}	<b>Criterion E</b> Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>Criterion F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
}	<b>Criterion G</b> Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
	<b>Criterion H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).



### Statement of Significance

#### Heritage Place:

Former Price's Grocery  
202 Lyons Street South, Ballarat Central



PS ref no: HO237

Extent of the Recommended Heritage Overlay:

To the extent of the title boundary, as shown below.



#### What is significant?

The former Price's Grocery, built in 1869 to a design by architect Edward James, at 202 Lyons Street South, Ballarat Central, is significant.

Elements that contribute to the significance of the place include the following:

- the two-storey brick building on bluestone plinth to the extent of original 1869 fabric
- the whole of the painted advertising sign depicting 'Ballarat Bitter' on the eastern elevation
- the whole of the painted advertising sign depicting 'Victoria Bitter' on the western elevation
- the original pattern of fenestration of arched window and door openings
- the restrained Victorian-era detailing, including cornices, parapet, label mould, and projecting string course
- the decorated glass sidelight panels to the entry doors along the eastern elevation
- the panelled entry doors and fanlights (one with decorative glass) to the entry doors along the eastern elevation
- the original large pane sash windows
- the original brick chimneys of the two-storey building.





Later additions and alterations, including the large rectangular shop window, the red brick fence, and the garage, are not significant. The overpainted finish (other than the Ballarat Bitter/Bertie Beer sign and the Victoria Bitter sign) is not significant.

Timber additions and outbuildings are of historical interest only.

#### **How is it significant?**

The former Price's Grocery, at 202 Lyons Street South, Ballarat Central, is of local historical, representative, aesthetic and social significance, to the City of Ballarat.

#### **Why is it significant?**

The former Price's Grocery is of historical significance to the City of Ballarat as a largely intact example of an early commercial building constructed as a grocery store in the late 1860s in the residential area to the west of Ballarat's city centre in response to development spurred by gold-mining in Ballarat. The former Price's Grocery is of historical significance to the City of Ballarat for its retention of two original hand-painted advertising signs depicting 'Ballarat Bitter' and 'Victoria Bitter' respectively. These signs are representative of painted signs that, although once a common form of advertising, are becoming increasingly rare due to deterioration, demolition and removal. The signs are believed to be in the best condition among the few known extant examples of their type remaining in Ballarat. (Criterion A)

The former Price's Grocery is of representative significance to the City of Ballarat as an intact example of a gold-mining era two-storey commercial building whose form and fabric reflect the principal characteristics of a restrained Victorian-era style that local commercial businesses favoured during this period. This is demonstrated by the form and scale of the parapeted two-storey brick building, its roof form, materiality and pattern of fenestration. Important original details that reflect the Victorian-era style include some fine decorative glass sidelights, timber joinery of the doors and windows, and original chimneys. The extant and intact early advertising signs on the eastern and western elevations further reinforce the place's significance. Designed by architect Edward James, who designed many of Ballarat's commercial and residential buildings, the building has a substantial two-storey scale and prominent siting on a corner allotment in a main thoroughfare. These features, along with its painted advertising signs, reflect its original function as a local grocery store associated with the development of the residential area to the west of Ballarat's main city centre. (Criterion D)

The former Price's Grocery is of aesthetic significance to the City of Ballarat for the extant Ballarat Bitter hand-painted sign featuring the character 'Ballarat Bertie'. The sign is a well-executed depiction of a well-known advertising character and demonstrates the signwriter's artistic skills. The sign is in a prominent position and presents an artistic composition as a historical painted sign located on the side of a Victorian-era building in Ballarat. (Criterion E)

The former Price's Grocery is of social significance for the 'Ballarat Bitter' advertisement painted on the east-facing external wall of the building, possibly in the late 1940s–1950s, which features the character 'Ballarat Bertie'. Ballarat Bertie is held in great affection by the local community for its long-standing connection to Ballarat's identity and as a symbol of Ballarat Bitter, which was manufactured in Ballarat by the Ballarat Brewing Company. The Ballarat Bertie painted sign has been a visual landmark in Ballarat for many decades and is frequently photographed. (Criterion G)





**Primary source:**

Heritage Assessment for 202 Lyons Street South, Ballarat Central. (GML Heritage, October 2024)





### Grading and Recommendations

New HO: Recommended for inclusion in the Schedule to the Heritage Overlay of the Ballarat Planning Scheme as an individually significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Ballarat Planning Scheme:

<b>External paint controls</b> <i>Is a permit required to paint an already painted surface?</i>	Yes (Two painted advertising signs for 'Ballarat Bitter' and 'Victoria Bitter')
<b>Internal alteration controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Solar energy system controls</b> <i>Is a permit required to install a solar energy system?</i>	Yes
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings or fences which are not exempt from notice and review?</i>	No
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal heritage place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
<b>Incorporated plan</b> NA	

Identified by:

City of Ballarat



# BALLARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C258ball





# BALLARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C258ball





## BALLARAT PLANNING SCHEME

28/02/2019  
GC117**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**26/09/2024  
C215ball**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment prepared by a suitably qualified professional, detailing the significance of the building covered by an individual heritage overlay and the impact that the proposed works may have on that significance (heritage impact assessment).
- An assessment, prepared by a suitably qualified arboriculture professional, detailing the impact of the proposed works, and any measures which could be taken to mitigate the impacts.

**2.0**---/---/---  
Proposed C258ball**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Lauderdale 7 Prince Street, Alfredton	-	-	-	-	-	Yes Ref No H486	No	No
HO2	Beaufort House 9a Beaufort Avenue, Alfredton	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No (On National Estate Register)	No	No
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO8	Synagogue 2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H106	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post Barkly Street and East Street Intersection, Ballarat East and Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO11	Ballarat East Fire Station 20-22 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1001	No	No
HO12	Clowance 518 Barkly Street (Cnr Cameron Street), Golden Point	-	-	-	-	-	Yes Ref No H1898	No	No
HO13	Ballarat Botanical Gardens Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252 and part Yes Ref No H2419	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO18	Former Court House Camp Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO20	Ballarat Trades Hall 24 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H657	No	No
HO21	Terraces 30-32 Camp Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO22	Colemans Spring and adjacent land 102 Caffrey Street and 201-203 Herriott Street, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd. 211 Dana Street (cnr Armstrong Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO25	Dana House, Former hostel 506 Dana Street (cnr Lyons Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO26	Primary School No. 33 Dana Street Primary School 401 Dana Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1714	Yes	No
HO27	Former Wesleyan Church and Sunday School 101 Dana Street (Cnr Lydiard Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1089	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church 9/3 Dawson Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H107	No	No
HO33	Lutheran Church 204A Doveton Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO36	St John of God Hospital (Bailey's House) Drummond Street North, Lake Wendouree	Yes	No	No	Yes	Yes - fence	No	No	No
HO37	House 217 Drummond Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO39	Montrose Cottage 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	House 1104 Eyre Street, Newington	Yes	No	No	Yes	No	No	No	No
HO41	Former Water and Sewerage Authority Office 6 Grenville Street South (Lots 1-4 on PS 544004H) (South Western Cnr Grenville and Lewis Streets), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO42	Manchester Unity Hall 9 Grenville Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO43	Former Protestant Hall 10 Grenville Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO44	Former Ballarat Woollen & Worsted Mill 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 and 49A Lydiard Street South, Ballarat Central						(On National Estate Register)		
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977 and part Yes Ref No H111	No	No
HO54	Ballarat School of Mines (Federation University Australia) 107 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H1463	No	No
HO57	Former Ballarat Post Office 2-6 Lydiard Street North (NE Cnr Lydiard Street North and Sturt Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1018	Yes	No
HO59	Ballarat Railway Complex 140 Lydiard Street North, Ballarat Central, 75 Humffray Street North, Bakery Hill, 60 Corbett Street, Ballarat East, 202 Lydiard Street North, Soldiers Hill, Scott Parade, Ballarat East and Nolan Street, Soldiers Hill.	-	-	-	-	-	Yes Ref No H902	Yes	No
HO62	Former National Mutual Building 2 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO63	Former National Bank of Australasia 5 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO64	Former Union Bank Building 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ Bank (also known as ES&A Bank (Ballarat)) 9 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H110	No	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H111 and part Yes Ref No H977	No	No
HO68	Former Bank of New South Wales 13 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H112	No	No
HO69	Old Colonists Association 16-24 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H116	Yes	No
HO70	Her Majesty's Theatre Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H648	Yes	No
HO71	George Hotel 25 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H113	No	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H115	Yes	No
HO73	Counsel Chambers 26 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO74	Furnival Chambers	Yes	Yes	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	28-36 Lydiard Street South, Ballarat Central								
HO75	Chancery House 38 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO76	Fine Art Gallery, Ballarat 38-48 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H680	No	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO78	Land 53 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building) 101-103 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse 118 - 122 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO83	Provincial Hotel 121 Lydiard Street North (Cnr Ararat Street), Ballarat Central	-	-	-	-	-	Yes Ref No H432	No	No
HO84	Former Reid's Coffee Palace	-	-	-	-	-	Yes	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	128 Lydiard Street North, Ballarat Central						Ref No H469		
HO85	St Patrick's Presbytery (3 Lyons Street South, Ballarat Central), and O'Collins Hall (8 Dawson Street South, Ballarat Central)	Yes	No	No	Yes	No	No	No	No
HO86	Ballarat Terrace 227-231 Lydiard Street North, Soldiers Hill	Yes	No	No	Yes	Yes - front fences	No	No	No
HO87	Former Terrace 18-20 Lyons Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO88	Ballarat Municipal Observatory 439 Cobden Street (Cnr Magpie Street), Mount Pleasant	-	-	-	-	-	Yes Ref No H936	Yes	No
HO89	Former Pratt's Warehouse 101-103 Mair Street (Cnr Camp Street), Ballarat Central	-	-	-	-	-	Yes Ref No H955	No	No
HO90	House 505 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO91	Verandah and Shop 805 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO92	Aquinas College 1200 Mair Street, Lake Wendouree	Yes	No	Yes	Yes	No	No	No	No
HO93	Former Titheridge and Growcott 15-19 Main Road, Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO94	Ballarat East Post Office 21 Main Road, Bakery Hill	Yes	No	No	Yes	Yes	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO95	Nazareth House 218 Mill Street, Lake Wendouree	Yes	Yes	No	Yes	Yes - fence	No	No	No
HO96	House 411A Neill Street, Soldiers Hill	Yes	No	Yes	Yes	Yes - lantern	No	No	No
HO97	Cemetery, Chinese Section, Alter 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO98	Cemetery, Chinese Section, Oven 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO100	Old Curiosity Shop 7 Queen Street South, Ballarat East	-	-	-	-	-	Yes Ref No H1982	No	No
HO101	House 14 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO102	House 16 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	Yes - fence, retaining wall and plinth	No	No	No
HO104	Ballarat Town Hall 225 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H978	Yes	No
HO105	Titanic Memorial Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H971	No	No
HO106	Queen Alexandra Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H972	No	No
HO107	St Patrick's Cathedral and Hall	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central						Ref No H997		
HO108	Grandstand City Oval, 1402-1406 Sturt Street, Lake Wendouree	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO109	Union Hotel 11 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO110	Former The Log Tavern 23 Sturt Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO111	Camp Hotel 36-38 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO112	Former Chamber of Commerce 42-46 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO113	Former State Savings Bank 48 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	127 Sturt Street, Ballarat Central						Ref No H1911		
HO116	Former ANZ Bank 200-202 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H114	No	No
HO117	Myer (Mitchell's Building) 301-305 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO118	St Andrews Uniting Church 502 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H44	No	No
HO119	Former Broadwood Flats 608-608A Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO120	Former Ballarat City Fire Station 702 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H2236	Yes	No
HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No (On National Estate Register)	No	No
HO122	Former Residence 802 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H529	Yes	No
HO123	St Peter's Church of England 1307 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO124	House and Garden	Yes	No	Yes	Yes	Yes - fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1421 Sturt Street, Newington						(Garden on National Estate Register)		
HO125	Former Bishop's Palace 1444 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H413	Yes	No
HO126	Former Mary's Mount Convent (Loreto Abbey) 1600 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H1017	Yes	No
HO127	Former Primary School 602 Urquhart Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO131	House and garden 111 Webster Street, Lake Wendouree	Yes	No	Yes	Yes	No	No (Garden on National Estate Register)	No	No
HO132	Lakeview Hotel 22 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO133	Ballantrae 7208 Midland Hwy, Buninyong	-	-	-	-	-	Yes Ref No H551	No	No
HO134	Buninyong Town Hall and Court House	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	313 Learmonth Street, Buninyong						Ref No H758		
HO135	Former Library 408 Warrenheip Street, Buninyong	-	-	-	-	-	Yes Ref No H488	No	No
HO136	Former Primary School No. 668 456 Remembrance Drive (Cnr Draffins Road), Windermere	-	-	-	-	-	Yes Ref No H763	No	No
HO137	Former Ballarat Shire Hall 326 High Street, Learmonth	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO138	Barnfield Cottage and Barn 195 Kennedys Road, Miners Rest	No	No	No	Yes	No	No (On National Estate Register)	No	No
HO139	Progress Hall (Former Methodist Church) 24 Church Street (Cnr Hillcrest Road), Nerrina	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO140	St James Church of England 120 Hillcrest Road, Nerrina	Yes	No	No	Yes	No	No	No	No
HO141	Primary School No. 2093 Little Bendigo State School 8 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO142	Former St Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes, All face brick and stone buildings	Yes, ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (building 2)	Yes, Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake	Yes	Yes	No	No	No
HO143	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes, Yuille Cairn only	No	No	Yes	No	No	No	No
HO144	MUIOOF(Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO145	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes, English Oaks, English Elms, Bhutan Cypress boundary plantings	Yes	No	No	No	No
HO151	Gnarr Creek Air Vent Tower Corner Creswick Road and Doveton Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO153	Old Ballarat Cemetery	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (Cnr Creswick Road), Lake Wendouree								
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery 300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree	Yes	No	No	Yes	No	No	No	No
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir 201-209 Scott Street and 705 Inglis Street, Buninyong	-	-	-	-	-	Yes Ref No H1826	No	No
HO159	Former Female Refuge Complex 183 Scott Parade, Ballarat East	-	-	-	-	-	Yes Ref No H1893	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO160	Eureka Historic Precinct 501-525 Eureka Street, Eureka	-	-	-	-	-	Yes Ref No H1874	No	No
HO161	Ballarat High School 25 Gillies Street North (Cnr Sturt Street West), Lake Gardens	-	-	-	-	-	Yes Ref No H1797	No	No
HO162	House 108 Pleasant Street North, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO163	Lake Wendouree Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO166	Central Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO169	Waller Estate Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation Area on National Estate Register)	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO172	Creeks and River Channels Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO176	Bridge Mall / Bakery Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO177	Victoria Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO179	Eureka Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (cnr Creswick Road), Ballarat Central						Ref No H1007		
HO183	St Aidan's Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO186	Old Showgrounds Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO188	Barkly Street/Humffray Street South Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO189	Scar Tree Lot S2 Cuthberts Road, Alfredton	No	No	Yes	Yes	No	No	No	Yes
HO190	Former Ballarat RAAF Base 1 Airport Access Road, Mitchell Park	-	-	-	-	-	Yes Ref No H2113	Yes	No
HO191	St Pauls Anglican Church 3 Humffray Street South, Bakery Hill	-	-	-	-	-	Yes Ref No H401	Yes	No
HO192	Regent Picture Theatre 51-57 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO194	Former Prince of Wales & Bonshaw Company gold mining site and residence 362 Albert St, Sebastopol	No	No	No	Yes	No	No	No	No
HO195	Former St. James Presbyterian Church 10 Creswick Street, Miners Rest	Yes	No	No	Yes	No	No	Yes	No
HO196	Selkirk House 436 Wendouree Parade, Ballarat	Yes	No	No	Yes	No	No	No	No
HO197	Gateway and curtilage including two mature trees (elm trees), driveway and four mature trees (three elm trees and a pine tree) Arranmore, Howe Street, Miners Rest	Yes	No	Yes	Yes	No	No	No	No
HO198	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO199	Clontarf (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO200	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO201	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO202	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO203	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 English Elms on rear property boundary	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO204	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street, Sebastopol	No	No	No	Yes	Yes, low brick front fence and iron gates	No	No	No
HO205	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO206	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes, English Elm fronting Wilson Lane	Yes	No	No	No	No
HO207	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO208	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes, All mature trees within the complex - English Oak, Giant Redwood and English Elms	Yes	Yes, Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.	No	No	No
HO209	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO210	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO211	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	Yes	No	No	No	No
HO212	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The curtilage contains the c1850s cottage, 1870s farmhouse, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19 <sup>th</sup> C and early 20 <sup>th</sup> C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.								
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.	No	No	No	Yes	No	No	Yes	No
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date:	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina <b>Statement of Significance:</b>	No	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019								
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe <b>Statement of Significance:</b> Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington <b>Statement of Significance:</b> <i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)	No	No	Yes - mature Privet hedge, mature Ash, Walnut tree and Weeping Nootka Cypress	Yes	Yes - granite piers and slabs at entry, the pre-1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.	No	No	No
HO233	Lake Wendouree Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2419 and part Yes Ref No 2252	Yes	No
HO234 Interim control	Osborne House 214 Creswick Road, Ballarat Central	No	No	No	Yes	Yes - iron palisade front fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 1 August 2025									
HO237	Former Price's Grocery, 202 Lyons Street South, Ballarat Central  <b>Statement of Significance:</b> <i>Former Price's Grocery Statement of Significance</i> (City of Ballarat, November 2024)	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

28/02/2019  
GC117**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**26/09/2024  
C215ball**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment prepared by a suitably qualified professional, detailing the significance of the building covered by an individual heritage overlay and the impact that the proposed works may have on that significance (heritage impact assessment).
- An assessment, prepared by a suitably qualified arboriculture professional, detailing the impact of the proposed works, and any measures which could be taken to mitigate the impacts.

**2.0****Heritage places**

47/10/2024 - [redacted]  
C245ball Proposed C258ball  
The requirements of this overlay apply to both the heritage place and its associated land.



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Lauderdale 7 Prince Street, Alfredton	-	-	-	-	-	Yes Ref No H486	No	No
HO2	Beaufort House 9a Beaufort Avenue, Alfredton	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No (On National Estate Register)	No	No
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO8	Synagogue 2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H106	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post Barkly Street and East Street Intersection, Ballarat East and Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO11	Ballarat East Fire Station 20-22 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1001	No	No
HO12	Clowance 518 Barkly Street (Cnr Cameron Street), Golden Point	-	-	-	-	-	Yes Ref No H1898	No	No
HO13	Ballarat Botanical Gardens Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252 and part Yes Ref No H2419	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No



## BALLARAT PLANNING SCHEME

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HO18	Former Court House Camp Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO20	Ballarat Trades Hall 24 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H657	No	No
HO21	Terraces 30-32 Camp Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO22	Colemans Spring and adjacent land 102 Caffrey Street and 201-203 Herriott Street, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd. 211 Dana Street (cnr Armstrong Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO25	Dana House, Former hostel 506 Dana Street (cnr Lyons Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO26	Primary School No. 33 Dana Street Primary School 401 Dana Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1714	Yes	No
HO27	Former Wesleyan Church and Sunday School 101 Dana Street (Cnr Lydiard Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1089	Yes	No



## BALLARAT PLANNING SCHEME

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HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church 9/3 Dawson Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H107	No	No
HO33	Lutheran Church 204A Doveton Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO36	St John of God Hospital (Bailey's House) Drummond Street North, Lake Wendouree	Yes	No	No	Yes	Yes - fence	No	No	No
HO37	House 217 Drummond Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO39	Montrose Cottage 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No



## BALLARAT PLANNING SCHEME

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HO40	House 1104 Eyre Street, Newington	Yes	No	No	Yes	No	No	No	No
HO41	Former Water and Sewerage Authority Office 6 Grenville Street South (Lots 1-4 on PS 544004H) (South Western Cnr Grenville and Lewis Streets), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO42	Manchester Unity Hall 9 Grenville Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO43	Former Protestant Hall 10 Grenville Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO44	Former Ballarat Woollen & Worsted Mill 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

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	49 and 49A Lydiard Street South, Ballarat Central						(On National Estate Register)		
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977 and part Yes Ref No H111	No	No
HO54	Ballarat School of Mines (Federation University Australia) 107 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H1463	No	No
HO57	Former Ballarat Post Office 2-6 Lydiard Street North (NE Cnr Lydiard Street North and Sturt Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1018	Yes	No
HO59	Ballarat Railway Complex 140 Lydiard Street North, Ballarat Central, 75 Humffray Street North, Bakery Hill, 60 Corbett Street, Ballarat East, 202 Lydiard Street North, Soldiers Hill, Scott Parade, Ballarat East and Nolan Street, Soldiers Hill.	-	-	-	-	-	Yes Ref No H902	Yes	No
HO62	Former National Mutual Building 2 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO63	Former National Bank of Australasia 5 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO64	Former Union Bank Building 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No



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HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ Bank (also known as ES&A Bank (Ballarat)) 9 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H110	No	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H111 and part Yes Ref No H977	No	No
HO68	Former Bank of New South Wales 13 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H112	No	No
HO69	Old Colonists Association 16-24 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H116	Yes	No
HO70	Her Majesty's Theatre Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H648	Yes	No
HO71	George Hotel 25 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H113	No	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H115	Yes	No
HO73	Counsel Chambers 26 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO74	Furnival Chambers	Yes	Yes	No	Yes	No	No	No	No



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	28-36 Lydiard Street South, Ballarat Central								
HO75	Chancery House 38 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO76	Fine Art Gallery, Ballarat 38-48 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H680	No	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO78	Land 53 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building) 101-103 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse 118 - 122 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO83	Provincial Hotel 121 Lydiard Street North (Cnr Ararat Street), Ballarat Central	-	-	-	-	-	Yes Ref No H432	No	No
HO84	Former Reid's Coffee Palace	-	-	-	-	-	Yes	Yes	No



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	128 Lydiard Street North, Ballarat Central						Ref No H469		
HO85	St Patrick's Presbytery (3 Lyons Street South, Ballarat Central), and O'Collins Hall (8 Dawson Street South, Ballarat Central)	Yes	No	No	Yes	No	No	No	No
HO86	Ballarat Terrace 227-231 Lydiard Street North, Soldiers Hill	Yes	No	No	Yes	Yes - front fences	No	No	No
HO87	Former Terrace 18-20 Lyons Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO88	Ballarat Municipal Observatory 439 Cobden Street (Cnr Magpie Street), Mount Pleasant	-	-	-	-	-	Yes Ref No H936	Yes	No
HO89	Former Pratt's Warehouse 101-103 Mair Street (Cnr Camp Street), Ballarat Central	-	-	-	-	-	Yes Ref No H955	No	No
HO90	House 505 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO91	Verandah and Shop 805 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO92	Aquinas College 1200 Mair Street, Lake Wendouree	Yes	No	Yes	Yes	No	No	No	No
HO93	Former Titheridge and Growcott 15-19 Main Road, Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO94	Ballarat East Post Office 21 Main Road, Bakery Hill	Yes	No	No	Yes	Yes	No	No	No



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HO95	Nazareth House 218 Mill Street, Lake Wendouree	Yes	Yes	No	Yes	Yes - fence	No	No	No
HO96	House 411A Neill Street, Soldiers Hill	Yes	No	Yes	Yes	Yes - lantern	No	No	No
HO97	Cemetery, Chinese Section, Alter 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO98	Cemetery, Chinese Section, Oven 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO100	Old Curiosity Shop 7 Queen Street South, Ballarat East	-	-	-	-	-	Yes Ref No H1982	No	No
HO101	House 14 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO102	House 16 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	Yes - fence, retaining wall and plinth	No	No	No
HO104	Ballarat Town Hall 225 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H978	Yes	No
HO105	Titanic Memorial Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H971	No	No
HO106	Queen Alexandra Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H972	No	No
HO107	St Patrick's Cathedral and Hall	-	-	-	-	-	Yes	No	No



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	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central						Ref No H997		
HO108	Grandstand City Oval, 1402-1406 Sturt Street, Lake Wendouree	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO109	Union Hotel 11 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO110	Former The Log Tavern 23 Sturt Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO111	Camp Hotel 36-38 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO112	Former Chamber of Commerce 42-46 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO113	Former State Savings Bank 48 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah	-	-	-	-	-	Yes	No	No



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	127 Sturt Street, Ballarat Central						Ref No H1911		
HO116	Former ANZ Bank 200-202 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H114	No	No
HO117	Myer (Mitchell's Building) 301-305 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO118	St Andrews Uniting Church 502 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H44	No	No
HO119	Former Broadwood Flats 608-608A Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO120	Former Ballarat City Fire Station 702 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H2236	Yes	No
HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No (On National Estate Register)	No	No
HO122	Former Residence 802 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H529	Yes	No
HO123	St Peter's Church of England 1307 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO124	House and Garden	Yes	No	Yes	Yes	Yes - fence	No	No	No



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	1421 Sturt Street, Newington						(Garden on National Estate Register)		
HO125	Former Bishop's Palace 1444 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H413	Yes	No
HO126	Former Mary's Mount Convent (Loreto Abbey) 1600 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H1017	Yes	No
HO127	Former Primary School 602 Urquhart Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO131	House and garden 111 Webster Street, Lake Wendouree	Yes	No	Yes	Yes	No	No (Garden on National Estate Register)	No	No
HO132	Lakeview Hotel 22 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO133	Ballantrae 7208 Midland Hwy, Buninyong	-	-	-	-	-	Yes Ref No H551	No	No
HO134	Buninyong Town Hall and Court House	-	-	-	-	-	Yes	No	No



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	313 Learmonth Street, Buninyong						Ref No H758		
HO135	Former Library 408 Warrenheip Street, Buninyong	-	-	-	-	-	Yes Ref No H488	No	No
HO136	Former Primary School No. 668 456 Remembrance Drive (Cnr Draffins Road), Windermere	-	-	-	-	-	Yes Ref No H763	No	No
HO137	Former Ballarat Shire Hall 326 High Street, Learmonth	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO138	Barnfield Cottage and Barn 195 Kennedys Road, Miners Rest	No	No	No	Yes	No	No (On National Estate Register)	No	No
HO139	Progress Hall (Former Methodist Church) 24 Church Street (Cnr Hillcrest Road), Nerrina	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO140	St James Church of England 120 Hillcrest Road, Nerrina	Yes	No	No	Yes	No	No	No	No
HO141	Primary School No. 2093 Little Bendigo State School 8 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No



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HO142	Former St Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes, All face brick and stone buildings	Yes, ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (building 2)	Yes, Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake	Yes	Yes	No	No	No
HO143	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes, Yuille Cairn only	No	No	Yes	No	No	No	No
HO144	MUIOOF(Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO145	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes, English Oaks, English Elms, Bhutan Cypress boundary plantings	Yes	No	No	No	No
HO151	Gnarr Creek Air Vent Tower Corner Creswick Road and Doveton Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO153	Old Ballarat Cemetery	Yes	No	No	Yes	No	No	No	No



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	904 Macarthur Street (Cnr Creswick Road), Lake Wendouree								
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery 300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree	Yes	No	No	Yes	No	No	No	No
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir 201-209 Scott Street and 705 Inglis Street, Buninyong	-	-	-	-	-	Yes Ref No H1826	No	No
HO159	Former Female Refuge Complex 183 Scott Parade, Ballarat East	-	-	-	-	-	Yes Ref No H1893	No	No



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HO160	Eureka Historic Precinct 501-525 Eureka Street, Eureka	-	-	-	-	-	Yes Ref No H1874	No	No
HO161	Ballarat High School 25 Gillies Street North (Cnr Sturt Street West), Lake Gardens	-	-	-	-	-	Yes Ref No H1797	No	No
HO162	House 108 Pleasant Street North, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO163	Lake Wendouree Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



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	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO166	Central Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

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	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO169	Waller Estate Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation Area on National Estate Register)	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO172	Creeks and River Channels Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO176	Bridge Mall / Bakery Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO177	Victoria Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO179	Eureka Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (cnr Creswick Road), Ballarat Central						Ref No H1007		
HO183	St Aidan's Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO186	Old Showgrounds Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO188	Barkly Street/Humffray Street South Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO189	Scar Tree Lot S2 Cuthberts Road, Alfredton	No	No	Yes	Yes	No	No	No	Yes
HO190	Former Ballarat RAAF Base 1 Airport Access Road, Mitchell Park	-	-	-	-	-	Yes Ref No H2113	Yes	No
HO191	St Pauls Anglican Church 3 Humffray Street South, Bakery Hill	-	-	-	-	-	Yes Ref No H401	Yes	No
HO192	Regent Picture Theatre 51-57 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO194	Former Prince of Wales & Bonshaw Company gold mining site and residence 362 Albert St, Sebastopol	No	No	No	Yes	No	No	No	No
HO195	Former St. James Presbyterian Church 10 Creswick Street, Miners Rest	Yes	No	No	Yes	No	No	Yes	No
HO196	Selkirk House 436 Wendouree Parade, Ballarat	Yes	No	No	Yes	No	No	No	No
HO197	Gateway and curtilage including two mature trees (elm trees), driveway and four mature trees (three elm trees and a pine tree) Arranmore, Howe Street, Miners Rest	Yes	No	Yes	Yes	No	No	No	No
HO198	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO199	Clontarn (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO200	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO201	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO202	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO203	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 English Elms on rear property boundary	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO204	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street, Sebastopol	No	No	No	Yes	Yes, low brick front fence and iron gates	No	No	No
HO205	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO206	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes, English Elm fronting Wilson Lane	Yes	No	No	No	No
HO207	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO208	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes, All mature trees within the complex - English Oak, Giant Redwood and English Elms	Yes	Yes, Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.	No	No	No
HO209	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO210	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO211	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	Yes	No	No	No	No
HO212	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The curtilage contains the c1850s cottage, 1870s farmhouse, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19 <sup>th</sup> C and early 20 <sup>th</sup> C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.								
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.	No	No	No	Yes	No	No	Yes	No
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date:	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina <b>Statement of Significance:</b>	No	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019								
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe <b>Statement of Significance:</b> Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington <b>Statement of Significance:</b> <i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)	No	No	Yes - mature Privet hedge, mature Ash, Walnut tree and Weeping Nootka Cypress	Yes	Yes - granite piers and slabs at entry, the pre-1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.	No	No	No
HO233	Lake Wendouree Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2419 and part Yes Ref No 2252	Yes	No
HO234 Interim control	Osborne House 214 Creswick Road, Ballarat Central	No	No	No	Yes	Yes - iron palisade front fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 1 August 2025									
HO237	<p>Former Price's Grocery, 202 Lyons Street South, Ballarat Central</p> <p><b>Statement of Significance:</b> <i>Former Price's Grocery Statement of Significance</i> (City of Ballarat, November 2024)</p>	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

15/01/2024  
VC249

## SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0 Incorporated documents

17/10/2024  
C245ball Proposed C258ball

Name of document	Introduced by:
<i>Alfredton West Precinct Structure Plan</i> (Integra, 2011)	C150
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Ballarat &amp; Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan</i> (Ballarat City Council, April 2013)	C169
<i>Ballarat Base Hospital New Facilities Project</i> (Ballarat City Council, April 2013)	C171
<i>Ballarat GovHub Incorporated Document</i> (Ballarat City Council, January 2018)	C209
<i>Ballarat Line Upgrade Incorporated Document</i> (Ballarat City Council, August 2018)	GC95
<i>Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan</i> (Ballarat City Council, June 2014)	C182
<i>Ballarat Heritage Precincts Statements of Significance 2006</i> (Ballarat City Council, August 2014)	C164
<i>Ballarat Heritage Precincts Study Part A 2006 Statements of Significance</i> (Ballarat City Council, 2006)	C107
<i>Ballarat Planning Scheme Heritage Control 2004 - Incorporated Plan</i> (Ballarat City Council, October 2015)	C199
<i>Ballarat Saleyards (former) Statement of Significance</i> (November 2019)	C222ball
<i>Ballarat Station Precinct Redevelopment Incorporated Document</i> (Ballarat City Council, April 2021)	C229ball
<i>Ballarat Terminal Station Incorporated Document</i> (Ballarat City Council, 2017)	C208
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, 2023)	VC249
<i>Ballarat West Groundwater Supply Project - Incorporated Plan</i> (Ballarat City Council, 2006)	C112
<i>Ballarat West Native Vegetation Precinct Plan</i> (SMEC, March 2012)	C158
<i>Ballarat West Precinct Structure Plan</i> (SMEC, October 2016)	C203
<i>Ballarat Western Link Road (Stage 2) Incorporated Document</i> (Ballarat City Council, September 2016)	C170
<i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Burrumbet Creek Catchment Local Floodplain Development Plan – Incorporated Document</i> (Ballarat City Council, 2015)	C178
<i>Central Victoria Livestock Exchange, Ballarat</i> (Spiire, 2015)	C185
<i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Eureka Stadium Upgrade Project Incorporated Document</i> (Ballarat City Council, March 2016)	C197
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance</i> (2019)	C211ball



## BALLARAT PLANNING SCHEME

Name of document	Introduced by:
<i>Former Price's Grocery Statement of Significance (City of Ballarat, November 2024)</i>	C258ball
<i>Invermay Miniature Railway Incorporated Plan (2002)</i>	C50
<i>Invermay Regional Study and Land Management Plan (1991)</i>	NPS1
<i>Koala Plan of Management - Koala Planning Map (July 2006)</i>	C95
<i>Lake Federation Resort Draft Master Plan A C511 CP 055b (August 2004)</i>	C64
<i>Lake Federation Resort Main Components Plan C511 CP 039c (August 2004)</i>	C64
<i>Lake Federation Resort Staging Plan C511 CP 037b (August 2004)</i>	C64
<i>Lintel Grange Homestead Complex Statement of Significance (City of Ballarat, May 2024)</i>	C245ball
<i>Old Showgrounds Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Regional Fast Rail Project, Integrated Approval Requirements (Department of Infrastructure, December 2002)</i>	VC17
<i>St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Waller Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball



## BALLARAT PLANNING SCHEME

15/01/2024  
VC249

## SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0

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Proposed C258ball

## Incorporated documents

Name of document	Introduced by:
<i>Alfredton West Precinct Structure Plan</i> (Integra, 2011)	C150
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Ballarat &amp; Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan</i> (Ballarat City Council, April 2013)	C169
<i>Ballarat Base Hospital New Facilities Project</i> (Ballarat City Council, April 2013)	C171
<i>Ballarat GovHub Incorporated Document</i> (Ballarat City Council, January 2018)	C209
<i>Ballarat Line Upgrade Incorporated Document</i> (Ballarat City Council, August 2018)	GC95
<i>Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan</i> (Ballarat City Council, June 2014)	C182
<i>Ballarat Heritage Precincts Statements of Significance 2006</i> (Ballarat City Council, August 2014)	C164
<i>Ballarat Heritage Precincts Study Part A 2006 Statements of Significance</i> (Ballarat City Council, 2006)	C107
<i>Ballarat Planning Scheme Heritage Control 2004 - Incorporated Plan</i> (Ballarat City Council, October 2015)	C199
<i>Ballarat Saleyards (former) Statement of Significance</i> (November 2019)	C222ball
<i>Ballarat Station Precinct Redevelopment Incorporated Document</i> (Ballarat City Council, April 2021)	C229ball
<i>Ballarat Terminal Station Incorporated Document</i> (Ballarat City Council, 2017)	C208
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, 2023)	VC249
<i>Ballarat West Groundwater Supply Project - Incorporated Plan</i> (Ballarat City Council, 2006)	C112
<i>Ballarat West Native Vegetation Precinct Plan</i> (SMEC, March 2012)	C158
<i>Ballarat West Precinct Structure Plan</i> (SMEC, October 2016)	C203
<i>Ballarat Western Link Road (Stage 2) Incorporated Document</i> (Ballarat City Council, September 2016)	C170
<i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Burrumbeet Creek Catchment Local Floodplain Development Plan – Incorporated Document</i> (Ballarat City Council, 2015)	C178
<i>Central Victoria Livestock Exchange, Ballarat</i> (Spiire, 2015)	C185
<i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Eureka Stadium Upgrade Project Incorporated Document</i> (Ballarat City Council, March 2016)	C197
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance</i> (2019)	C211ball
<i>Former Price's Grocery Statement of Significance</i> (City of Ballarat, November 2024)	C258ball



**BALLARAT PLANNING SCHEME**

<b>Name of document</b>	<b>Introduced by:</b>
<i>Invermay Miniature Railway Incorporated Plan (2002)</i>	C50
<i>Invermay Regional Study and Land Management Plan (1991)</i>	NPS1
<i>Koala Plan of Management - Koala Planning Map (July 2006)</i>	C95
<i>Lake Federation Resort Draft Master Plan A C511 CP 055b (August 2004)</i>	C64
<i>Lake Federation Resort Main Components Plan C511 CP 039c (August 2004)</i>	C64
<i>Lake Federation Resort Staging Plan C511 CP 037b (August 2004)</i>	C64
<i>Lintel Grange Homestead Complex Statement of Significance (City of Ballarat, May 2024)</i>	C245ball
<i>Old Showgrounds Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Regional Fast Rail Project, Integrated Approval Requirements (Department of Infrastructure, December 2002)</i>	VC17
<i>St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Waller Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball



## **6.2. HERITAGE OVERLAY FOR THE FORMER MCGRATH BLACKSMITH AND RESIDENCE, 2172 BALLARAT-MARYBOROUGH ROAD, ASCOT**

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position:** Charyn Symes – Strategic Planner Heritage

### **PURPOSE**

1. This report recommends to the Planning Delegated Committee that a request be submitted to the Minister for Planning to seek authorisation to prepare Ballarat Planning Scheme Amendment C257ball – Former McGrath Blacksmith and Residence (Ascot Forge) and place the amendment on public exhibition.
2. The amendment proposes to apply the Heritage Overlay (HO236) to 2172 Ballarat-Maryborough Road, Ascot.

### **BACKGROUND**

3. The City of Ballarat has been progressively identifying buildings of heritage significance in the rural areas of the municipality. Our agricultural history and heritage in the outlying areas of the municipality is severely underrepresented in the Heritage Overlay.
4. A heritage assessment for the site has been prepared that determines the site is of local heritage significance (Attachment 2) and warrants protection through a Heritage Overlay in the Ballarat Planning Scheme.
5. Applying the Heritage Overlay to the site will ensure specific heritage elements are considered in the decision-making process for any proposed planning permit application.
6. In 2024, the former McGrath Blacksmith and Residence passed out of the ownership of the McGrath family. The new owners intend to conserve the heritage buildings including the former blacksmith's workshop, equipment and residence.
7. The new owner has committed to restore this property to prevent the loss of significant local heritage and history that comprises two key buildings, a transitional Federation era timber residence built in 1912, and a multi-gable roofed former blacksmith's workshop with internal and external fittings, fixtures and machinery dating from 1900-1920s.
8. The blacksmith workshop is structurally unsound, and conservation works are required commencing with stabilisation before restoration. Recent severe weather events have further compromised its structural integrity prompting more urgent works and funding assistance via heritage grants as a priority.
9. The Heritage Overlay will also enable the owner to apply for funds through the Victorian Heritage Restoration Fund (VHRF). This aligns with the Heritage Plan's objectives to both promote and safeguard our heritage with planning scheme amendments and to deliver heritage grants via the VHRF.





Former McGrath Blacksmith and Residence (Ascot Forge)

10. The site is in a Farming Zone (FZ) and Transport Road Zone 2 (Principal Road Network) (TRZ2). The Environmental Significance Overlay Schedule 3 (Water Catchment Areas) (ESO3) applies to the entirety of the site.

## KEY MATTERS

### ***Purpose of the Heritage Overlay***

11. The Heritage Overlay is applied to areas required to protect buildings or objects through the Ballarat Planning Scheme. Heritage Overlays can be applied to individual sites or whole precincts.

### ***Planning scheme amendment***

12. To apply the Heritage Overlay to the site, the City of Ballarat must prepare and submit a planning scheme amendment to the Minister for Planning to introduce a Heritage Overlay to the site into the Ballarat Planning Scheme.

### ***Assessment of heritage significance***

13. This section provides a summary of the findings of the *Heritage Assessment - Former McGrath Blacksmith and Residence (Ascot Forge)* (David Helms, September 2024) (Attachment 5)

#### What is significant?

14. The residence to the extent of the circa 1912 form, materiality and detailing.
15. The former blacksmith, wheelwright and carriage workshops to the extent of the early 1900s form, materiality and detailing. This includes remnant fixed machinery and plant and the two forges with brick chimneys inside the buildings.
16. The wheel furnace, wheel well and remnants of the wheel winch to the rear of the workshops.

#### How is it significant?

17. The former McGrath Blacksmith and Residence (Ascot Forge) at 2172 Ballarat-Maryborough Road, Ascot is of local historic, representative, research potential, and aesthetic significance to the City of Ballarat



Why is it significant?

18. The former McGrath Blacksmith and Residence (Ascot Forge) is historically significant for its associations with the closer farming settlement of the Ascot district and demonstrates the central role that blacksmith's shops played in the development of rural areas until the middle of the twentieth century. A blacksmith's shop was established on this site in the circa 1860s and served the surrounding district until the early 1970s. As well as providing an essential service in the repair of farming vehicles and equipment, the blacksmith played an important role as a place for farmers to meet and socialise and had a mutually beneficial relationship with the former Ascot Hotel on the opposite corner. It has historic importance for its associations with the McGrath family who operated the business on this site for almost 100 years from circa 1874 and built the current complex of buildings in the early 1900s. (Criterion A)
19. The historic and representative significance of the former McGrath Blacksmith and Residence (Ascot Forge) is enhanced by its rarity value as a relatively intact example of a once-plentiful building type. (Criterion B)
20. The former McGrath Blacksmith and Residence (Ascot Forge) was used continuously over a 100-year period. As well as the extant structures, it contains a collection of associated tools and equipment and is likely to contain archaeological evidence including remains of the previous blacksmith buildings. It therefore has potential to yield further information about the use and development of this site and provide further insights into the processes associated with blacksmithing and wheelwrights. (Criterion C)
21. The former McGrath Blacksmith and Residence (Ascot Forge) is significant as a representative example of a rural blacksmith complex with an associated residence. The simple, vernacular timber-framed construction with corrugated iron cladding is typical of blacksmith's shops, as is the corner location diagonally opposite the former Ascot Hotel. The original use is demonstrated by the original brick forges and chimneys in one section, and some original machinery and plant in another. Of special note are the wheel furnace and well and associated remnants of the winch/crane. (Criterion D)
22. The former McGrath Blacksmith and Residence (Ascot Forge) is of aesthetic significance as a distinctive building complex, which is an historic landmark on a prominent intersection in the Ascot district. The twin gable-fronted form of the blacksmith's shop provides a counterpoint to the gabled brick former Ascot Hotel on the opposite corner. (Criterion E)
23. In addition to the Heritage Overlay, internal controls are also proposed for the blacksmith's shop, the built-in plant and equipment, two brick forges and their chimneys.

***Land ownership***

24. The land identified for protection is privately owned. The landowners have been made aware of the City of Ballarat's intent to pursue the application of the Heritage Overlay on the site.



## OFFICER RECOMMENDATION

### 25. That the Planning Delegated Committee:

- 25.1 Advise the Minister for Planning that the City of Ballarat has completed a heritage assessment of 2172 Ballarat-Maryborough Road, Ascot and it has been identified to be of local heritage significance, based on the evidence of local significance detailed in the Heritage Citation and Statement of Significance (September, 2024).
- 25.2 Seek authorisation from the Minister for Planning to prepare Planning Scheme Amendment C257ball to apply a Heritage Overlay and associated provisions to 2172 Ballarat-Maryborough Road, Ascot pursuant to Section 8A of the *Planning and Environment Act 1987*, and to place the Amendment on exhibition pursuant to Section 19 of the *Planning and Environment Act 1987*.
- 25.3 Authorise the Director Development and Growth to undertake administrative changes to the amendment that do not change the intent of the amendment, or any changes required under the Minister for Planning's authorisation, prior to the commencement of exhibition.

## ATTACHMENTS

- 1. Governance Review [6.2.1 - 2 pages]
- 2. Ballarat C257ball Instruction Sheet [6.2.2 - 1 page]
- 3. Ballarat C257ball Explanatory Report [6.2.3 - 8 pages]
- 4. Ballarat C257ball Former McGrath Blacksmith and Residence Statement of Significance [6.2.4 - 3 pages]
- 5. Ballarat C257ball Former McGrath Blacksmith and Residence Citation [6.2.5 - 27 pages]
- 6. Ballarat C 257 ball 001 ho Map 02 Exhibition [6.2.6 - 1 page]
- 7. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY [6.2.7 - 31 pages]
- 8. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY Compare [6.2.8 - 31 pages]
- 9. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS [6.2.9 - 2 pages]
- 10. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS Compare [6.2.10 - 2 pages]



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**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. This report aligns with Council's Vision, Council Plan, Strategies and Policies.

**COMMUNITY IMPACT**

2. The amendment will have positive social and community impacts by seeking to protect and retain identified heritage fabric which has significance importance to the course or pattern of Victoria's cultural history, demonstrating the principal characteristics of a class of cultural places and objects and special association with the life or works of a person, or group of persons, of importance in Victoria's history.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. This amendment does not raise any direct climate emergency issues or environmental sustainability implications.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. There are no economic sustainability implications identified for the subject of this report.

**FINANCIAL IMPLICATIONS**

5. The amendment process will not have any significant financial implications to Council other than the usual cost associated with the planning scheme amendment process.
6. As the proponent is the Planning Authority, the City of Ballarat will be responsible for all amendment related costs including notification of landowners, planning panel hearing fees and engagement of legal representation and expert witnesses at a panel hearing.

**LEGAL AND RISK CONSIDERATIONS**

7. The amendment does not raise any legal risks or concerns of note.
8. Section 9(1) of the *Local Government Act 2020* states that a Council must - in the performance of its role - give effect to the overarching governance principles of the Act. This includes Section 2 which states that:
  - c) the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
  - d) the municipal community is to be engaged in strategic planning and strategic decision making;
  - f) collaboration with other Councils and Governments and statutory bodies is to be sought; and
  - g) the ongoing financial viability of the Council is to be ensured.
9. The Amendment gives effect to the overarching governance principles by identifying land suitable for heritage protection subject to a robust assessment.

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10. The *Planning and Environment Act 1987* (the Act) sets out the framework for the use, development, and protection of land in Victoria in the present and long-term interests of all Victorians.
11. The Amendment seeks to identify land suitable for heritage protection and manage new development through the planning scheme controls to minimise impacts to the heritage fabric of the place.
12. Divisions 1 and 2 of Part 3 of the Act set out the procedure for planning scheme amendments and the relevant provisions in relation to the notification of planning scheme amendments including the process for public submissions and the consideration of those submissions by the planning authority or an appointed panel. The recommendations set out in this report are consistent with the Act.

**HUMAN RIGHTS CONSIDERATIONS**

13. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

14. The amendment will be prepared and exhibited in accordance with the *Planning and Environment Act 1987* which includes a requirement to give notice to all affected landowners, occupiers and prescribed Ministers, notices in the local newspapers and the Victorian Government Gazette. The exhibition of an Amendment will be undertaken subject to ministerial authorisation.
15. Interested parties will be able to make submissions which will be considered by Council and are likely to be referred to an independent planning panel where submitters may present their submissions as a panel hearing.
16. Council officers will engage with Traditional owners and resident groups during exhibition of the Amendment.

**GENDER EQUALITY ACT 2020**

17. There are no gender equality implications identified for the subject of this report.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

18. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

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*Planning and Environment Act 1987*

**BALLARAT PLANNING SCHEME**

**AMENDMENT C257ball**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Ballarat City Council.

The Ballarat Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 1 attached map sheets.

**Overlay Maps**

1. Insert Planning Scheme Map No's. 02 HO, in the manner shown on the 1 attached map marked "Ballarat Planning Scheme, Amendment C257ball".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.
3. In **Operation Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document



*Planning and Environment Act 1987*

## **Ballarat Planning Scheme**

### **Amendment C257ball**

### **Explanatory Report**

#### **Overview**

This amendment introduces a permanent Heritage Overlay for a heritage place at 2172 Ballarat-Maryborough Road, Ascot into the Ballarat Planning Scheme via Amendment C257ball. It does this by adding the site to the Heritage Overlay Schedule at Clause 43.01 as HO236. The intent of the amendment is to list the entirety of the allotment at 2172 Ballarat-Maryborough Road, Ascot which comprises the residence, former blacksmith's workshop, including the internal and external forge equipment.

The application of the Heritage Overlay is supported by the Heritage Assessment – Former McGrath Blacksmith and Residence (Ascot Forge) (David Helms, Heritage Planning, September 2024) that finds the property to be of local heritage significance.

#### **Where you may inspect this amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Ballarat

Phoenix Building

25 Armstrong Street South

Ballarat Central VIC 3350

The amendment can be inspected free of charge at the City of Ballarat website at [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by TBA.



A submission must be sent to: TBA

### Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: TBA
- Panel hearing: TBA

### Details of the amendment

#### Who is the planning authority?

This amendment has been prepared by the Ballarat City Council who is the planning authority for this amendment.

The amendment has been made at the request of Ballarat City Council.

#### Land affected by the amendment

The amendment applies to 2172 Ballarat-Maryborough Road, Ascot. Crown Allotment 117, Parish of Ascot. The site is in a Farming Zone (FZ) and Transport Road Zone 2 (Principal Road Network) (TRZ2). The Environmental Significance Overlay Schedule 3 (Water Catchment Areas) (ESO3) applies to the entirety of the site.

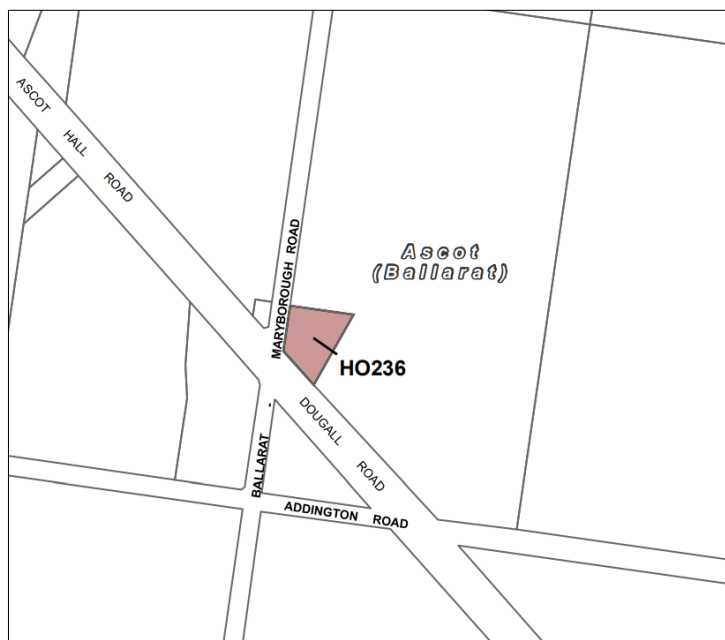


Figure 1 2127 Ballarat- Maryborough Road, Ascot



### What the amendment does



Figure 2 Significant elements of the site

Source: Nearmap

The amendment applies the Heritage Overlay to the entire allotment at 2172 Ballarat-Maryborough Road, Ascot, known as the Former McGrath Blacksmith and Residence (Ascot Forge) on a permanent basis.

Specifically, the amendment makes the following changes:

#### **Overlays maps**

- Inserts Planning Scheme Map No.2HO to apply the Heritage Overlay (HO236) to the Former McGrath Blacksmith and Residence (Ascot Forge) at 2172 Ballarat-Maryborough Road, Ballarat Central and its curtilage on a permanent basis.

#### **Planning scheme ordinance**

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply permanent heritage protection to the Former McGrath Blacksmith and Residence (Ascot Forge) (HO236) including:
  - The residence to the extent of the c.1912 form, materiality and detailing.



- The former blacksmith, wheelwright and carriage workshops to the extent of the early 1900s form, materiality and detailing. This includes remnant fixed machinery and plant and the two forges with brick chimneys inside the buildings The wheel furnace/forge, wheel well and remnants of the wheel winch to the rear of the workshops.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply internal alteration controls by marking the *Internal alteration controls apply?* column 'yes', in relation to the blacksmith's workshop.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to allow prohibited uses by marking the *Prohibited uses permitted?* column 'yes'.
- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to list Planning Scheme Map 2HO.
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the '*Former McGrath Blacksmith and Residence (Ascot Forge)*' *Statement of Significance* (City of Ballarat, September 2024) as an incorporated document.

## Strategic assessment of the amendment

### Why is the amendment required?

The amendment is required to provide heritage protection to the Former McGrath Blacksmith and Residence (Ascot Forge) at 2172 Ballarat-Maryborough Road, Ascot, and its curtilage on a permanent basis, found to be of local heritage significance as a rare surviving example of a rural blacksmith complex and associated residence.

The application of the Heritage Overlay to the site is supported by a Heritage Assessment and Statement of Significance by David Helms of Heritage Planning, dated September 2024. It has been assessed as meeting Criterion A (historical significance), Criterion B (rarity), Criterion C (research potential), Criterion D (representativeness) and Criterion E (aesthetic significance).

An individual Heritage Overlay (HO236) will ensure that all values and attributes of the place are clearly understood and can be appropriately managed through the preparation of an individual statement of significance. It clearly identifies all of the significant parts of the heritage place, including the residence, former blacksmith workshop and external machinery. In recognition of the importance of the workshop, internal controls are appropriate for the remnant fixed plant and machinery, two forges and brick chimney deemed as significant through the column 'Internal alteration controls apply?' under Clause 43.01-4 as per the guidance of Practice Note PN001 'Applying the Heritage Overlay' (August 2018).

The amendment will create a net community benefit in protecting this significant rural



heritage place and allow for possible funding towards stabilisation and restoration so that the site may be fully utilised. The amendment will also facilitate further investigation into the site's potential for state significance.

### **What is Significant?**

A blacksmith's shop was established on this site in the c.1860's and served the surrounding districts till the 1970's. The McGrath family were involved since 1874 and second generation, Patrick Henry (Harry) McGrath built the current blacksmith shop and residence after purchasing the site in 1906. The 1912 transitional Federation timber house with Victorian-style symmetrical form and detailing has square edged weatherboard walls and M-hip roof. The bullnose verandah, which returns on two sides is supported with turned timber posts and decorated with a cast iron frieze. There is a central four-panel timber front door with sidelights and toplights, flanked with timber sash windows and two original brick chimneys with simple corbelling. The McGrath's conducted the post office from one room of their residence in the 1950's-60's.

On the east and south side the house is enclosed by a low cyclone wire fence with a tubular steel frame. The wrought iron entry gate on the south side with elaborate metal curlique detailing was reputedly made in the blacksmith's workshop.

The timber framed and short-sheet corrugated iron clad blacksmith's shop is situated south of the residence. The timber framing is built from sawn hardwood with diagonal bracing. The roof framing includes numerous 'made on site' iron or steel bracket connections. The walls rest on perimeter brickwork. The footing system is unknown on the north side, whilst the south side appears to lack any footing system. There are three gabled-roof sections, separated by internal walls. Two are parallel and fronting the Ballarat-Maryborough Road and the third sits behind at a right angle. The three gabled-roofed buildings were all built at different stages and created areas for different purposes. Within the front section, woodworking took place on the north side and the two forges with brick chimneys carried out metal work on the south side. The rear section was the assembly area and paint shop.

Behind the building is the wheel forge/furnace, wheel well and ruins of the associated winch/crane that conveyed the wheel from the forge/furnace to the crane. This was used to create or repair the wheels for wagons, drays and carts.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria detailed in section 4(1) of the *Planning and Environment Act 1987* being:

- (a) *'to provide for the fair, orderly, economic and sustainable use, and development of land'*



(b) *'to conserve and enhance those buildings, areas or other places, which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value'*

(c) *'to balance the present and future interests of all Victorians'*.

The amendment implements these objectives by ensuring the conservation of heritage buildings significant to Ballarat. Heritage is one of the most valued features in Ballarat by the local wider community and preserving these cultural attributes will balance the present and future interest of all Victorians.

### **How does the amendment address any environmental, social and economic effects?**

The amendment is expected to have positive social and environmental effects by protecting and promoting places of cultural heritage which is an integral part of Ballarat's social fabric. The amendment will encourage reuse, restoration and adaptation of heritage places. Retention of these places will minimise building waste associated with demolition and the construction of new buildings.

The amendment will not have significant adverse effects on the environment or economics.

### **Does the amendment address relevant bushfire risk?**

The site is within a designated Bushfire Prone Area. Clause 13.02-1S (Bushfire) requires a planning scheme amendment to properly assess bushfire risk. The amendment does not allow for the intensification of development of land and is unlikely to result in any significant increase to the risk to life, property, community, infrastructure, or the natural environment from bushfire.

### **Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

The amendment complies with the requirements of *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the *Planning and Environment Act 1987* by including a heritage place and the Statement of Significance in the Schedule to Clause 43.01 (Heritage Overlay) and other heritage controls as recommended by the heritage assessment.

The amendment complies with the requirements *Ministerial Direction No 11 – Strategic Assessments of Amendments* by ensuring the inclusion of comprehensive discussion in this explanatory report about the strategic considerations that support the amendment and by providing an assessment on the impact of new planning provisions in the resource and administrative costs of the responsible authority.

### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**



The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in the achieving the objectives of the clauses:

*Clause 15 - Built Environment and Heritage*

The amendment is consistent with the objective of this Clause to '*protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value*'. The amendment identifies and documents places of heritage significance, providing its protection through the Ballarat Planning Scheme.

*Clause 15.03-1S - Heritage Conservation*

The amendment is consistent with the objective of this Clause by identifying and documenting places of cultural significance, providing for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural and social significance, encouraging appropriate development that respects places with identified heritage values, encouraging the conservation and restoration of contributory elements of a heritage place and ensuring an appropriate setting and context of heritage places is maintained or enhanced.

Clause 15.03-1L – Heritage Conservation

The amendment implements the strategic direction of this Clause 15.03-1L by ensuring that alterations to heritage places be carried out in a sympathetic manner and to discourage demolition of buildings and other elements of identified local and state heritage significance and ensuring new development interprets culturally significant places and respects heritage and cultural boundaries.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment is consistent with the Municipal Planning Strategy and will assist in achieving the objectives of the clauses as follows:

- The amendment implements the strategic direction of Clause 02.03-5 (Built Environment and Heritage) by ensuring our heritage buildings are recognised as a key element that the wider community deem important to conserve, protect and enhance so that these valued features are retained into the future.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions by applying the Heritage Overlay to the site. The Heritage Overlay is the most appropriate planning tool to identify places of heritage significance. The Heritage Overlay requires a planning permit to be granted for buildings and works, including demolition and provides a framework to manage heritage values of each place/precinct.



**How does the amendment address the views of any relevant agency?**

There are no relevant agencies.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not expected to impact on the transport system as the proposed controls are intended to protect the significant neighbourhood character of the area.

**Resource and administrative costs**



**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority. Any additional work created by the additional heritage control can be resourced with current staff levels.



## Statement of Significance – 2172 Ballarat-Maryborough Road, Ascot

September, 2024

<b>Heritage Place:</b>	Former McGrath Blacksmith & Residence (Ascot Forge)	<b>PS ref no:</b>	HO236
			

### What is significant?

The former McGrath Blacksmith & Residence (Ascot Forge) at 2172 Ballarat-Maryborough Road, Ascot is significant. The following buildings and features contribute to the significance of the place:

- The residence to the extent of the c.1912 form, materiality and detailing.
- The former blacksmith, wheelwright and carriage workshops to the extent of the early 1900s form, materiality and detailing. This includes remnant fixed machinery and plant and the two forges with brick chimneys inside the buildings.
- The wheel furnace, wheel well and remnants of the wheel winch to the rear of the workshops.

Alterations and additions made after 1945 including the kitchen and family room to the residence and the garage are not significant.

### How is it significant?

The former McGrath Blacksmith & Residence (Ascot Forge) at 2172 Ballarat-Maryborough Road, Ascot is of local historic, representative, research potential, and aesthetic significance to the City of Ballarat.

### Why is it significant?

The former McGrath Blacksmith & Residence (Ascot Forge) is historically significant for its associations with the closer farming settlement of the Ascot district and demonstrates the central role that blacksmith's shops played in the development of rural areas until the middle of the twentieth century. A blacksmith's shop was established on this site in the c.1860s and served the surrounding district until the early 1970s. As well as providing an essential service in the repair of



farming vehicles and equipment, the blacksmith played an important role as a place for farmers to meet and socialise and had a mutually beneficial relationship with the former Ascot Hotel on the opposite corner. It has historic importance for its associations with the McGrath family who operated the business on this site for almost 100 years from c.1874 and built the current complex of buildings in the early 1900s. (Criterion A)

The historic and representative significance of the former McGrath Blacksmith & Residence (Ascot Forge) is enhanced by its rarity value as a relatively intact example of a once-plentiful building type. (Criterion B)

The former McGrath Blacksmith & Residence (Ascot Forge) was used as continuously over a 100-year period. As well as the extant structures, it contains a collection of associated tools and equipment and is likely to contain archaeological evidence including remains of the previous blacksmith buildings. It therefore has potential to yield further information about the use and development of this site and provide further insights into the processes associated with blacksmithing and wheelwrights. (Criterion C)

The former McGrath Blacksmith & Residence (Ascot Forge) is significant as a representative example of a rural blacksmith complex with an associated residence. The simple, vernacular timber-framed construction with corrugated iron cladding is typical of blacksmith's shops, as is the corner location diagonally opposite the former Ascot Hotel. The original use is demonstrated by the original brick forges and chimneys in one section, and some original machinery and plant in another. Of especial note are the wheel furnace and well and associated remnants of the winch/crane. (Criterion D)

The former McGrath Blacksmith & Residence (Ascot Forge) is of aesthetic significance as a distinctive building complex, which is an historic landmark on a prominent intersection in the Ascot district. The twin gable-fronted form of the blacksmith's shop provides a counterpoint to the gabled brick former Ascot Hotel on the opposite corner. (Criterion E)





Significant elements of the site

Source: Nearmap

**Recommended controls**

The former McGrath Blacksmith & Residence (Ascot Forge) is recommended for inclusion in the HO of the Ballarat Planning Scheme with the following specific controls:

- Internal controls - apply only to the blacksmith's shop and specifically to the built-in plant and equipment, and the two brick forges and their chimneys.
- Prohibited uses to be permitted.

**Primary source**

*Heritage Assessment - Former McGrath Blacksmith & Residence (Ascot Forge) 2024*, David Helms, Heritage Planning

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



David Helms  
HERITAGE PLANNING

6 September 2024

## Heritage assessment – Former McGrath Blacksmith & Residence (Ascot Forge)

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HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)

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## 1. PURPOSE

This report has been prepared for the City of Ballarat in relation to the former McGrath Blacksmith & Residence (also known as the Ascot Forge) at 2172 Ballarat-Maryborough Road, Ascot (the subject place).

The subject place is not included in the Heritage Overlay (HO) and is in urgent need of heritage funding to enable a structural integrity assessment. For it to be eligible, it requires an interim HO, which would eventually become permanent.

The purpose of this assessment is therefore to determine whether the subject place satisfies the threshold of local significance and would justify an individual HO.

This assessment does not include a detailed assessment of the condition of the buildings. This may be an action arising from this assessment.

## 2. METHODOLOGY

This assessment has been prepared in accordance with the Australia ICOMOS *Charter for Places of Cultural Significance*, 2013 (the *Burra Charter*) and its guidelines, and in accordance with relevant guidelines including Planning Practice Note 1: *Applying the heritage overlay* (PPN1). All terminology is consistent with the *Burra Charter*.

The key tasks have included:

- Historic research using selected primary (Title information, will and probate files, building files, newspaper articles available on-line via the Trove website), secondary (local and family histories) and oral sources.
- An inspection of the former residence and workshop, including the interior and surrounds with the assistance of the current owners.
- A 'desktop' comparative analysis – this means the analysis has relied on information about the comparative places in the City of Ballarat heritage studies, and others in Victoria as listed in the Hermes database.
- Analysis against the Hercon criteria, and preparation of a statement of significance in the PPN1 format.

### Study team

This assessment was prepared by David Helms with Dr. Robyn Ballinger of History Making. Dr. Ballinger prepared the locality and place histories. All other tasks were undertaken by David Helms, who prepared the thematic history sections.

### Acknowledgments

The assistance of the following people is gratefully acknowledged:

- The current owners of the subject place, who assisted with the site inspection and shared information about the place.
- Bill Loader, long time district resident, Bernadette Matthews (nee McGrath, daughter of Frank McGrath), and Desley Beechey, Learmonth District Historical Society.



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)

### 3. EXISTING HERITAGE LISTINGS AND ASSESSMENTS

The subject place is not currently included in the HO or any other statutory heritage register.

The house and blacksmith at the subject place are listed separately in a c.2013 table that identifies potential heritage places in the former Shire of Ballarat (see Figure 1).

Described as ‘House’ and ‘Ascot Blacksmith Shop’ they were identified during Community Consultation and the *Ballarat Heritage Study Stage 2* (Hansen Partnership, 2003) is also listed as a source.

Place	Street No.	Street	Locality	Source	Map ID	Information	Heritage Protection
Ascot M.I.A. Hall		Ascot Hall Road	Ascot	2003, Hansen Partnership and others	BAL/A0 - no.35	Identified during Community Consultation (BL): Built 1900, weatherboard. Supper Room replaced 1955. Hall clad with colourbond.	No
School (former) - Ascot State School No. 2507		Ascot Hall Road	Ascot	2003, Hansen Partnership and others	BAL/A0 - no.38 BAL/A3 - no.15	Identified during Community Consultation (BL): Ascot State School, 1883 - 1975, brick, residence attached. Now private home	No
→ House		Ballarat Maryborough Road	Ascot	2003, Hansen Partnership and others	BAL/A0 - no.32 BAL/A3 - no.12	Identified during Community Consultation (BL): Built by Patrick McGrath, Blacksmith c.1900. Weatherboard, good order. Now owned by grandson Frank McGrath.	No
→ Ascot Blacksmith Shop		Ballarat Maryborough Road	Ascot	2003, Hansen Partnership and others	BAL/A0 - no.33	Identified during Community Consultation (BL): Built by Patrick McGrath, Blacksmith, wheelwright. Made wagons & farm machinery 1890 - 1998 [sic].	No
Site - stables of former Ascot		Ascot Hall Road	Ascot	1998, Ward and	same as BAL/A0 -	From Data Sheet: Brick, double gable former stables, now derelict, part of the now	No

Figure 1: Extract of c.2013 list of potential heritage places in the former Shire of Ballarat



## 4. HISTORY

### Thematic context

City of Ballarat Thematic Environmental History:

2. *Living on Country as First Peoples: 2.1 Dja Dja Wurrung and Wadawurrung Country*

3. *Arriving and settling as colonists: 3.3 Farming*

6. *Building transport and communication networks: 6.2 Services associated with transport*

### Living on Country as First Peoples

The City of Ballarat occupies the traditional Country of the Dja Dja Wurrung and the Wadawurrung peoples who are the Traditional Owners and caretakers of the lands and waterways of the area that is now the municipality of Ballarat. These represent two of the five language groups that make up the Kulin Nation (GML Heritage 2023:58).

Following the arrival of settlers from the mid-1830s, Aboriginal people continued to fight for the right to occupy and use their traditional land, water and resources. They did not cede the sovereignty of their Country (GML Heritage 2023:75).

### Arriving and settling as colonists

Post-contact settlement of the present-day City of Ballarat began with colonists who settled in the area in the late 1830s in connection with pastoral development. The predominantly British settler population was relatively small until the gold rushes of the 1850s when thousands of prospectors from many countries of the world were attracted to the area. The immigrant population was primarily English (including the Welsh and Cornish), Scottish and Irish, but there were also large numbers of Continental Europeans, Chinese, and North Americans. Various forms of land occupation and acquisition, including pastoral leases, mining leases, selection acts and closer settlement, enabled settlers to take up land (as leasehold and freehold) for farming and other forms of primary production (GML Heritage 2023:78).

Gold mining brought a large population to the Ballarat area, which in turn led to a high demand for fresh food. The high demand for meat and grain on the goldfields ensured a ready market for agricultural produce and was the main impetus for the development of farming in the area. However, so great was the demand for fresh food at the Ballarat goldfields that supply also came from much further afield, including the potato country around Koroit, over 100 miles away (GML Heritage 2023:78).

The ancient volcanic activity in the Ballarat district had left a legacy of rich land that was well-suited for agricultural purposes. The first land sales in 1854 included the sale of small acreages of Crown lands in the parishes of Dowling Forest (Miners Rest) and Burrumbeet where the first farming communities began to form. Others soon followed in Addington (Ercildoune), Coghills Creek, Glendaruel and surrounding areas. The early farms were used for mixed farming and cropping, and the principal crops were wheat, oats, and potatoes (*Star* 14 November 1859:2). Agricultural societies were formed to promote and improve farming practices and ploughing matches were regularly held.

The land selection Acts of the 1860s, especially those of 1865 and 1869, soon led to waves of selectors creating new communities. The primary purpose of the villages and towns established with closer settlement from the 1850s onwards was servicing the small farmer community and schools, churches, and halls (in some cases, a single building performed all these roles) were important in supporting the establishment and development of these communities. As Dingle (1984:130) has pointed out:

*Although farmers sold their produce across the world, their personal mobility was limited to what could be comfortably achieved in a day by horse and cart. The nearest township thus had to supply most of their social, intellectual and spiritual as well as their economic needs. As a result, a vigorous community life flowered in the country towns between about 1880 and 1914 ...*



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 HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)
 

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### Building transport and communication networks

Blacksmiths, farriers, and wheelwrights played an important role in the post-contact settlement of Victoria and ‘made the wheels of the agricultural industry turn’ during the nineteenth and early twentieth centuries (McGrath 1999a).

The need for blacksmiths and farriers began with the movement of explorers and squatters from the 1830s onwards. As noted by McGrath (1999a) ‘Horse’s hooves were not designed for continual use in all types of conditions’ and needed shoeing while the carts, drays and wagons of the squatters required regular maintenance. In the early days, these tasks may have been done by a handyman in their team but when the land was subdivided and sold for closer settlement from the mid-1850s onward, the blacksmith became an integral part of each community. According to McGrath (1999a):

*Blacksmiths or ‘smithies’ were established every few miles or even closer. Most seemed to be near a hotel, perhaps to relieve the thirst developed from working over a hot forge or to provide comfort for a client waiting for a horse to be shod.*

By the 1860s many blacksmiths and wheelwrights were established in the rural towns and districts around Ballarat. There were four blacksmiths at Learmonth, three each at Blowhard and Weatherboard, while Addington, Ascot, Bald Hills, Coghills Creek, Miners Rest each had at least one. There were also wheelwrights at The Rose, Coghills Creek and Glendonald (McGrath 1999a).

Shoeing horses including large draught horses for pulling the ploughs and doing heavy farm work or pulling wagon loads of produce to market and ‘hacks’ and ponies for riding or pulling gigs and buggies would have been a considerable part of the smith’s work (McGrath 1999a).

Most blacksmiths were farriers and would also do some wheelwright work if a wheelwright was not available. Blacksmiths became very versatile because of the variety of work they had to perform, and their motto was ‘We can make anything from a needle to an anchor’. Whatever maintenance work was required for farm machinery, or wherever steel and timber was used would have been within the province of the blacksmith (McGrath 1999a).

For almost one hundred years the blacksmith shop provided a local meeting place, especially in wet weather when many farmers would use the opportunity to ‘catch up on or spread the local gossip’ and solve ‘many local or world problems’. The establishment and extension of the railway network reduced the need for long distance haulage of goods and produce using horses and wagons, but they were still needed to deliver to and from the rail sidings. However, by the early twentieth century motor cars and trucks were replacing horses, gigs and buggies and the increasing mechanisation in agriculture completed the demise of working farm horses (McGrath 1999a).

McGrath (1999a) concludes the ‘country blacksmith was caught in an industrial revolution where higher technology and mass production with lower ... costs’ reduced the need for the skills of the blacksmith. From the 1920s to the 1940s as blacksmiths retired or moved to other employment they were not replaced, and few remained active by the 1950s.

### Locality history

Land in the Ascot district was taken up in 1838 by William Coghill who overlanded sheep and cattle from New South Wales and established the Coghills Creek run.

Ascot developed as a small town north of Ballarat on the road to Clunes, within the police district of Learmonth. It was also known as Ascot Mills, on account of the large steam flour mill established by James Fry that was in operation from 1856 to 1890 and played an important role in the development of wheat growing in the district. There was some limited goldmining activity in the area in the early 1850s, but it was the sale of land from 1855 and subdivision of pastoral properties under the 1862 Land Act that saw farming families move to the area to take up allotments of between 50 and 110 acres.

The township developed around the hotel, which was a coaching stop on the road to Clunes. This was used as the post office from 1859 and served as the main community meeting place in the early years of the settlement. For example, a meeting of the Ballarat, Glendaruel, Smeaton, Spring Hill and Bullarook



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 HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)
 

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agricultural societies was held at the Ascot Hotel in July 1861 and in 1879 a group of farmers met at the hotel to discuss forming a farmers' union (*Star* 11 July 1861:2; *Ballarat Star*, 24 October 1879:2). Other early businesses included a general store (part of the Hotel), blacksmith, and butcher. By 1865, Ascot had 284 rateable residences and farms (L&DHS 2006; McGrath 2000a, PROVa, PROVb).

Community formation was marked by the building of a Presbyterian church in 1859, capable of seating over 200 people (*Star* 7 June 1859:4). The establishment of the Presbyterian church reflected the high number of Scottish people who settled in the area and a denominational school was established by the Church in the same year. This became a State primary school in 1873 and as enrolments grew moved to a new brick school with attached teacher's residence in 1883. A Mutual Improvement and Debating Society was formed c.1881 (this was one of several in the Ballarat district) and in 1901 it arranged for the building of the first public hall (*Ballarat Star* 21 November 1891:3).

### Place history

The subject place is located on part of Crown Allotment 117, Parish of Ascot. The allotment was first owned by brothers Thomas and John Ogilvy, although the owner of the property listed on the *Ascot Parish Plan* is John Ogilvy (*Ascot Parish Plan* 1878). The allotment was purchased in land sales held in 1855 (McGrath 2000a:3).

After hotel keeper and farmer Thomas Ogilvy died on 1 August 1874, his probate listed his freehold property, which was part owned with his brother John Ogilvy, as comprising several allotments, including Crown Allotments 115 and 117, Parish of Ascot. Improvements included a brick hotel, called the Farm Hotel, and store of 12 rooms; stabling for 24 horses; storehouse; barn; men's house and kitchen; chaff house; blacksmith's shop and fencing (PROVa).

John Ogilvy came to own the property soon after, and on his death on 28 January 1878 his probate described the same improvements with the addition of a butcher's shop (PROVb).

The blacksmith's shop owned by the Ogilvys was operated by Peter Dunne (McGrath 2000a:5). The shop and a residence rented by Dunne are believed to be among five buildings located on Crown Allotment 117 shown in the 1900 map at Figure 1.

Patrick McGrath (1831-1902) migrated from County Down, Ireland, in the mid-1850s and settled at Burrumbeet with his wife, Sarah, where he worked as a blacksmith and farmer. In 1874 the McGrath family moved to Ascot where Patrick took over Dunne's blacksmith business, renting the blacksmith's shop and a residence from the Ogilvy brothers. Patrick undertook a variety of work including steeling and dressing plough shares, shoeing horses, repairing ploughs and chains, making and repairing harrows, cutting tyres, and repairing carts and wagons (McGrath 2000a:5).

After completing his schooling at Ascot Primary School, Patrick's son, Patrick Henry (Harry) (1869-1946), joined his father's blacksmith business (McGrath 1999a:63).



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)

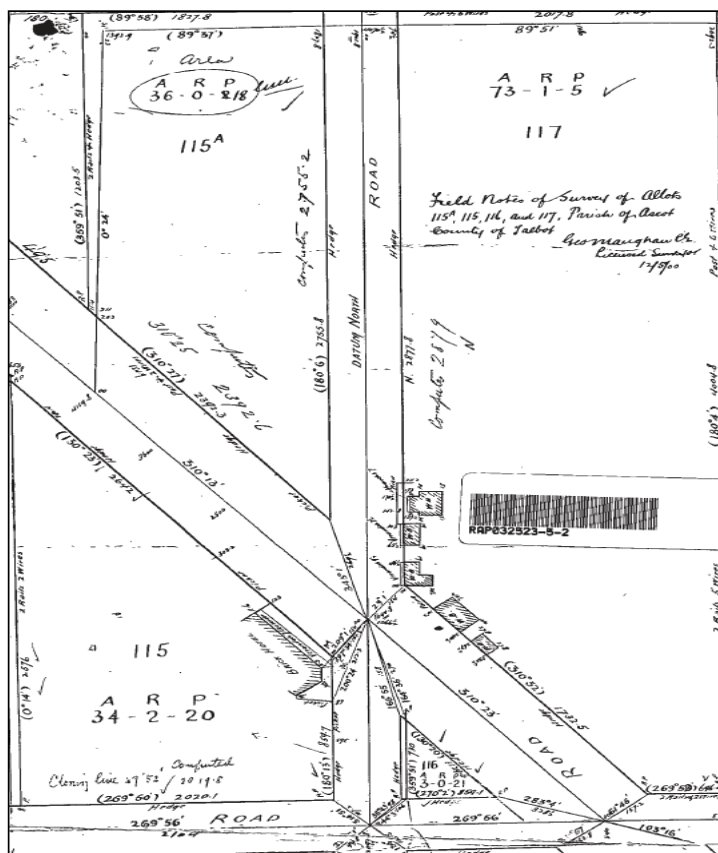


Figure 1. A 1900 survey plan of Ascot showing a brick hotel on Crown Allotment 115 and five weatherboard buildings on Crown Allotment 117, the latter of which included a blacksmith shop and butcher. (Source: Survey Plan 1900)

By the late 1890s, the business had expanded to include an agency for the Canadian firm of Massey Harris farm machinery, with a representative of the firm personally visiting the McGrath's shop because it was one of the highest selling agents for Massey Harris in Australia at the time. During this period, binder sales and maintenance and sales of binder twine provided a great deal of work during the harvesting season. Each year as many as 20-30 binders from the surrounding districts would be brought to the blacksmith's shop for a complete overhaul (McGrath 1999b:1; 'Presentation as Post Office Closes' 1968).

After Patrick McGrath's death in 1902, the blacksmith business was continued by Harry who expanded the enterprise to provide wheelwright, farrier and implement making services (*Ballarat Star* 2 August 1902:5, Charles Fenton 1993, *Tourello, 1836-1993*, cited by Federation University).

In 1906, then owners of Crown Allotment 117, Thomas Ogilvy Keay, storekeeper of Ascot, and John Keay, farmer of Clyde, near Clunes, sold approximately 1.9 acres of the allotment to Harry (CT: V3109 F631; CT: V3155 F936). The land included the cottage and blacksmith's shop owned by the Keays and rented by the McGraths (McGrath 2000b).

It was Harry McGrath who built the existing blacksmith's shop and residence on the 1.9-acre site, to replace the earlier buildings shown in Figure 1 (McGrath 2000a:6). The house (see Figure 2) was built in 1912 (McGrath 1991:14). It is believed the first stage of the new blacksmith's shop was built around the same time.



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)



Figure 2: A photo of the newly built McGrath residence, not dated, but c.1912. (Photo supplied by Bernadette Matthews)

As well as undertaking repair work, the sale of Massey Harris farm implements, and the erection of windmills, McGrath commenced the manufacture of a range of harrows, farm and ornamental gates, and steel land rollers, which were sold locally and through agents in Ballarat and other districts. McGrath later designed, patented and manufactured T-steel swings (later copied and manufactured by H.V. McKay) for yoking horses to farm implements (McGrath 2000a:6; McGrath 2024). In addition, the seal of the Ballarat Shire was produced in the Ascot blacksmith shop ('Presentation as Post Office Closes' 1968).

Along with drays, spring carts and a few horse lorries, McGrath moved into the manufacture of wagons, which were sold locally and to farmers in the Mallee and Wimmera districts (McGrath 1999b:2). The wagons for the Mallee were designed with wider wheels to allow them to be used in the Mallee sand ('Presentation as Post Office Closes' 1968). An advertisement in 1919, for example, informed the public that P.H. McGrath of Ascot had for sale three disc-ploughs, a wagon and a dray (*Ballarat Star* 17 May 1919:5).

Long time local resident Bill Loader recalls the blacksmith shop housing different sections for ironwork and woodwork, as well as an assembly area and paint shop, and an outside forge. He also remembers a third gable section added to building in later years (see Figure 3) (Loader 2024).

McGrath employed 7-10 men as blacksmiths, wheelwrights and labourers from the early 1900s until the mid 1930s and it is believed the McGrath business was one of the largest manufacturers of wagons in Victoria. The last wagon was built in 1937 and sold in 1938, but wagon repair work continued into the 1950s (Loader 2024; McGrath 1999b:2). Some McGrath wagons were later preserved in museums and were used at the Sovereign Hill tourist attraction in Ballarat (McGrath 1999b:2).



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)



Figure 3: The McGrath residence and blacksmith's shop, not dated, but after c.1943 (due to the presence of the electricity poles) and prior to the kitchen addition shown in Figure 5. (Source: Grills 1988:np)

By the early 1940s, the work of the blacksmith shop focussed mainly on repairs and maintenance, although new harrows, rollers, gates and tank stands continued to be made. Horse shoeing was mostly confined to hacks and ponies (McGrath 1999b:2). In 1943 the property was connected to electricity and a 7 H.P. electric motor was installed in the blacksmith's shop to replace an earlier kerosene fuel-powered motor (McGrath 1991:12).

Harry McGrath died on 17 October 1946, and his wife, Bridget Josephine McGrath (nee Heagney), inherited the property in 1947 (PROVc; CT:V3155 F936).

Harry's obituary notice in the *Ballarat Courier* on 23 October 1946, titled 'Men and Machines Mourn Harry McGrath', noted that Harry McGrath was a household name throughout the district. It continued:

*No man ever commanded more respect among his fellows...Mr Harry McGrath...carried on the business founded by his father, the late Mr Pat McGrath; that of general blacksmith, wheelwright and wagon builder. His craftsmanship was always acknowledged as of the best, and through the years he earned the reputation as an expert authority on all machinery and implements used on a farm. Many innovations and improvements are the result of his ingenuity and improvements...During the harvest season...From early morning till into the nightfall calls were made for his assistance and through it all he was always the genial Harry McGrath that nature ordained him (Ballarat Courier 23 October 1946:7).*

After Harry's death, his son, Frank McGrath, took over the running of the blacksmith's shop with Matt Heagney employed as blacksmith (see Figure 4). The business continued to undertake repairs and maintenance, making harrows, rollers and tank-stands, with Matt managing the blacksmith shop and Frank attending to the increasing demands for water supply on district farms (McGrath 1999b:3).



Figure 4: A photo of workers at McGrath's: left to right, Matt Heagney, Frank McGrath, Bill Heagney and Tom McGrath. (Source: Grill 1988:np)

Stocking rates had increased on farms after World War II and new bores were put down in the district to provide stock and domestic water supplies. The bores were equipped with windmills, tank-stands and tanks, which required maintenance and repair (Loader 2024). With the advent of electrical jet pumps in



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 HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)
 

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the late 1940s and the extension of the electricity grid in the 1940s and 1950s, McGrath fitted homes with automatic water pressure systems (McGrath 1999b:3). A common saying in the district was ‘Windmills to wagons, you name it, McGraths did it’ (Grills 1988:np).

After the Farm Hotel at Ascot was delicensed in 1941 (McGrath 1991:38) the McGraths conducted the post office from one room of their residence for from the early 1950s until 1968 (Matthews 2024).

The blacksmith shop was closed in the early 1970s after Matt Heagney retired. With the tapping of underground water for irrigation in the 1960s and 1970s, Frank McGrath continued to work on water supply infrastructure (McGrath 1999b:3). McGrath recalled that the blacksmith shop provided an important local meeting place, especially during wet weather, where local farmers caught up and solved ‘many local and world problems’ (McGrath 1999a:69).

In 1976 an addition was made at the northwest corner of the house.

The residence, where Frank and his wife Imelda (nee Lee) lived, and the blacksmith’s shop passed out of the ownership of the McGrath family in 2024. The family continue to hold an archive of information about the blacksmith’s shop, including business ledgers from 1898 through to 1950s (Matthews 2024).



Figure 5: The McGrath residence in 1968, when it housed the Ascot Post Office. Note the kitchen addition at right and the cyclone wire garden fence with wrought iron gate (Source: NAA)

### Sources

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- McGrath, Frank 1999b, ‘My grandfather Patrick McGrath’, history supplied by Bernadette Matthews.
- McGrath, Frank 2000a, handwritten history notes supplied by Bernadette Matthews.



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McGrath, Frank 2000b, 'McGrath's blacksmith shop', handwritten history supplied by Bernadette Matthews.

McGrath Tom, 1991, 'The time of my life. A childhood of the thirties and forties'

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Public Record Office of Victoria (PROVc), Wills, VPRS 7591/P0002, 385/546.

Survey Plan 1900, AP32523.



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)

## 5. DESCRIPTION

The former McGrath Blacksmith and Residence (also known as the Ascot Forge) is situated at the northeast corner of Ballarat-Maryborough Road and Dougall Road in Ascot. The site contains two main buildings:

- The c.1912 residence,
- The former blacksmith's shop, which appears to date from the early 1900-20s.

### Residence

The residence is sited parallel to the road behind a small front setback. It is a transitional Federation era timber house with Victorian-style symmetrical form and detailing. It has square edged weatherboard walls while the M-hip roof and the separate verandah (which returns on two sides) are clad in corrugated iron. The roof has bracketed eaves, and the verandah has a bullnose profile and is supported by turned timber posts and decorated with a cast iron frieze. The façade contains a central four-panel timber door with sidelights and toplights, flanked by timber sash windows. The same windows are in the side elevations. There are two original brick chimneys with simple corbelling.

Overall, the house has Medium to High integrity. Alterations and additions include:

- The c.1950s kitchen addition at the southeast corner. This has a hipped roof, a brick chimney and a corner window (original timber, now replaced in metal).
- The c.1976 addition at the northeast corner. This has a flat roof and fibrocement cladding.
- Replacement of the verandah floor in concrete, and replacement of one bay of the verandah on the south side (beside the c.1950s addition) with a timber wall and window.
- Removal of one chimney.
- Removal of the timber verandah collars below the frieze, and the bases have been cut off.

The house is situated within a small garden (most of the planting is recent and there are no early trees). On the east and south sides this is enclosed by a low cyclone wire fence with a tubular steel frame. The wrought iron entry gate on the south side has elaborate metal curlique detailing. Reputedly, the gate (and possibly the fence) was made in the McGrath blacksmith's workshop.

To the south of the house is a gabled timber garage, which dates from the postwar period, as it is not visible in Figure 3 (c.1943 or later) but is extant in Figure 5 (1968).



*(Left) View of the house from Ballarat-Maryborough Road (Right) Close up of front verandah*



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)



*(Left) South elevation showing the c.1950s addition at right and the cyclone wire garden fence (Right) North elevation*



*(Left) Typical sash windows in the north wall (Right) Front door*



*(Left) The door in the south wall added to provide access to the post office room. The window beside is original, while the window on the far right was added c.1950s when the kitchen addition was built. (Right) Wrought iron front gate*



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 HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)
 

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**Blacksmith's shop**

*This description incorporates some information about the structural framing and foundations and building condition contained in an email to the current owner (McClelland 2024) provided by the City of Ballarat.*

To the south of the residence is the Blacksmith's shop, which is sited at a slight angle to the Ballarat-Maryborough Road, with a small front setback. This angled alignment is caused by its location hard against the south side property boundary to Dougall Road.

It is a timber-framed building, fully clad in short-sheet corrugated iron, which appears to have been built in stages in the early twentieth century. The timber frame is built from sawn hardwood with diagonal bracing. The roof framing has lower level and diagonal corner bracing and numerous 'made on site' iron or steel bracket connections. The floors are dirt, and walls rest on perimeter brickwork on an unknown footing system on the north side, with no apparent footing system on the south side (McClelland 2024).

Two maker's stamps were found on the corrugated iron. Both are the Lysaght 'Blue Orb' Brand, but in different designs (see images below):

- One is 'Lysaght Galvanized Tinned'.
- One is 'Lysaght Australia'. Most of the sheets with this brand are on the external walls of the rear section.

Lysaght Galvanised Iron was imported to Australia from England from the late nineteenth to the early twentieth century. In 1921 Lysaght established its first Australian plant at Newcastle and thereafter imports of galvanised iron declined and eventually ceased. Galvanised iron sheets manufactured in Australia were identified as such by inclusion of 'Australia' in the maker's stamp. This would appear to date the 'Lysaght Galvanized Tinned' sheet as no later than the early interwar period and possibly earlier, whereas the sheet with 'Australia' dates to c.1921 or later. This together with the sawn timber framing supports an early twentieth century build date.

The building is comprised of three gable-roofed sections, separated by internal walls. Two are parallel and face the Ballarat-Maryborough Road while the third section is behind, and at a right angle to, the front pair. Oral history suggests the rear section was a later addition, and physical evidence in the form of a window in the wall between the two front sections suggests that they were built separately as well.

Each section was used for specific purposes. The north side of the front section was where the woodworking took place (this section contains some of the original fixed plant/machinery associated with wood and metal working equipment), while the front section to the south (which contains the two forges with brick chimneys) was where the metal working was carried out. The rear section was used as an assembly area and paint shop for wagons and the like. At the time of inspection, this contained a sieve-like object with bright blue paint around the rim believed to be one of the colours used on the wagons produced by the workshop (Palm, 2024).

Other internal fittings and fixtures including timber shelving and 'pigeonholes' attached or built into the walls. There is a low timber table in the forge section. Scattered about are numerous pieces of machinery, tools and equipment and other ephemera and, in the rear section, what appears to be a buggy or wagon frame. There is 'graffiti' in the form of written or carved letters and numbers on some features.

It appears from surviving examples that the windows were six-pane timber sash (one of which survives in an internal wall as noted above). There are also windows in the gable ends of the rear section and the south gable of the north front section. There are single ledged and braced timber doors in the north and east walls, a pair in the south wall, and large double sliding ledged timber carriage doors in the front of the north section, the long side wall of the south section, and the south end of the rear section.

Behind the building is the wheel forge/furnace, wheel well and ruins of the associated winch/crane that conveyed the wheel from the forge/furnace to the crane. This was used to create or repair the wheels for wagons, drays and carts. Each wheel comprised a metal 'tyre' with timber used for the naves, spokes and felloes forming the internal frame. The process was described by Frank McGrath (1999a:63), as follows:

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David Helms  
HERITAGE PLANNING

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 HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)
 

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*All the steelwork was done by the blacksmiths including rolling the tyres to shape. The internal circumference of the tyre was made a little less than the outer circumference of the wheel. The tyre was heated in a brick furnace, internally lined with fire bricks to withstand the heat. It was fired using five-foot-long logs of wood and assisted by a blower to increase the heat.*

*Heating to red hot expanded the tyre and it was then fitted to the wheel, which had been clamped to a tiring frame. The plate was immediately lowered with a winch into water to prevent burning the wheel and re-shrink the metal to hold the wheel firmly together.*

Overall, the building has high integrity but is in poor condition. Much of the roof of the southern front section is missing and water ingress to various parts of the building has caused significant damage to the timber frame. Several of the windows have lost their frames or parts of the sashes and glass. Acro-props are being used to internally support and stabilise the building.

The branch of a large dead Ash tree behind the rear section rests on the roof of the building. The numerous suckers of the tree, however, are providing wind shielding to the building (McClelland 2024).

#### Additional sources

McClelland, T. (2024) email to Daniel Palm, 9 July

Palm, Daniel, pers. comm. 25 June 2024

#### Images



(Top Left) Northwest elevation (Top Right and Bottom Left) West (front) elevation to Ballarat-Maryborough Road.



(Left) Rear (east) elevation (Right) 'Lysaght Australia' stamps on the iron to the right of the door in the image to the left.



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 HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)
 

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*(Left) Rear (east) elevation showing the double carriage doors and window above in the south end wall (Right) Section of east wall at the north end showing the brick footing.*



*(Left) Typical window (Middle and right) Typical ledged and braced timber doors.*



*(Left) Wheel furnace at rear of building (Right) Wheel well and remnants of winch/crane beside the furnace*



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)



(Left) Interior of front north section looking west toward the sliding doors. Note pigeonholes/shelves, early scales and window within internal wall at left (Right) Interior of front north section looking east showing remnants of original equipment/mechanical plant. Note window in gable end.



(Left and middle) The two forges in the south section also showing missing roof (Right) Low table strewn with tools



(Left) Chalk graffiti on the double ledged doors in the rear section (Right) Carved numbers on a wall in the south (forge) section. Note also remnant electrical plant on the wall behind



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HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)

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*(Left) Double ledged carriage doors in the south wall. Note metal farm windmill parts and remnant plant at left  
(Right) Double ledged and braced doors in the south wall*



*(Left) South end of rear section showing double ledged carriage doors, window above and remnant equipment at right  
(Right) North end of rear section showing ledged and braced door, window and pigeonhole shelving*



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)



(Left) Partial 'Lysaghts Galvanised Tinned' brand on part of internal wall in the north section (Right) View looking through internal window to forge section with tools in foreground



(Left) View of rear section. Note remnant blue paint on floor in foreground, various items against wall in background including part buggy or wagon frame and acro-props at rear supporting the roof (Right) Detail of sieve object with remnant blue colour on rim (visible in left image on top of stacked timber and box)



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)

## 6. COMPARATIVE ANALYSIS

### Residence

The residence is a representative example of a late Victorian symmetrical timber house with characteristic form and detailing. This type of house is common across Victoria and there are many examples in Ballarat. An earlier and superior example in the local area is the ‘Allowah’ homestead, which is diagonally opposite at 2191 Ballarat-Maryborough Road.



*Allowah (Source: Google Maps)*

The residence is typical, but there is nothing about it that sets it apart as fine or outstanding. Moreover, built in 1912, it is a late example and a conservative design for its time.

The primary significance of the residence is the historic association with the McGrath family as part of the blacksmith complex.

### Blacksmith and wheelwright shops

As noted in the History, blacksmith shops were once common throughout the municipality, and it is likely that some still exist. However, none are currently included in the HO in the City of Ballarat as an individual place and a search of Hermes has not identified any within the current HO precincts.

For this analysis two examples included on the Victorian Heritage Register (VHR) and two locally significant examples (in Moonee Valley City and in Wellington Shire) were used as comparisons.

*Former Blacksmith's Cottage and Shop, 100-102 Main Street, Bacchus Marsh (Moorabool Shire)*



*Source: Victorian Heritage Database*



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 HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)
 

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This place is included on the VHR (H0462). It comprises a stone and brick blacksmith's shop and a stone and brick residence, with timber outbuildings at the rear. It was established c.1852 and was in continuous use as a blacksmith and wheelwright premises until 1940. None of the original equipment survives.

*Blacksmith's shop and residence, 22 Main Street, Strathbogie (Strathbogie Shire)*



Source: Victorian Heritage Database

This place is included on the VHR (H1376) and comprises a complex of timber buildings. The blacksmith and wheelwright's shop is of drop slab and timber pole construction and was built in stages, with the earliest section dating from c.1892. There is also a simple gabled weatherboard residence and timber outbuildings. The business was operated continuously as a blacksmith and wheelwright from c.1900 to 1987. The place has an extensive collection of original tools and equipment.

*Cook's Blacksmith, 882-884 Mt Alexander Road, Essendon (Moonee Valley City)*



Source: Victorian Heritage Database

This place is included within an individual HO (HO420) in the Moonee Valley Planning Scheme. The building is in two, gable-fronted sections. One has brick walls, with a corrugated iron façade and roof and the other is timber framed and clad in corrugated iron. The Cook family established a blacksmith on this site in 1857 and the business was owned continuously by them until at least 2015, when it was still in use manufacturing wrought iron fencing, balustrades and furniture. The present buildings date from c.1892 and c.1900s.

*Stables, blacksmiths and wheelwrights, and residence, 35-39 Main Street, Boisdale (Wellington Shire)*



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)



Source: Victorian Heritage Database

This place is included within an individual HO (HO289) in the Wellington Planning Scheme. It comprises three buildings (stables, blacksmith & wheelwright, residence) across three properties. The blacksmith and wheelwright shop, built in 1907, is a timber framed, gable-fronted building clad in corrugated iron with double sliding timber carriage doors. The residence (1907) is an asymmetrical Edwardian brick house. The blacksmith and wheelwright operated continuously until 1951.

#### Discussion

Blacksmith and wheelwright shops were often simple buildings. Early examples (c.1850s-1870s) such as the one at Bacchus Marsh were often built of brick or stone or in timber using traditional techniques such as the example at Strathbogie. As galvanised iron became more widely available by the end of the nineteenth century this became a popular building material for sheds and outbuildings as it was lightweight, relatively cheap and durable.

The form and materiality of the McGrath's blacksmith shop compares to the two locally significant places, and it is representative of the gabled, corrugated iron clad sheds that characterise blacksmith's shops of the early 1900s. Staged construction is also evident in the examples at Strathbogie and Essendon.

McGrath's blacksmith shop is notable when compared to the above examples as it retains two brick forges and chimneys, remnant machinery and plant, as well as some tools and objects that demonstrate its use. Of especial note is the surviving wheel furnace, wheel and associated winch at the rear of the building. The citations for four examples cited above do not appear to include these features (at least they are not specifically mentioned in the citations) and this would suggest they are rare on a State-wide basis.

In conclusion, McGrath's blacksmith shop and residence is a fine and relatively intact representative example of this place type dating from the early twentieth century.

#### Sources

Hermes database & Victorian Heritage Database

Victorian Heritage Register



## 7. ANALYSIS AGAINST HERCON CRITERIA

This section provides an assessment of the former McGrath Blacksmith and Residence against the Hercon criteria. It is considered to satisfy Hercon criteria A, B, C, D and E at the local level for the reasons set out below.

### Criterion A

*Importance to the course or pattern of our cultural or natural history (historical significance).*

The former McGrath Blacksmith & Residence (Ascot Forge) is associated with the closer farming settlement of the Ascot district and demonstrates the central role that blacksmith's shops played in the development of rural areas until the middle of the twentieth century. A blacksmith's shop was established on this site in the c.1860s and served the surrounding district until the early 1970s. As well as providing an essential service in the repair of farming vehicles and equipment, the blacksmith played an important role as a place for farmers to meet and socialise and had a mutually beneficial relationship with the former Ascot Hotel on the opposite corner. It has historic importance for its associations with the McGrath family who operated the business on this site for almost 100 years from c.1874 and built the current complex of buildings in the early 1900s.

### Criterion B:

*Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

The former McGrath Blacksmith & Residence (Ascot Forge) is a rare surviving and relatively intact example of this place type. While many blacksmiths were established, very few are known to survive today.

### Criterion C:

*Potential to yield information that will contribute to understanding our cultural or natural history (research potential).*

The former McGrath Blacksmith & Residence (Ascot Forge) was used as continuously over a 100-year period. As well as the extant structures, it contains a collection of associated tools and equipment and is likely to contain archaeological evidence including remains of the previous blacksmith buildings. It therefore has potential to yield further information about the use and development of this site and provide further insights into the processes associated with blacksmithing and wheelwrights.

### Criterion D:

*Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The former McGrath Blacksmith & Residence (Ascot Forge) is a representative example of a rural blacksmith complex with an associated residence. The simple, vernacular timber-framed construction with corrugated iron cladding is typical of blacksmith's shops, as is the location on an intersection diagonally opposite the former Ascot Hotel. The original use is demonstrated by the brick forges and chimneys in one section, and some early machinery and plant in another. Of especial note are the wheel furnace and well and associated remnants of the winch/crane. (Criterion D)



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HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)

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**Criterion E:**

*Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

The former McGrath Blacksmith & Residence (Ascot Forge) is a distinctive building complex, which is an historic landmark on a prominent intersection in the Ascot district. The twin gable-fronted form of the blacksmith's shop provides a counterpoint to the gabled brick former Ascot Hotel on the opposite corner.

**Criterion F:**

*Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

Not applicable.

**Criterion G:**

*Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

Not applicable.

**Criterion H:**

*Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Not applicable. The association with the McGrath family is an historic value, included with Criterion A.



## 8. CONCLUSIONS AND RECOMMENDATIONS

The former McGrath Blacksmith & Residence (Ascot Forge) is of local historic, representative, research potential, and aesthetic significance to the City of Ballarat for the reasons described in the attached statement of significance.

It may be of State significance, but that would require further comparative analysis. A nomination to the Victorian Heritage Register, supported by more detailed analysis may be worthwhile.

The former McGrath Blacksmith & Residence (Ascot Forge) is recommended for inclusion in the HO of the Ballarat Planning Scheme with the following specific controls:

- Internal controls - apply only to the blacksmith's shop and specifically to the built-in plant and equipment, and the two brick forges and their chimneys.
- Prohibited uses – to be permitted.

The extent of the HO should include the whole of 2172 Ballarat-Maryborough Road, Ascot as defined by the title boundaries.

The HO schedule entry should be:

*Former McGrath Blacksmith & Residence (Ascot Forge)*

*2172 Ballarat-Maryborough Road, Ascot*

*The heritage place comprises the c.1912 residence and the c.1900s blacksmith's shop, wheel furnace and well and associated remnants of the winch/crane.*

### Other recommendations

The current owners are committed to conserving the former blacksmith's shop and residence and should be supported as much as possible.

The former blacksmith's shop is in poor condition. It requires a detailed condition assessment to determine the most appropriate way to stabilise and conserve the structure.



While much of the associated collection of tools has been removed, there is still a significant number of objects within the building, along with remnants of built-in plant and equipment. It would be desirable for all the remaining loose items to be assessed and catalogued, as appropriate.



## HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH &amp; RESIDENCE (ASCOT FORGE)

## Attachment 1

## Statement of Significance – 2172 Ballarat-Maryborough Road, Ascot

<b>Heritage Place:</b>	Former McGrath Blacksmith & Residence (Ascot Forge)	<b>PS ref no:</b>	HO236
			

**What is significant?**

The former McGrath Blacksmith & Residence (Ascot Forge) at 2172 Ballarat-Maryborough Road, Ascot is significant. The following buildings and features contribute to the significance of the place:

- The residence to the extent of the c.1912 form, materiality and detailing.
- The former blacksmith, wheelwright and carriage workshops to the extent of the early 1900s form, materiality and detailing. This includes remnant fixed machinery and plant and the two forges with brick chimneys inside the buildings.
- The wheel furnace, wheel well and remnants of the wheel winch to the rear of the workshops.

Alterations and additions made after 1945 including the kitchen and family room to the residence and the garage are not significant.

**How is it significant?**

The former McGrath Blacksmith & Residence (Ascot Forge) at 2172 Ballarat-Maryborough Road, Ascot is of local historic, representative, research potential, and aesthetic significance to the City of Ballarat.

**Why is it significant?**

The former McGrath Blacksmith & Residence (Ascot Forge) is historically significant for its associations with the closer farming settlement of the Ascot district and demonstrates the central role that blacksmith's shops played in the development of rural areas until the middle of the twentieth century. A blacksmith's shop was established on this site in the c.1860s and served the surrounding district until the early 1970s. As well as providing an essential service in the repair of farming vehicles and equipment, the blacksmith played an important role as a place for farmers to meet and socialise and had a mutually beneficial relationship with the former Ascot Hotel on the opposite corner. It has historic importance for its associations with the McGrath family who operated the business on this site for almost 100 years from c.1874 and built the current complex of buildings in the early 1900s. (Criterion A)



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HERITAGE ASSESSMENT – FORMER MCGRATH BLACKSMITH & RESIDENCE (ASCOT FORGE)

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The historic and representative significance of the former McGrath Blacksmith & Residence (Ascot Forge) is enhanced by its rarity value as a relatively intact example of a once-plentiful building type. (Criterion B)

The former McGrath Blacksmith & Residence (Ascot Forge) was used as continuously over a 100-year period. As well as the extant structures, it contains a collection of associated tools and equipment and is likely to contain archaeological evidence including remains of the previous blacksmith buildings. It therefore has potential to yield further information about the use and development of this site and provide further insights into the processes associated with blacksmithing and wheelwrights. (Criterion C)

The former McGrath Blacksmith & Residence (Ascot Forge) is significant as a representative example of a rural blacksmith complex with an associated residence. The simple, vernacular timber-framed construction with corrugated iron cladding is typical of blacksmith's shops, as is the corner location diagonally opposite the former Ascot Hotel. The original use is demonstrated by the original brick forges and chimneys in one section, and some original machinery and plant in another. Of especial note are the wheel furnace and well and associated remnants of the winch/crane. (Criterion D)

The former McGrath Blacksmith & Residence (Ascot Forge) is of aesthetic significance as a distinctive building complex, which is an historic landmark on a prominent intersection in the Ascot district. The twin gable-fronted form of the blacksmith's shop provides a counterpoint to the gabled brick former Ascot Hotel on the opposite corner. (Criterion E)

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**Primary source**

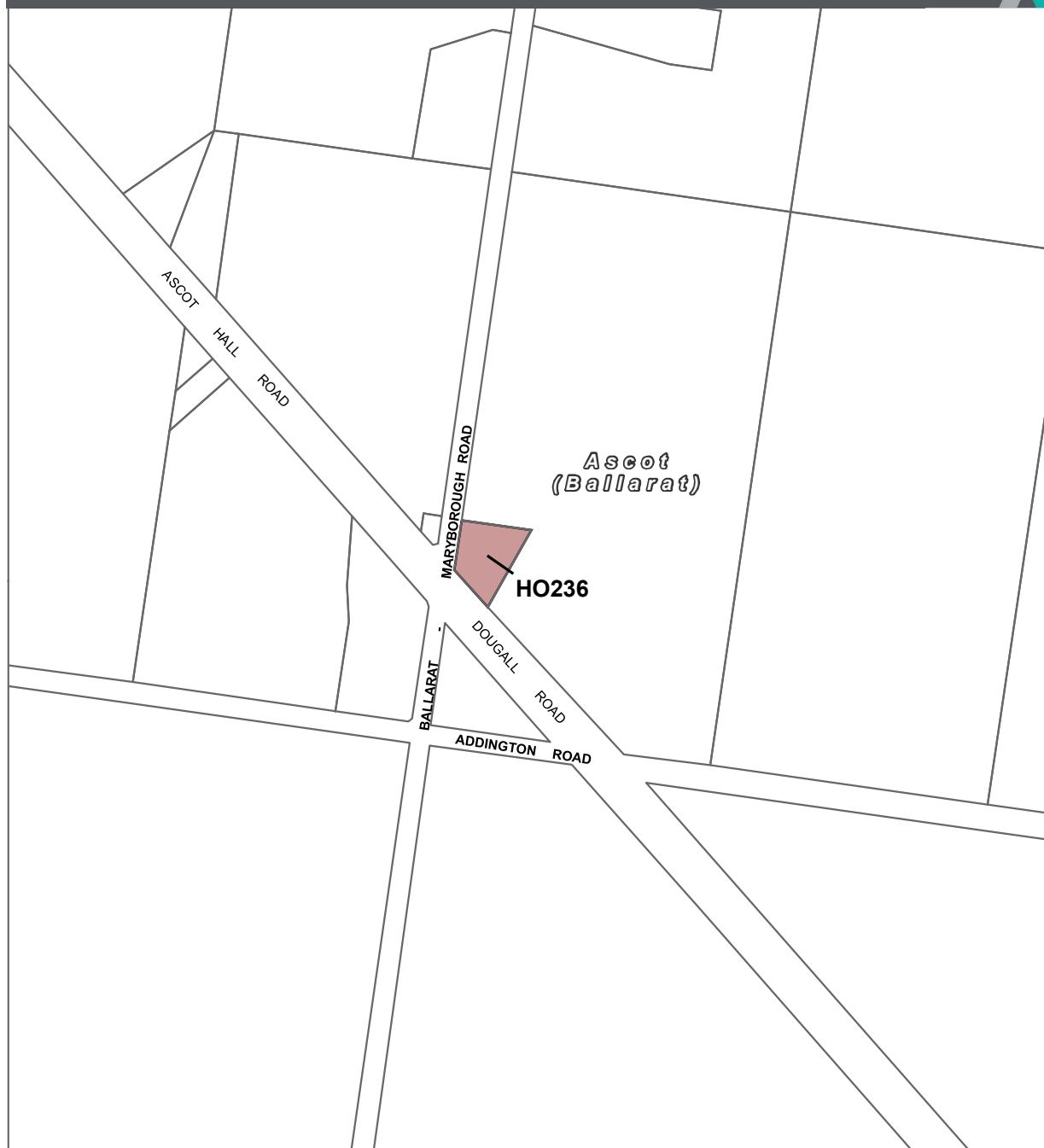
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*Heritage Assessment - Former McGrath Blacksmith & Residence (Ascot Forge) 2024*

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

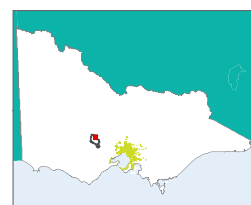


# BALLARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C257ball



## LEGEND

- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Map 2HO

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Department  
 of Transport  
 and Planning



## BALLARAT PLANNING SCHEME

28/02/2019  
GC117**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**26/09/2024  
C215ball**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment prepared by a suitably qualified professional, detailing the significance of the building covered by an individual heritage overlay and the impact that the proposed works may have on that significance (heritage impact assessment).
- An assessment, prepared by a suitably qualified arboriculture professional, detailing the impact of the proposed works, and any measures which could be taken to mitigate the impacts.

**2.0**---/---/---  
Proposed C257ball**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Lauderdale 7 Prince Street, Alfredton	-	-	-	-	-	Yes Ref No H486	No	No
HO2	Beaufort House 9a Beaufort Avenue, Alfredton	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No (On National Estate Register)	No	No
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No



## BALLARAT PLANNING SCHEME

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HO8	Synagogue 2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H106	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post Barkly Street and East Street Intersection, Ballarat East and Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO11	Ballarat East Fire Station 20-22 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1001	No	No
HO12	Clowance 518 Barkly Street (Cnr Cameron Street), Golden Point	-	-	-	-	-	Yes Ref No H1898	No	No
HO13	Ballarat Botanical Gardens Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252 and part Yes Ref No H2419	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO18	Former Court House Camp Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO20	Ballarat Trades Hall 24 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H657	No	No
HO21	Terraces 30-32 Camp Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO22	Colemans Spring and adjacent land 102 Caffrey Street and 201-203 Herriott Street, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd. 211 Dana Street (cnr Armstrong Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO25	Dana House, Former hostel 506 Dana Street (cnr Lyons Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO26	Primary School No. 33 Dana Street Primary School 401 Dana Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1714	Yes	No
HO27	Former Wesleyan Church and Sunday School 101 Dana Street (Cnr Lydiard Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1089	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church 9/3 Dawson Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H107	No	No
HO33	Lutheran Church 204A Doveton Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO36	St John of God Hospital (Bailey's House) Drummond Street North, Lake Wendouree	Yes	No	No	Yes	Yes - fence	No	No	No
HO37	House 217 Drummond Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO39	Montrose Cottage 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	House 1104 Eyre Street, Newington	Yes	No	No	Yes	No	No	No	No
HO41	Former Water and Sewerage Authority Office 6 Grenville Street South (Lots 1-4 on PS 544004H) (South Western Cnr Grenville and Lewis Streets), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO42	Manchester Unity Hall 9 Grenville Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO43	Former Protestant Hall 10 Grenville Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO44	Former Ballarat Woollen & Worsted Mill 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 and 49A Lydiard Street South, Ballarat Central						(On National Estate Register)		
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977 and part Yes Ref No H111	No	No
HO54	Ballarat School of Mines (Federation University Australia) 107 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H1463	No	No
HO57	Former Ballarat Post Office 2-6 Lydiard Street North (NE Cnr Lydiard Street North and Sturt Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1018	Yes	No
HO59	Ballarat Railway Complex 140 Lydiard Street North, Ballarat Central, 75 Humffray Street North, Bakery Hill, 60 Corbett Street, Ballarat East, 202 Lydiard Street North, Soldiers Hill, Scott Parade, Ballarat East and Nolan Street, Soldiers Hill.	-	-	-	-	-	Yes Ref No H902	Yes	No
HO62	Former National Mutual Building 2 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO63	Former National Bank of Australasia 5 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO64	Former Union Bank Building 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ Bank (also known as ES&A Bank (Ballarat)) 9 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H110	No	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H111 and part Yes Ref No H977	No	No
HO68	Former Bank of New South Wales 13 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H112	No	No
HO69	Old Colonists Association 16-24 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H116	Yes	No
HO70	Her Majesty's Theatre Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H648	Yes	No
HO71	George Hotel 25 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H113	No	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H115	Yes	No
HO73	Counsel Chambers 26 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO74	Furnival Chambers	Yes	Yes	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	28-36 Lydiard Street South, Ballarat Central								
HO75	Chancery House 38 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO76	Fine Art Gallery, Ballarat 38-48 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H680	No	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO78	Land 53 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building) 101-103 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse 118 - 122 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO83	Provincial Hotel 121 Lydiard Street North (Cnr Ararat Street), Ballarat Central	-	-	-	-	-	Yes Ref No H432	No	No
HO84	Former Reid's Coffee Palace	-	-	-	-	-	Yes	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	128 Lydiard Street North, Ballarat Central						Ref No H469		
HO85	St Patrick's Presbytery (3 Lyons Street South, Ballarat Central), and O'Collins Hall (8 Dawson Street South, Ballarat Central)	Yes	No	No	Yes	No	No	No	No
HO86	Ballarat Terrace 227-231 Lydiard Street North, Soldiers Hill	Yes	No	No	Yes	Yes - front fences	No	No	No
HO87	Former Terrace 18-20 Lyons Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO88	Ballarat Municipal Observatory 439 Cobden Street (Cnr Magpie Street), Mount Pleasant	-	-	-	-	-	Yes Ref No H936	Yes	No
HO89	Former Pratt's Warehouse 101-103 Mair Street (Cnr Camp Street), Ballarat Central	-	-	-	-	-	Yes Ref No H955	No	No
HO90	House 505 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO91	Verandah and Shop 805 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO92	Aquinas College 1200 Mair Street, Lake Wendouree	Yes	No	Yes	Yes	No	No	No	No
HO93	Former Titheridge and Growcott 15-19 Main Road, Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO94	Ballarat East Post Office 21 Main Road, Bakery Hill	Yes	No	No	Yes	Yes	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO95	Nazareth House 218 Mill Street, Lake Wendouree	Yes	Yes	No	Yes	Yes - fence	No	No	No
HO96	House 411A Neill Street, Soldiers Hill	Yes	No	Yes	Yes	Yes - lantern	No	No	No
HO97	Cemetery, Chinese Section, Alter 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO98	Cemetery, Chinese Section, Oven 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO100	Old Curiosity Shop 7 Queen Street South, Ballarat East	-	-	-	-	-	Yes Ref No H1982	No	No
HO101	House 14 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO102	House 16 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	Yes - fence, retaining wall and plinth	No	No	No
HO104	Ballarat Town Hall 225 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H978	Yes	No
HO105	Titanic Memorial Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H971	No	No
HO106	Queen Alexandra Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H972	No	No
HO107	St Patrick's Cathedral and Hall	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central						Ref No H997		
HO108	Grandstand City Oval, 1402-1406 Sturt Street, Lake Wendouree	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO109	Union Hotel 11 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO110	Former The Log Tavern 23 Sturt Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO111	Camp Hotel 36-38 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO112	Former Chamber of Commerce 42-46 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO113	Former State Savings Bank 48 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

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	127 Sturt Street, Ballarat Central						Ref No H1911		
HO116	Former ANZ Bank 200-202 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H114	No	No
HO117	Myer (Mitchell's Building) 301-305 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO118	St Andrews Uniting Church 502 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H44	No	No
HO119	Former Broadwood Flats 608-608A Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO120	Former Ballarat City Fire Station 702 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H2236	Yes	No
HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No (On National Estate Register)	No	No
HO122	Former Residence 802 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H529	Yes	No
HO123	St Peter's Church of England 1307 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO124	House and Garden	Yes	No	Yes	Yes	Yes - fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1421 Sturt Street, Newington						(Garden on National Estate Register)		
HO125	Former Bishop's Palace 1444 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H413	Yes	No
HO126	Former Mary's Mount Convent (Loreto Abbey) 1600 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H1017	Yes	No
HO127	Former Primary School 602 Urquhart Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO131	House and garden 111 Webster Street, Lake Wendouree	Yes	No	Yes	Yes	No	No (Garden on National Estate Register)	No	No
HO132	Lakeview Hotel 22 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO133	Ballantrae 7208 Midland Hwy, Buninyong	-	-	-	-	-	Yes Ref No H551	No	No
HO134	Buninyong Town Hall and Court House	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

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	313 Learmonth Street, Buninyong						Ref No H758		
HO135	Former Library 408 Warrenheip Street, Buninyong	-	-	-	-	-	Yes Ref No H488	No	No
HO136	Former Primary School No. 668 456 Remembrance Drive (Cnr Draffins Road), Windermere	-	-	-	-	-	Yes Ref No H763	No	No
HO137	Former Ballarat Shire Hall 326 High Street, Learmonth	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO138	Barnfield Cottage and Barn 195 Kennedys Road, Miners Rest	No	No	No	Yes	No	No (On National Estate Register)	No	No
HO139	Progress Hall (Former Methodist Church) 24 Church Street (Cnr Hillcrest Road), Nerrina	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO140	St James Church of England 120 Hillcrest Road, Nerrina	Yes	No	No	Yes	No	No	No	No
HO141	Primary School No. 2093 Little Bendigo State School 8 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No



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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO142	Former St Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes, All face brick and stone buildings	Yes, ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (building 2)	Yes, Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake	Yes	Yes	No	No	No
HO143	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes, Yuille Cairn only	No	No	Yes	No	No	No	No
HO144	MUIOOF(Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO145	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes, English Oaks, English Elms, Bhutan Cypress boundary plantings	Yes	No	No	No	No
HO151	Gnarr Creek Air Vent Tower Corner Creswick Road and Doveton Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO153	Old Ballarat Cemetery	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

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	904 Macarthur Street (Cnr Creswick Road), Lake Wendouree								
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery 300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree	Yes	No	No	Yes	No	No	No	No
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir 201-209 Scott Street and 705 Inglis Street, Buninyong	-	-	-	-	-	Yes Ref No H1826	No	No
HO159	Former Female Refuge Complex 183 Scott Parade, Ballarat East	-	-	-	-	-	Yes Ref No H1893	No	No



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HO160	Eureka Historic Precinct 501-525 Eureka Street, Eureka	-	-	-	-	-	Yes Ref No H1874	No	No
HO161	Ballarat High School 25 Gillies Street North (Cnr Sturt Street West), Lake Gardens	-	-	-	-	-	Yes Ref No H1797	No	No
HO162	House 108 Pleasant Street North, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO163	Lake Wendouree Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



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	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO166	Central Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO169	Waller Estate Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation Area on National Estate Register)	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO172	Creeks and River Channels Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

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	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO176	Bridge Mall / Bakery Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO177	Victoria Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



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	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO179	Eureka Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (cnr Creswick Road), Ballarat Central						Ref No H1007		
HO183	St Aidan's Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO186	Old Showgrounds Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO188	Barkly Street/Humffray Street South Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO189	Scar Tree Lot S2 Cuthberts Road, Alfredton	No	No	Yes	Yes	No	No	No	Yes
HO190	Former Ballarat RAAF Base 1 Airport Access Road, Mitchell Park	-	-	-	-	-	Yes Ref No H2113	Yes	No
HO191	St Pauls Anglican Church 3 Humffray Street South, Bakery Hill	-	-	-	-	-	Yes Ref No H401	Yes	No
HO192	Regent Picture Theatre 51-57 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO194	Former Prince of Wales & Bonshaw Company gold mining site and residence 362 Albert St, Sebastopol	No	No	No	Yes	No	No	No	No
HO195	Former St. James Presbyterian Church 10 Creswick Street, Miners Rest	Yes	No	No	Yes	No	No	Yes	No
HO196	Selkirk House 436 Wendouree Parade, Ballarat	Yes	No	No	Yes	No	No	No	No
HO197	Gateway and curtilage including two mature trees (elm trees), driveway and four mature trees (three elm trees and a pine tree) Arranmore, Howe Street, Miners Rest	Yes	No	Yes	Yes	No	No	No	No
HO198	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO199	Clontarf (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO200	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO201	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO202	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO203	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 English Elms on rear property boundary	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO204	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street, Sebastopol	No	No	No	Yes	Yes, low brick front fence and iron gates	No	No	No
HO205	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO206	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes, English Elm fronting Wilson Lane	Yes	No	No	No	No
HO207	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO208	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes, All mature trees within the complex - English Oak, Giant Redwood and English Elms	Yes	Yes, Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.	No	No	No
HO209	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO210	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO211	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	Yes	No	No	No	No
HO212	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The curtilage contains the c1850s cottage, 1870s farmhouse, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19 <sup>th</sup> C and early 20 <sup>th</sup> C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.								
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.	No	No	No	Yes	No	No	Yes	No
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

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HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date:	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina <b>Statement of Significance:</b>	No	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019								
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe <b>Statement of Significance:</b> Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington <b>Statement of Significance:</b> <i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)	No	No	Yes - mature Privet hedge, mature Ash, Walnut tree and Weeping Nootka Cypress	Yes	Yes - granite piers and slabs at entry, the pre-1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.	No	No	No
HO233	Lake Wendouree Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2419 and part Yes Ref No 2252	Yes	No
HO234 Interim control	Osborne House 214 Creswick Road, Ballarat Central	No	No	No	Yes	Yes - iron palisade front fence	No	No	No



## BALLARAT PLANNING SCHEME

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Expiry date: 1 August 2025									
HO236	Former McGrath Blacksmith and Residence 2172 Ballarat-Maryborough Road, Ascot <b>Statement of Significance:</b> <i>Former McGrath Blacksmith and Residence</i> (City of Ballarat, September 2024)	No	Yes, blacksmith workshop	No	Yes	No	No	Yes	No



## BALLARAT PLANNING SCHEME

28/02/2019  
GC117**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0**26/09/2024  
C215ball**Application requirements**

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An assessment prepared by a suitably qualified professional, detailing the significance of the building covered by an individual heritage overlay and the impact that the proposed works may have on that significance (heritage impact assessment).
- An assessment, prepared by a suitably qualified arboriculture professional, detailing the impact of the proposed works, and any measures which could be taken to mitigate the impacts.

**2.0****Heritage places**

47/10/2024 - [redacted]  
C245ball Proposed C257ball  
The requirements of this overlay apply to both the heritage place and its associated land.



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Lauderdale 7 Prince Street, Alfredton	-	-	-	-	-	Yes Ref No H486	No	No
HO2	Beaufort House 9a Beaufort Avenue, Alfredton	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO5	Ebenezer Presbyterian Church and Hall 212 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No (On National Estate Register)	No	No
HO6	Former Ebenezer Manse 214 Armstrong Street South, Ballarat Central	Yes	Yes	No	Yes	Yes - cast iron fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO8	Synagogue 2-4 Barkly (Cnr Princes Street), Ballarat East	-	-	-	-	-	Yes Ref No H106	No	No
HO9	Former Ballarat East Free Library 25-29 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1493	No	No
HO10	Lamp Post Barkly Street and East Street Intersection, Ballarat East and Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO11	Ballarat East Fire Station 20-22 Barkly Street, Ballarat East	-	-	-	-	-	Yes Ref No H1001	No	No
HO12	Clowance 518 Barkly Street (Cnr Cameron Street), Golden Point	-	-	-	-	-	Yes Ref No H1898	No	No
HO13	Ballarat Botanical Gardens Gillies Street and Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2252 and part Yes Ref No H2419	Yes	No
HO16	North View Villa 108 Burnbank Street, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO17	Former Police Station, Ballarat 15 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1544	No	No



## BALLARAT PLANNING SCHEME

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HO18	Former Court House Camp Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO20	Ballarat Trades Hall 24 Camp Street, Ballarat Central	-	-	-	-	-	Yes Ref No H657	No	No
HO21	Terraces 30-32 Camp Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO22	Colemans Spring and adjacent land 102 Caffrey Street and 201-203 Herriott Street, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO23	Former Ranger Barracks 1-61 Curtis Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1949	No	No
HO24	Former South British Insurance Co. Ltd. 211 Dana Street (cnr Armstrong Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO25	Dana House, Former hostel 506 Dana Street (cnr Lyons Street South), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO26	Primary School No. 33 Dana Street Primary School 401 Dana Street, Ballarat Central	-	-	-	-	-	Yes Ref No H1714	Yes	No
HO27	Former Wesleyan Church and Sunday School 101 Dana Street (Cnr Lydiard Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1089	Yes	No



## BALLARAT PLANNING SCHEME

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HO28	Former Chapter House 102 Dana Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO29	Ballarat Club 203 Dana Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO30	Yarrowee Hall 1 Darling Street, Redan	-	-	-	-	-	Yes Ref No H1168	No	No
HO31	Former Congregational Church and Hall Dawson Street North and 503 Mair Street, Ballarat Central	-	-	-	-	-	Yes Ref No H995	Yes	No
HO32	Former Baptist Church 9/3 Dawson Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H107	No	No
HO33	Lutheran Church 204A Doveton Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO36	St John of God Hospital (Bailey's House) Drummond Street North, Lake Wendouree	Yes	No	No	Yes	Yes - fence	No	No	No
HO37	House 217 Drummond Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO38	Former Ballarat-Buninyong Railway Land between Elizabeth and Forest Streets, Buninyong	Yes for all	Refer specific area	Refer specific area	Yes	Refer specific area	No	Refer specific area	No
HO39	Montrose Cottage 111 Eureka Street, Ballarat East	-	-	-	-	-	Yes Ref No H108	Yes	No



## BALLARAT PLANNING SCHEME

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HO40	House 1104 Eyre Street, Newington	Yes	No	No	Yes	No	No	No	No
HO41	Former Water and Sewerage Authority Office 6 Grenville Street South (Lots 1-4 on PS 544004H) (South Western Cnr Grenville and Lewis Streets), Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO42	Manchester Unity Hall 9 Grenville Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO43	Former Protestant Hall 10 Grenville Street South, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO44	Former Ballarat Woollen & Worsted Mill 14 Hill Street (Cnr Humffray Street South), Mount Pleasant	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO45	Former Myer Woollen Mills 502 Howitt Street, Ballarat North	Yes	No	No	Yes	No	No	No	No
HO46	Former Methodist Church 116-118 Humffray Street North, Brown Hill	Yes	No	No	Yes	No	No	No	No
HO48	House 328 Ligar Street, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO50	Christ Church Anglican Cathedral & Christ Church Hall	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	49 and 49A Lydiard Street South, Ballarat Central						(On National Estate Register)		
HO53	Gas Lamps In front of 10-16 Lydiard Street South and outside Craig's Royal Hotel, Ballarat Central	-	-	-	-	-	Yes Ref No H977 and part Yes Ref No H111	No	No
HO54	Ballarat School of Mines (Federation University Australia) 107 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H1463	No	No
HO57	Former Ballarat Post Office 2-6 Lydiard Street North (NE Cnr Lydiard Street North and Sturt Street), Ballarat Central	-	-	-	-	-	Yes Ref No H1018	Yes	No
HO59	Ballarat Railway Complex 140 Lydiard Street North, Ballarat Central, 75 Humffray Street North, Bakery Hill, 60 Corbett Street, Ballarat East, 202 Lydiard Street North, Soldiers Hill, Scott Parade, Ballarat East and Nolan Street, Soldiers Hill.	-	-	-	-	-	Yes Ref No H902	Yes	No
HO62	Former National Mutual Building 2 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO63	Former National Bank of Australasia 5 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO64	Former Union Bank Building 4-6 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H109	No	No



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HO65	Former Mining Exchange 8-14 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H391	Yes	No
HO66	Former ANZ Bank (also known as ES&A Bank (Ballarat)) 9 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H110	No	No
HO67	Craig's Royal Hotel 10-16 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H111 and part Yes Ref No H977	No	No
HO68	Former Bank of New South Wales 13 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H112	No	No
HO69	Old Colonists Association 16-24 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H116	Yes	No
HO70	Her Majesty's Theatre Royal South Street Memorial Theatre, Academy of Music 17 Lydiard Street South, Ballarat Central	-	-	-	-	-	Yes Ref No H648	Yes	No
HO71	George Hotel 25 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H113	No	No
HO72	Alexandria Tea Rooms 26-34 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H115	Yes	No
HO73	Counsel Chambers 26 Lydiard Street South, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO74	Furnival Chambers	Yes	Yes	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

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	28-36 Lydiard Street South, Ballarat Central								
HO75	Chancery House 38 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO76	Fine Art Gallery, Ballarat 38-48 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H680	No	No
HO77	Former Neil W Jones Real Estate 50 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO78	Land 53 Lydiard Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO79	Shop 60 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO80	Office (Former Union Trustee Building) 101-103 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO81	Former J J Goller & Co 114 Lydiard Street North, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO82	Former Warehouse 118 - 122 Lydiard Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO83	Provincial Hotel 121 Lydiard Street North (Cnr Ararat Street), Ballarat Central	-	-	-	-	-	Yes Ref No H432	No	No
HO84	Former Reid's Coffee Palace	-	-	-	-	-	Yes	Yes	No



## BALLARAT PLANNING SCHEME

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	128 Lydiard Street North, Ballarat Central						Ref No H469		
HO85	St Patrick's Presbytery (3 Lyons Street South, Ballarat Central), and O'Collins Hall (8 Dawson Street South, Ballarat Central)	Yes	No	No	Yes	No	No	No	No
HO86	Ballarat Terrace 227-231 Lydiard Street North, Soldiers Hill	Yes	No	No	Yes	Yes - front fences	No	No	No
HO87	Former Terrace 18-20 Lyons Street South, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO88	Ballarat Municipal Observatory 439 Cobden Street (Cnr Magpie Street), Mount Pleasant	-	-	-	-	-	Yes Ref No H936	Yes	No
HO89	Former Pratt's Warehouse 101-103 Mair Street (Cnr Camp Street), Ballarat Central	-	-	-	-	-	Yes Ref No H955	No	No
HO90	House 505 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO91	Verandah and Shop 805 Mair Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO92	Aquinas College 1200 Mair Street, Lake Wendouree	Yes	No	Yes	Yes	No	No	No	No
HO93	Former Titheridge and Growcott 15-19 Main Road, Bakery Hill	Yes	No	No	Yes	No	No	No	No
HO94	Ballarat East Post Office 21 Main Road, Bakery Hill	Yes	No	No	Yes	Yes	No	No	No



## BALLARAT PLANNING SCHEME

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HO95	Nazareth House 218 Mill Street, Lake Wendouree	Yes	Yes	No	Yes	Yes - fence	No	No	No
HO96	House 411A Neill Street, Soldiers Hill	Yes	No	Yes	Yes	Yes - lantern	No	No	No
HO97	Cemetery, Chinese Section, Alter 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO98	Cemetery, Chinese Section, Oven 1250 Doveton Street North, Invermay Park	Yes	No	No	Yes	No	No	No	No
HO100	Old Curiosity Shop 7 Queen Street South, Ballarat East	-	-	-	-	-	Yes Ref No H1982	No	No
HO101	House 14 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	No	No	No	No
HO102	House 16 Seymour Crescent, Soldiers Hill	Yes	No	No	Yes	Yes - fence, retaining wall and plinth	No	No	No
HO104	Ballarat Town Hall 225 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H978	Yes	No
HO105	Titanic Memorial Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H971	No	No
HO106	Queen Alexandra Bandstand Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H972	No	No
HO107	St Patrick's Cathedral and Hall	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

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	501 Sturt Street, south-west corner of Dawson Street, Ballarat Central						Ref No H997		
HO108	Grandstand City Oval, 1402-1406 Sturt Street, Lake Wendouree	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO109	Union Hotel 11 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO110	Former The Log Tavern 23 Sturt Street, Ballarat Central	Yes	Yes	No	Yes	No	No	No	No
HO111	Camp Hotel 36-38 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO112	Former Chamber of Commerce 42-46 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO113	Former State Savings Bank 48 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO114	Ballaarat Mechanics Institute 113-121 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H987	Yes	No
HO115	Former Unicorn Hotel façade and verandah	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

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	127 Sturt Street, Ballarat Central						Ref No H1911		
HO116	Former ANZ Bank 200-202 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H114	No	No
HO117	Myer (Mitchell's Building) 301-305 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO118	St Andrews Uniting Church 502 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H44	No	No
HO119	Former Broadwood Flats 608-608A Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO120	Former Ballarat City Fire Station 702 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H2236	Yes	No
HO121	House 704 Sturt Street, Ballarat Central	Yes	No	No	Yes	Yes - fence, coach house/stable	No (On National Estate Register)	No	No
HO122	Former Residence 802 Sturt Street, Ballarat Central	-	-	-	-	-	Yes Ref No H529	Yes	No
HO123	St Peter's Church of England 1307 Sturt Street, Ballarat Central	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO124	House and Garden	Yes	No	Yes	Yes	Yes - fence	No	No	No



## BALLARAT PLANNING SCHEME

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	1421 Sturt Street, Newington						(Garden on National Estate Register)		
HO125	Former Bishop's Palace 1444 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H413	Yes	No
HO126	Former Mary's Mount Convent (Loreto Abbey) 1600 Sturt Street, Lake Wendouree	-	-	-	-	-	Yes Ref No H1017	Yes	No
HO127	Former Primary School 602 Urquhart Street, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO129	Terrace Houses 21, 23, 25 Victoria Avenue, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO131	House and garden 111 Webster Street, Lake Wendouree	Yes	No	Yes	Yes	No	No (Garden on National Estate Register)	No	No
HO132	Lakeview Hotel 22 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO133	Ballantrae 7208 Midland Hwy, Buninyong	-	-	-	-	-	Yes Ref No H551	No	No
HO134	Buninyong Town Hall and Court House	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

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	313 Learmonth Street, Buninyong						Ref No H758		
HO135	Former Library 408 Warrenheip Street, Buninyong	-	-	-	-	-	Yes Ref No H488	No	No
HO136	Former Primary School No. 668 456 Remembrance Drive (Cnr Draffins Road), Windermere	-	-	-	-	-	Yes Ref No H763	No	No
HO137	Former Ballarat Shire Hall 326 High Street, Learmonth	Yes	Yes	No	Yes	No	No (On National Estate Register)	No	No
HO138	Barnfield Cottage and Barn 195 Kennedys Road, Miners Rest	No	No	No	Yes	No	No (On National Estate Register)	No	No
HO139	Progress Hall (Former Methodist Church) 24 Church Street (Cnr Hillcrest Road), Nerrina	Yes	No	No	Yes	No	No (On National Estate Register)	No	No
HO140	St James Church of England 120 Hillcrest Road, Nerrina	Yes	No	No	Yes	No	No	No	No
HO141	Primary School No. 2093 Little Bendigo State School 8 Monte Street, Nerrina	-	-	-	-	-	Yes Ref No H1632	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO142	Former St Joseph's Orphanage 208-240 Grant Street (Crown Allotments 2, 3 & 4, Section 35, Township of Sebastopol), Sebastopol	Yes, All face brick and stone buildings	Yes, ground floor entrance and stair hall (north end) and central passage of the former Orphanage building (building 2)	Yes, Front garden setting include the fir trees, and the rear cypress and pine trees forming part of the setting to the lake	Yes	Yes	No	No	No
HO143	Yuille Cairn, Yuille Station Park, 37 Vickers Street, Sebastopol	Yes, Yuille Cairn only	No	No	Yes	No	No	No	No
HO144	MUIOOF(Manchester Unity Independent Order of Oddfellows) Lodge (former Southern Star Mine Office), 113 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO145	Sebastopol State School No. 1167 (former), 185-187 Yarrowee Street, Sebastopol	Yes	No	Yes, English Oaks, English Elms, Bhutan Cypress boundary plantings	Yes	No	No	No	No
HO151	Gnarr Creek Air Vent Tower Corner Creswick Road and Doveton Street North, Ballarat Central	Yes	No	No	Yes	No	No	No	No
HO153	Old Ballarat Cemetery	Yes	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (Cnr Creswick Road), Lake Wendouree								
HO154	Avenue of Honour and Arch of Victory Including all memorial name plaques, the Memorial Cairn and Cross of Remembrance, the Memorial Rotunda and Roll of Honour, and the Memorial Wall. Ballarat-Burrumbeet Road, Alfredton, Cardigan, Windermere, Weatherboard, Burrumbeet and Lucas.	-	-	-	-	-	Yes Ref No H2089	No	No
HO155	Stone Mileposts Glenelg Highway (between Ballarat and Scarsdale), Smythes Creek and Delacombe	-	-	-	-	-	Yes Ref No H1701	No	No
HO156	Former Redemptorist Monastery 300 and 300B Gillies Street North, 1320 and 1322 Howitt Street, and 11-37 Monastery Drive (NE Corner Howitt and Gillies Streets), Wendouree	Yes	No	No	Yes	No	No	No	No
HO157	House 301 Wendouree Parade, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO158	Buninyong Botanic Gardens Gong Reservoir 201-209 Scott Street and 705 Inglis Street, Buninyong	-	-	-	-	-	Yes Ref No H1826	No	No
HO159	Former Female Refuge Complex 183 Scott Parade, Ballarat East	-	-	-	-	-	Yes Ref No H1893	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO160	Eureka Historic Precinct 501-525 Eureka Street, Eureka	-	-	-	-	-	Yes Ref No H1874	No	No
HO161	Ballarat High School 25 Gillies Street North (Cnr Sturt Street West), Lake Gardens	-	-	-	-	-	Yes Ref No H1797	No	No
HO162	House 108 Pleasant Street North, Lake Wendouree	Yes	No	No	Yes	No	No	No	No
HO163	Lake Wendouree Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO164	West Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO165	Victoria Park Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO166	Central Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO167	Sturt Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO168	South Ballarat Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO169	Waller Estate Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO170	Soldiers Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO171	Lydiard Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No (Ballarat Central Conservation Area on National Estate Register)	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO172	Creeks and River Channels Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO173	Mount Pleasant / Golden Point Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO174	Black Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO175	Humffray Street Heritage Precinct <b>Incorporated plan:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO176	Bridge Mall / Bakery Hill Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO177	Victoria Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	Ballarat East Civic Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)								
HO179	Eureka Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO180	Learmonth Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	No	No	Yes	Yes	No	No	No	No
HO181	Buninyong Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)	Yes	No	Yes	Yes	No	No	No	No
HO182	Eureka Memorials, Old Ballarat Cemetery	-	-	-	-	-	Yes	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	904 Macarthur Street (cnr Creswick Road), Ballarat Central						Ref No H1007		
HO183	St Aidan's Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>St Aidan's Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO184	Colpin Avenue Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO185	Dowling Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO186	Old Showgrounds Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO187	Creswick Road/Macarthur Street Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014) <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b>	No	No	Yes	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)								
HO188	Barkly Street/Humffray Street South Heritage Precinct <b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006) <b>Heritage design guidelines:</b> <i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	No	No	Yes	Yes	No	No	No	No
HO189	Scar Tree Lot S2 Cuthberts Road, Alfredton	No	No	Yes	Yes	No	No	No	Yes
HO190	Former Ballarat RAAF Base 1 Airport Access Road, Mitchell Park	-	-	-	-	-	Yes Ref No H2113	Yes	No
HO191	St Pauls Anglican Church 3 Humffray Street South, Bakery Hill	-	-	-	-	-	Yes Ref No H401	Yes	No
HO192	Regent Picture Theatre 51-57 Lydiard Street North, Ballarat Central	-	-	-	-	-	Yes Ref No H2221	Yes	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO194	Former Prince of Wales & Bonshaw Company gold mining site and residence 362 Albert St, Sebastopol	No	No	No	Yes	No	No	No	No
HO195	Former St. James Presbyterian Church 10 Creswick Street, Miners Rest	Yes	No	No	Yes	No	No	Yes	No
HO196	Selkirk House 436 Wendouree Parade, Ballarat	Yes	No	No	Yes	No	No	No	No
HO197	Gateway and curtilage including two mature trees (elm trees), driveway and four mature trees (three elm trees and a pine tree) Arranmore, Howe Street, Miners Rest	Yes	No	Yes	Yes	No	No	No	No
HO198	House 'Edale', 99 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO199	Clontarn (former Southern Star Mine Managers Residence), 122 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO200	Sebastopol Post Office (former), 176 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO201	Melbourne House store, 186A Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO202	Bank of Victoria (former), 197 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO203	Holy Trinity Church Complex (Church, Hall, Sunday School and trees), 227 Albert Street, Sebastopol	No	No	Yes 2 English Elms on rear property boundary	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO204	Ballarat South Uniting Church Mission Centre, 104-6 Albert Street, Sebastopol	No	No	No	Yes	Yes, low brick front fence and iron gates	No	No	No
HO205	Masonic Lodge, 173-175 Albert Street, Sebastopol	Yes	No	No	Yes	No	No	No	No
HO206	Sebastopol Town Hall Complex, 183-185 Albert Street, Sebastopol	No	No	Yes, English Elm fronting Wilson Lane	Yes	No	No	No	No
HO207	Row of 1920s Shops, 206, 206a-c Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO208	Carmel Welsh Presbyterian Church Complex, including former manse and trees, 261- 265 Albert Street, Sebastopol	No	No	Yes, All mature trees within the complex - English Oak, Giant Redwood and English Elms	Yes	Yes, Memorial entrance to church including brick piers; low brick fence to manse at 261 Albert Street.	No	No	No
HO209	Royal Mail Hotel, 288-290 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO210	1940s Garage, 129 Beverin Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO211	RSL Memorial Hall, 10 Birdwood Avenue, Sebastopol	No	No	No	Yes	No	No	No	No
HO212	Roxburgh Dairy Farm (former) 624 Glenelg Highway, Smythes Creek	No	No	Yes, 2 Canary Island Palms	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	The curtilage contains the c1850s cottage, 1870s farmhouse, a pair of Canary Island Palms, a collection of farm outbuildings from the late 19 <sup>th</sup> C and early 20 <sup>th</sup> C and the archaeological site of a third farmhouse of c1890s on the east side of the entrance drive.								
HO213	Smythes Creek State School No. 1504 (former), 606 Glenelg Highway, Smythes Creek	No	No	No	Yes	No	No	No	No
HO214	House, 4 Hertford Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO215	Redan State School No. 1289, 32-48 Hertford Street, Sebastopol	No	No	Yes, Lawson's Cypress planted in 1953	Yes	Yes – Jubilee Gates (cnr. Hertford & Albert Streets)	No	No	No
HO216	Copernicus Hall, 26-28 Orion Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO217	Ploughman's Arms Hotel (former), 300 Tait Street, Bonshaw The curtilage includes the extent of the fabric dating 1880s – 1920s including the larger timber building and rear timber extension and stables.	No	No	No	Yes	No	No	Yes	No
HO218	Interwar Bungalow Heritage Precinct 2: 90, 92, 94, 96, 98, 100 Albert Street, Sebastopol	No	No	No	Yes	Yes, All front fences	No	No	No
HO219	Cornish Row Heritage Precinct 363-377 Albert Street, Sebastopol	Yes, 371 & 373 Albert Street	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO220	Timber Mining Cottage Series: 133 Albert Street, Sebastopol 9, 37 & 49-51 Birdwood Avenue, Sebastopol 32 & 38 Charlotte Street, Sebastopol 21 & 23 Victoria Street, Sebastopol 10 Walker Street, Sebastopol 49 Wilsons Lane, Sebastopol 197 & 209 Yarrowee Street, Sebastopol	No	No	No	Yes	Yes	No	No	No
HO221	Late Victorian Timber Residence Series: 77, 102, 155, 160, 168, 193, 208, 230, 240, 280 Albert Street, Sebastopol 140 Beverin Street, Sebastopol 3 Bridge Street, Sebastopol 100 & 114 Grant Street Sebastopol 1 & 7 Kent Street Sebastopol 101 & 103 Vickers Street, Sebastopol 62 & 73 Yarrowee Street, Sebastopol	No	No	Yes, three Canary Island Palms at 73, 160 and 168 Albert Street	Yes	Yes	No	No	No
HO222	Late Federation Residence Series: 166 & 226 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO223	Redan Prince of Wales Store (former) 2 Albert Street, Sebastopol	No	No	No	Yes	No	No	No	No
HO224 Interim control Expiry date:	Former Eureka Lead Gold Sluicing Company Pumping Site 113 Lofven Street and Crown Allotment 22C Section AA, Nerrina <b>Statement of Significance:</b>	No	No	No	Yes	No	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
31 March 2021	Former Eureka Lead Gold Sluicing Company Pumping Site Statement of Significance, 2019								
HO225	Ballarat Saleyards (former) 1020 La Trobe Street, Delacombe <b>Statement of Significance:</b> Ballarat Saleyards (former) - Statement of Significance, November 2019	Yes	Yes	No	Yes	Yes	No	No	No
HO232	Lintel Grange Homestead Complex 127 Edmonston Road, Addington <b>Statement of Significance:</b> <i>Lintel Grange Homestead Complex Statement of Significance</i> (City of Ballarat, May 2024)	No	No	Yes - mature Privet hedge, mature Ash, Walnut tree and Weeping Nootka Cypress	Yes	Yes - granite piers and slabs at entry, the pre-1900 outbuildings constructed of brick, bluestone, granite, galvanised iron and timber located to the north and east of the homestead.	No	No	No
HO233	Lake Wendouree Wendouree Parade, Lake Wendouree	-	-	-	-	-	Yes Ref No H2419 and part Yes Ref No 2252	Yes	No
HO234 Interim control	Osborne House 214 Creswick Road, Ballarat Central	No	No	No	Yes	Yes - iron palisade front fence	No	No	No



## BALLARAT PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 1 August 2025									
HO236	Former McGrath Blacksmith and Residence 2172 Ballarat-Maryborough Road, Ascot <b>Statement of Significance:</b> <i>Former McGrath Blacksmith and Residence</i> (City of Ballarat, September 2024)	No	Yes, blacksmith workshop	No	Yes	No	No	Yes	No



## BALLARAT PLANNING SCHEME

15/01/2024  
VC249

## SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0

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Proposed C257ball

## Incorporated documents

Name of document	Introduced by:
<i>Alfredton West Precinct Structure Plan</i> (Integra, 2011)	C150
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Ballarat &amp; Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan</i> (Ballarat City Council, April 2013)	C169
<i>Ballarat Base Hospital New Facilities Project</i> (Ballarat City Council, April 2013)	C171
<i>Ballarat GovHub Incorporated Document</i> (Ballarat City Council, January 2018)	C209
<i>Ballarat Line Upgrade Incorporated Document</i> (Ballarat City Council, August 2018)	GC95
<i>Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan</i> (Ballarat City Council, June 2014)	C182
<i>Ballarat Heritage Precincts Statements of Significance 2006</i> (Ballarat City Council, August 2014)	C164
<i>Ballarat Heritage Precincts Study Part A 2006 Statements of Significance</i> (Ballarat City Council, 2006)	C107
<i>Ballarat Planning Scheme Heritage Control 2004 - Incorporated Plan</i> (Ballarat City Council, October 2015)	C199
<i>Ballarat Saleyards (former) Statement of Significance</i> (November 2019)	C222ball
<i>Ballarat Station Precinct Redevelopment Incorporated Document</i> (Ballarat City Council, April 2021)	C229ball
<i>Ballarat Terminal Station Incorporated Document</i> (Ballarat City Council, 2017)	C208
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, 2023)	VC249
<i>Ballarat West Groundwater Supply Project - Incorporated Plan</i> (Ballarat City Council, 2006)	C112
<i>Ballarat West Native Vegetation Precinct Plan</i> (SMEC, March 2012)	C158
<i>Ballarat West Precinct Structure Plan</i> (SMEC, October 2016)	C203
<i>Ballarat Western Link Road (Stage 2) Incorporated Document</i> (Ballarat City Council, September 2016)	C170
<i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Burrumbeet Creek Catchment Local Floodplain Development Plan – Incorporated Document</i> (Ballarat City Council, 2015)	C178
<i>Central Victoria Livestock Exchange, Ballarat</i> (Spiire, 2015)	C185
<i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Eureka Stadium Upgrade Project Incorporated Document</i> (Ballarat City Council, March 2016)	C197
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance</i> (2019)	C211ball



**BALLARAT PLANNING SCHEME**

<b>Name of document</b>	<b>Introduced by:</b>
<i>Former McGrath Blacksmith and Residence Statement of Significance (City of Ballarat, September 2024)</i>	C257ball
<i>Invermay Miniature Railway Incorporated Plan (2002)</i>	C50
<i>Invermay Regional Study and Land Management Plan (1991)</i>	NPS1
<i>Koala Plan of Management - Koala Planning Map (July 2006)</i>	C95
<i>Lake Federation Resort Draft Master Plan A C511 CP 055b (August 2004)</i>	C64
<i>Lake Federation Resort Main Components Plan C511 CP 039c (August 2004)</i>	C64
<i>Lake Federation Resort Staging Plan C511 CP 037b (August 2004)</i>	C64
<i>Lintel Grange Homestead Complex Statement of Significance (City of Ballarat, May 2024)</i>	C245ball
<i>Old Showgrounds Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Regional Fast Rail Project, Integrated Approval Requirements (Department of Infrastructure, December 2002)</i>	VC17
<i>St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball
<i>Waller Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball



## BALLARAT PLANNING SCHEME

15/01/2024  
VC249

## SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0 Incorporated documents

17/10/2024  
C245ball Proposed C257ball

Name of document	Introduced by:
<i>Alfredton West Precinct Structure Plan</i> (Integra, 2011)	C150
<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
<i>Ballarat &amp; Queen's Anglican Grammar School Foundation Ltd, Lot 2 (PS622085) Gillies Road, Mount Rowan</i> (Ballarat City Council, April 2013)	C169
<i>Ballarat Base Hospital New Facilities Project</i> (Ballarat City Council, April 2013)	C171
<i>Ballarat GovHub Incorporated Document</i> (Ballarat City Council, January 2018)	C209
<i>Ballarat Line Upgrade Incorporated Document</i> (Ballarat City Council, August 2018)	GC95
<i>Ballarat Heritage Precincts Study Part A 2006 Incorporated Plan</i> (Ballarat City Council, June 2014)	C182
<i>Ballarat Heritage Precincts Statements of Significance 2006</i> (Ballarat City Council, August 2014)	C164
<i>Ballarat Heritage Precincts Study Part A 2006 Statements of Significance</i> (Ballarat City Council, 2006)	C107
<i>Ballarat Planning Scheme Heritage Control 2004 - Incorporated Plan</i> (Ballarat City Council, October 2015)	C199
<i>Ballarat Saleyards (former) Statement of Significance</i> (November 2019)	C222ball
<i>Ballarat Station Precinct Redevelopment Incorporated Document</i> (Ballarat City Council, April 2021)	C229ball
<i>Ballarat Terminal Station Incorporated Document</i> (Ballarat City Council, 2017)	C208
<i>Ballarat West Development Contributions Plan</i> (Urban Enterprise, 2023)	VC249
<i>Ballarat West Groundwater Supply Project - Incorporated Plan</i> (Ballarat City Council, 2006)	C112
<i>Ballarat West Native Vegetation Precinct Plan</i> (SMEC, March 2012)	C158
<i>Ballarat West Precinct Structure Plan</i> (SMEC, October 2016)	C203
<i>Ballarat Western Link Road (Stage 2) Incorporated Document</i> (Ballarat City Council, September 2016)	C170
<i>Barkly Street and Humffray Street South Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Burrumbet Creek Catchment Local Floodplain Development Plan – Incorporated Document</i> (Ballarat City Council, 2015)	C178
<i>Central Victoria Livestock Exchange, Ballarat</i> (Spiire, 2015)	C185
<i>Colpin Avenue Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Creswick Road/Macarthur Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)	C215ball
<i>Eureka Stadium Upgrade Project Incorporated Document</i> (Ballarat City Council, March 2016)	C197
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance</i> (2019)	C211ball



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### 6.3. PLP/2022/718 112 SIM STREET BLACK HILL

**Division:** Development and Growth  
**Director:** Natalie Robertson  
**Author/Position** Nicole Burns – Principal Planning Officer, Sustainable Growth

#### PURPOSE

1. The purpose of this report is to advise the Planning Delegated Committee of a planning permit application to construct 37 two-storey dwellings, staged multi-lot subdivision and removal of native vegetation at 112 Sim Street, Black Hill.

#### BACKGROUND

2. A summary of the application is provided below:

<b>Responsible Officer</b>	Nicole Burns
<b>Permit No.</b>	PLP/2022/718
<b>Property Address</b>	112 Sim Street, Black Hill
<b>Applicant</b>	Niche Planning Studio
<b>Proposal</b>	Staged multi-lot subdivision construction of 37 dwellings and removal of native vegetation
<b>Current Use</b>	Single dwelling
<b>Site Area</b>	9429.97 square metres
<b>Date Received</b>	6 October 2022
<b>Date Of Report</b>	11 November 2024
<b>Zone(S)</b>	General Residential Zone, Schedule 1 (GRZ1)
<b>Overlay(S)</b>	Bushfire Management Overlay, Schedule 1 (BMO1)
<b>Permit Triggers</b>	Clause 32.08-3 - Subdivision of land Clause 32.08-7 - Construction of two or more dwellings on a lot Clause 44.06-2 - Buildings and works associated with accommodation Clause 52.17 - Removal of native vegetation
<b>Restrictions On Title</b>	There are no covenants or restrictions registered on the title
<b>Number of Objections</b>	15
<b>Aboriginal Cultural Heritage Sensitivity</b>	The site is not within an area of Aboriginal Cultural Heritage Sensitivity
<b>CMA</b>	Corangamite CMA
<b>Flood Prone</b>	No
<b>Recommendation</b>	Notice of Decision to Grant a Permit



## Proposal

3. This application seeks approval to construct 37 dwellings, a staged multi-lot subdivision of the site and removal of native vegetation.
4. The development will comprise 10 two-bedroom, 24 three-bedroom and three four-bedroom) dwellings. The following description is based upon the submitted plans prepared by *Porter Architects*.
5. The dwellings comprise open plan kitchen/meals and living areas. Some dwellings have a reverse living arrangement.
6. An internal common property driveway will loop through the site and a communal landscaped area will be located at the rear.
7. One dwelling (TH 36) is orientated to Sim Street. Ten dwellings (TH4 - 13) are situated along the southern boundary, orientated towards the adjacent Chisholm Street Reserve. The remainder of the dwellings will be located internally on the site.
8. The street setback to Sim Street is proposed to be 5.59 metres.
9. 37 attached dwellings are located centrally within the site along three rows and separated by common property driveways.
10. Areas of secluded private open space are located at ground level.
11. A total of seven visitor car parking spaces will be located toward the rear of the site.
12. The dwellings are contemporary by design with flat roof forms. Materials include face brickwork and lightweight cladding (timber and metal).
13. 10 native trees are proposed to be removed.
14. The total site coverage of the proposed development will be 42.21%.
15. Figures 1, 2, 3 and 4 below, show the development in greater detail.



Figure 1 – Proposal as viewed from Sim Street. *Source: application documents*



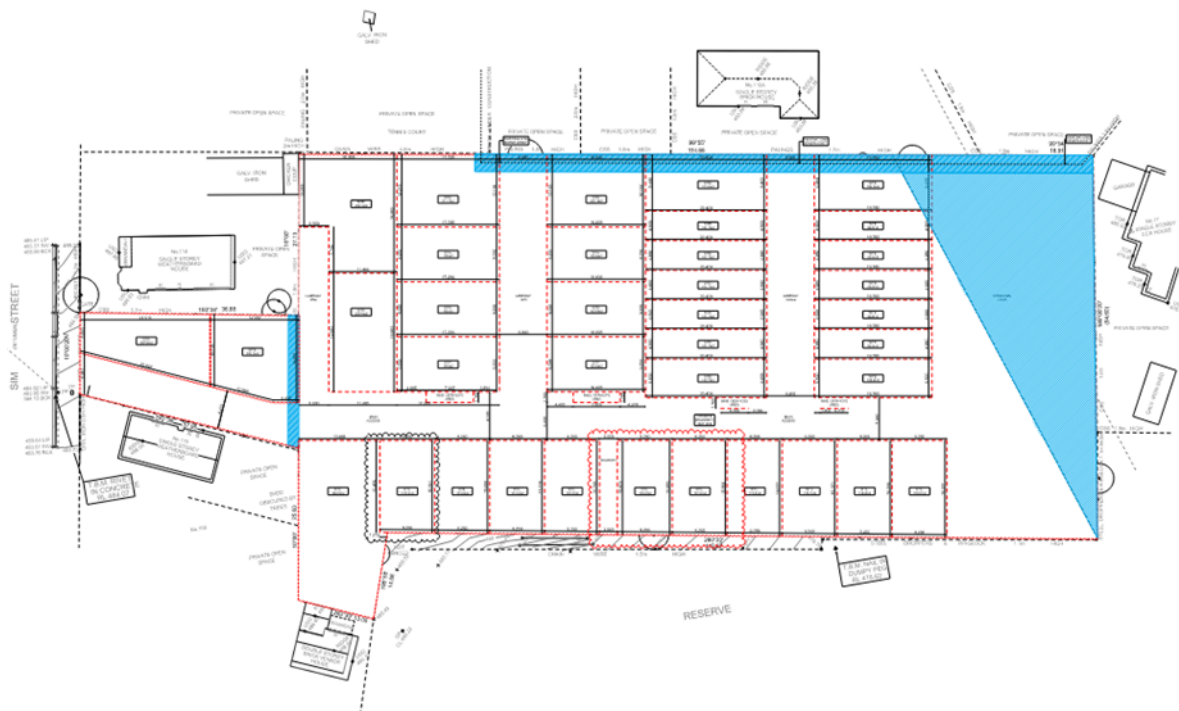


Figure 2 – Proposed subdivision plan. *Source: application documents*

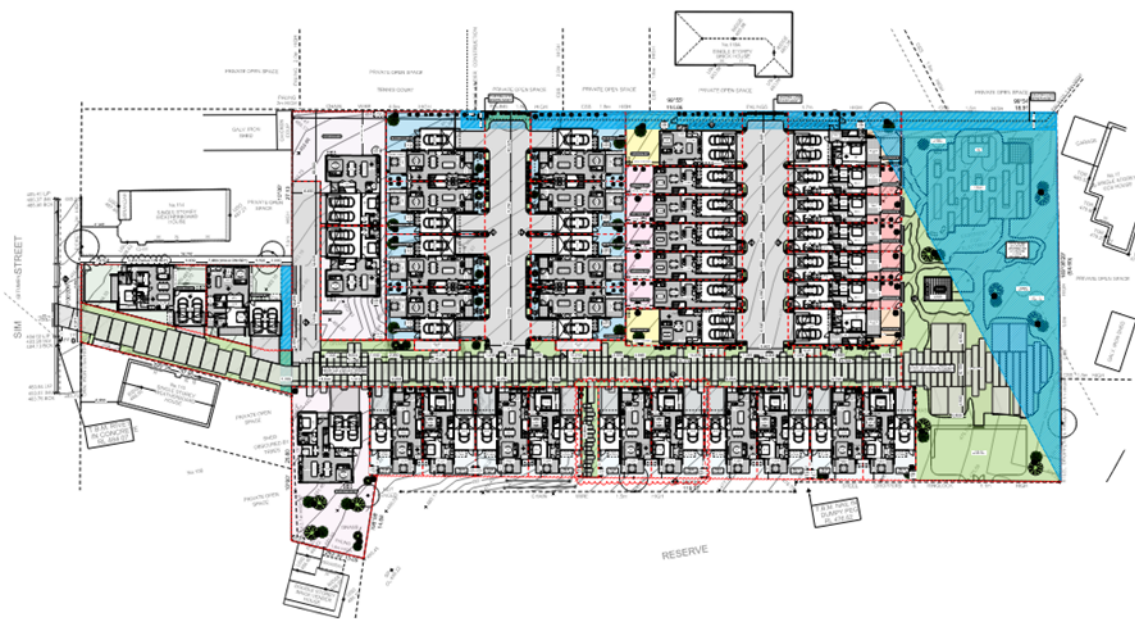


Figure 3 – Proposed ground floor/site layout plan. *Source: application documents*





Figure 4 – Proposed north and south elevations. *Source: application documents*

16. The materials and colour schedule for the buildings is shown below:


<b>MATERIALS SCHEDULE:</b>	
MTL-01: COLOURBOND MONUMENT ROOFING	
MTL-02: BLACK POWDERCOATED STEEL	
CLD-01: DARK STAINED TIMBER	
PNT-01: WHITE PAINT	
PNT-02: COLOURBOND MONUMENT CLADDING	
BRK-01: LIGHT GREY BRICK	
TMB-01: NATURAL TIMBER SHIPLAP CLADDING	
GL-01: GLAZED WINDOWS / DOORS. MONUMENT FRAMES	

Figure 5 – Proposed material and colour schedule. *Source: application documents*

17. Existing vegetation across the site is proposed to be removed to accommodate the development.
18. The application was accompanied by the following technical documents:
- Waste Management Plan, prepared by *One Mile Grid September 2022*;
  - Traffic Impact Assessment, prepared by *One Mile Grid September 2022*;
  - Stormwater Management Strategy, prepared by *RAIN Engineering + Creativity March 2022*;
  - High Level Services Report, prepared by *Creo Consultants August 2022*;
  - Landscape Concept, prepared by *ACRE August 2022*;
  - Development Plans Revision 15, prepared by *Porter Architects September 2022*; and
  - Town Planning report, prepared by *Niche Planning Studio September 2022*.
19. Additional information was provided as a result of a further information requested as follows:
- Updated Staging Plan, prepared by *Porter Architects October 2023*;
  - Updated High Level Services Report, prepared by *Creo Consultants January 2024*;
  - Landfill Gas Risk Assessment, prepared by *JET Environmental March 2024*;
  - Tree Assessment Report, prepared by *Xylem Tree Care March 2023*;



- Bushfire Management Statement, prepared by *Terra Matrix* May 2023;
- Revised Development Plans, Revision 19, prepared by *Porter Architects* October 2023;
- Updated Preliminary Site Investigation, prepared by *JET Environmental* March 2024; and
- Preliminary Environmental Site Assessment, prepared by *Provincial Geotechnical Pty Ltd* November 2021.

### Site and surrounds

20. The subject site is located on the east side of Sim Street, approximately 70 metres north of its intersection with Chisholm Street. The irregular shaped site measures 9,431 square metres and is currently occupied by single dwelling and associated outbuildings. The site contains scattered trees with fifteen (15) native species of which ten (10) are indigenous.
21. The aerial map is provided below with the subject site outlined in red.



Figure 6 – Aerial photograph. Source: *IntraMaps*

22. The site slopes 8 metres from the north-western corner to the south-eastern corner. Several mature trees and shrubs stand at both the front and rear of the dwelling with additional scattered trees located along side boundaries.





Figure 7 – Street view of south boundary and vegetation as viewed from Chisholm Street. *Source: Google Streetview*

23. The site is situated in a residential neighborhood to the north-east of the Ballarat's central business district. Due to the lot's large and irregular shape, it is bordered by a total of 13 properties to the north, east and south. The surrounding development features a consistent pattern of single-storey detached homes constructed from brick or weatherboard. Additionally, there is some evidence of recent infill development, including both detached and semi-detached units.



Figure 8 – Aerial image of site as viewed from the east. *Source: Google images*

24. The following table provides further details of the character of the surrounding area:



North	The adjacent lot immediately to the north features a weatherboard dwelling with a front setback of 6.5m to Sim Street. Residential properties fronting Duggan Street are located directly along the northern boundary of the site. These dwellings are single storey and constructed from brickwork with a mixture of iron and tiled roofing and associated outbuildings. These dwellings are setback over 5m from the Duggan Street frontage.
East	The residential properties to the east are single-storey and front Leerama Court. These dwellings adjoin the Chisholm Street/Black Hill Reserve at the rear.
South	An expansive open space located in a Public Park Recreation Zone (Chisholm Street/Black Hill Reserve) is located immediately to the south. This park extends between Duggan Street, Haines Street, Lofven Street and Chisholm Street. The park is managed by the City of Ballarat and is a former landfill site. This landfill accepted putrescible and solid inert waste from 1967 up until its closure in 1982.
West	A row of two-storey brick dwellings stand opposite the site across Sim Street.

### Planning Permit History

25. No record exists of any previous planning permit applications for the site.

#### Enforcement:

26. No record exists of any planning enforcement action on this site.

### Planning Controls – Ballarat Planning Scheme

27. The following controls (and permit triggers) of the Ballarat Planning Scheme apply:

#### Zone

28. *Clause 32.08 - General Residential Zone, Schedule 1*

Pursuant to Clause 32.08-3, a permit is required to subdivide land.

Pursuant to Clause 32.08-7, a permit is required to construct two or more dwellings on a lot.

#### Overlays

29. *Clause 44.06 - Bushfire Management Overlay*

Pursuant to Clause 44.06-2, a permit is required to subdivide land. A permit is also required to construct a building or construct or carry out works associated with accommodation.

#### Particular provisions

30. Clause 52.06 Car parking

Pursuant to Table 1 of Clause 52.06-5, the statutory car parking rate associated with a 'dwelling' is one to each one or two-bedroom dwelling and two to each three or



more-bedroom dwelling. One visitor space is required for every five dwellings where a development comprises five or more units.

31. Clause 52.17 Native Vegetation

Pursuant to Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. Though exemptions apply, on the basis the site exceeds 4,000 square metres, a permit is required to remove/destroy/lop native vegetation in this case.

Local and State Planning Policy Considerations

32. At the time of writing this report, the following State and Local level planning policies applied to this site:

- Clause 11.01-1R – Settlement
- Clause 15.01-5S – Neighbourhood character
- Clause 15.02-1S – Energy and resource efficiency
- Clause 16.01-1S – Housing supply
- Clause 21.01 – Context
- Clause 21.01-2 – Community vision
- Clause 21.01-3 – Land use vision
- Clause 21.01-4 – Settlement and housing
- Clause 21.01-4 – Built form, heritage and design
- Clause 21.02- 1 – Urban growth
- Clause 21.02-5 – Ongoing change
- Clause 21.02-7 – Housing diversity
- Clause 21.06-3 – Neighbourhood character

33. Please note that in accordance with Planning Scheme Amendment C215ball gazetted on 26 September 2024, all State and Local planning policies were reconfigured and together are now known as the 'Planning Policy Framework (PPF)'. Importantly, this reconfiguration was policy neutral. As such, whilst the above clause references are now out of date the overarching intent of the Ballarat Planning Scheme has not changed.

34. Other provisions

- Clause 53.01 - Public open space contributions to subdivision;
- Clause 53.18 - Stormwater management in urban development;
- Clause 55 - Two or more dwellings on a lot and residential buildings;
- Clause 56 - Residential subdivision; and
- Clause 65 - Decision Guidelines

## Referrals

35. The application was referred to the following external authorities in accordance with Section 55 of the *Planning and Environment Act 1987*:

Authority	Advice/ Response/Conditions	Report Response
<b>Section 55 Referrals:</b>		
Powercor (S55)	Consent with conditions	Conditions included



Downer Utilities Australia (S55)	Consent with conditions	Conditions included
Central Highlands Water (S55)	Consent with conditions	Conditions included
Country Fire Authority (S55)	Consent with conditions	Conditions included
Country Fire Authority (S55)	Consent with conditions	Conditions included

36. Notice of the application was also sent to the following authorities in accordance with Section 52 of the *Planning and Environment Act 1987*:

Authority	Advice/ Response/Conditions	Report Response
<b>Section 52 Notices:</b>		
Environment Protection Authority	<p><i>EPA considers that the site may be impacted by the adjacent landfill due to contamination of the site, or landfill gas.</i></p> <p><i>In order to determine whether this assessment is appropriate, EPA recommends that Council refer to Planning Practice Note 30 – Potentially Contaminated Land (PPN30).</i></p> <p><i>PPN30 steps through the process to determine the level of assessment required (PSI, Preliminary Risk Screening Assessment, or audit), dependent on the level of risk and the intended future use. The note also provides guidance regarding the appropriate timing of assessment; page 8 describes that environmental assessment should be conducted as early as possible in the planning process, including prior to the issuing of a planning permit.</i></p>	<p>An assessment has been completed against Planning Practice Note 30.</p> <p>Discussed further in the report</p>
DEECA (Earth Resources Regulation)	<p><i>It does appear that native vegetation is present at the proposed 37 lot subdivision sited at 112 Sim Street, Black Hill. Looking at the photos provided in the Arborist Report (Tree Assessment Report, Xylem TreeCare, 28/03/2023) the Swamp Gum (Eucalyptus ovata), Silver Wattles (Acacia dealbata) and Blackwood (Acacia melanoxylon) show a possible</i></p>	<p>Further information has been requested to demonstrate that the native trees comply with the exemption.</p> <p>The application has been amended to</p>



	<p><i>patch of native vegetation. The Swamp Gum is considered a large tree with a 120 DBH.</i></p> <p><i>If the applicant wants to provide evidence that this vegetation was planted we will be happy to consider the patch as exempt under 52.17-7 'Planted Vegetation'. If they cannot prove it was planted, then the applicant will need to apply the three-step principle 'avoid, minimise, offset' under 52.17 (Native Vegetation) under the Ballarat City Council Planning Scheme.</i></p> <p><i>Links provided for:</i></p> <ul style="list-style-type: none"> <li>• <i>Native vegetation removal tool <a href="https://mapshare.vic.gov.au">NVR Map (mapshare.vic.gov.au)</a></i></li> <li>• <i>Guidelines for the removal, destruction or lopping of native vegetation (DELWP, December 2017) <a href="https://environment.vic.gov.au">Guidelines for the removal, destruction or lopping of native vegetation (environment.vic.gov.au)</a></i></li> </ul>	<p>include the removal of native vegetation.</p> <p>An assessment to Clause 52.17 has been discussed further in the report.</p> <p>A condition of the planning permit will require a net increase in canopy coverage to be provided in the landscape plan.</p>
Department of Transport and Planning	<i>Consent subject to conditions</i>	<p>The Department of Transport was consulted solely for informational purposes, as no new roads are being constructed. Consequently, the conditions will not be incorporated. If the permit moves forward, they will be listed as an objector.</p>
Department of Energy, Environment DELWP (Environment, Land, Water & Planning) (S52)	<i>DEECA does not object subject to conditions.</i>	<p>Conditions will be included on the approved permit.</p>

37. The application was referred to the following Council departments:

Internal Council Referrals	Advice/ Response/Conditions	Report Response



Vegetation	<p><i>No objection subject to consideration of the following comments.</i></p> <ul style="list-style-type: none"> <li><i>Need clarification regarding which canopy tree will be used where within the site (refined landscape detail)</i></li> <li><i>Need to clarify with others regarding the proposed plantings in the adjoining reserve. Requires Council approval?</i></li> </ul>	<p>Further information was requested. An arborist report was submitted which identified native trees on site.</p> <p>An amendment has been received to the application for removal of native vegetation under Clause 52.17</p> <p>A detailed landscape plan will be required as a condition should a permit be issued.</p>
Traffic and Transport	<p>A Traffic Impact Assessment Report (TIAR) and Waste Management Plan (WMP) have been provided in support of the application.</p> <p><i>Layout and Property Access -</i></p> <p><i>Vehicle access to the site will be provided via a double width crossover to Sim Street, toward the south-western corner of the street frontage. The site access will lead into an internal common property accessway which is aligned in an east-west direction through the site. Secondary roadways aligned north-south stem from the main east-west road providing access to individual dwellings.</i></p> <p><i>In general, the network of private roads comprises a 6.4m road pavement, capable of accommodating two-way traffic flow. A 5m carriageway is provided towards the western end of the site to service TH-02 and TH03, and a 6.1m carriageway is provided towards the eastern end of the site to service the visitor parking. A landscaped treatment is proposed for the internal roadways which will be designed to ensure the required trafficable width is available.</i></p> <p><i>The internal road network has been designed to accommodate vehicles up to an 8.8m medium rigid vehicle (MRV). The existing vehicle crossover in Sim Street will be removed, with kerb &amp; channel and nature strip to be reinstated. A separate crossing permit should be sought to reinstate the existing crossing and construct the new crossover. All works required shall be undertaken by the Applicant at their cost.</i></p> <p><i>A swept path analysis of all typical car and service vehicle manoeuvres has been provided to show that vehicle manoeuvres are safe and</i></p>	<p>No concerns were raised by the Traffic and Transport department.</p> <p>A condition will be included, should a permit issue, requiring a vehicle crossover permit.</p> <p>A Waste Management Plan was submitted with the application. Waste will be collected by a private collector.</p> <p>All vehicles can enter and exit the site in a forward direction.</p>



	<p><i>convenient and don't require corrective measures. A suitable turnaround space has been provided at the eastern end of the main accessway adjacent to the visitor parking area.</i></p> <p><i>It is generally accepted that single dwellings on a lot in outer suburban areas may generate traffic at up to 10 vehicle trips per day, whilst in areas with good public transport, and for higher density dwellings, lower traffic generation rates are often recorded.</i></p> <p><i>The TIAR anticipates that the proposed development may generate up to 8 vehicle trips per day per dwelling. The development is expected to generate up to approximately 296 vehicle trips per day, and approximately 30 vehicle trips per hour during both the peak periods. The anticipated peak hour traffic generation of up to 30 vehicle movements equates to an average of one movement every 2 minutes during the peak hours. This level of traffic generation is expected to have a negligible impact on the surrounding road network, with minimal queues and delays to existing road users.</i></p> <p><i>The site is located within short walking distance of a bus stop (Route 14) located on Chisholm Street approximately 140 metres from the site, connecting Ballarat Station to Black Hill.</i></p> <p><i>The accessway design and subdivision plan shall accommodate all approved swept paths. The proposed shared accessways shall be set out generally as indicated on the approved site plan generally in accordance with Clause 52.06-9 design standards and constructed to Council approval.</i></p> <p><i>Pedestrian access is available along the main driveway which will provide for access throughout the site. In addition, a pedestrian path is proposed to the south to link with the reserve to provide greater accessibility for residents across the area.</i></p> <p><i>Waste collection should be arranged through an accredited waste contractor in accordance with an approved WMP. Waste will be collected from the bin collection points through the internal road network using a private waste collection service. The road network has been designed to accommodate collection vehicles. Whilst it is proposed to use a private contractor, residents will be provided with garbage and recycling bins</i></p>	
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	<p><i>in accordance with Council's standard bin provision.</i></p> <p><i>Mailbox facilities should be suitably located inside the property line.</i></p> <p><i>Parking -</i></p> <p><i>The proposed development has been designed to support Council's '10-minute City' principle through an emphasis on bicycle use and storage and minimising car spaces.</i></p> <p><i>Under Clause 52.06, 1 space should be provided for each 1 or 2 bedroom dwelling and 2 spaces provided for each 3 or more bedroom dwelling with at least 1 under cover. An assessment of the required car parking spaces shows that 10 spaces are required for the ten 1-2 bedroom dwellings, 54 spaces are required for the twenty seven 3+ bedroom dwellings and 7 spaces are required for visitors at 1 space per 5 dwellings.</i></p> <p><i>The development includes 51 garage spaces in total with at least 1 garaged vehicle on each lot and 7 visitor spaces provided at the end of the main east-west accessway. The 3-bedroom dwellings with only a single garage are provided with a 5.2m long concrete driveway, considered sufficient to accommodate a second vehicle in front of the garage. To comply the tandem spaces should be 5.4m long. Typically each garage is setback from the adjacent accessway therefore offering additional manoeuvring space into and out of the spaces.</i></p> <p><i>A swept path analysis shows access to a selection of garages throughout the site and demonstrate suitable accessibility for all garages. Visitor spaces are proposed with a width of 3 metres, length of 4.9 metres and are accessed from aisles of no less than 6.1m.</i></p> <p><i>The garage dimensions are in accordance with the requirements of the Planning Scheme, with all garages a minimum of 6.0m long and either 3.5m wide for a single garage or 5.5m wide for a double garage.</i></p> <p><i>Clause 52.34 of the Ballarat Planning Scheme does not specify bicycle parking provision requirements for dwellings or townhouse style developments, generally assuming that bicycles can be stored in the garage required for each dwelling. The garage dimensions proposed each meet or exceed the dimension requirements specified under the Planning Scheme and are</i></p>	
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	<p><i>considered sufficient for bicycle parking if required.</i></p> <p><i>Recommendations -</i></p> <ol style="list-style-type: none"> <li><i>1. That the development of 37 townhouses and their subdivision onto separate lots at 112 Sim Street, Black Hill is supported in principle.</i></li> <li><i>2. That parking spaces are provided for each townhouse in accordance with Table 1, Clause 52.06-5, including 5.4m long tandem spaces which are to be included within the respective lot boundaries.</i></li> <li><i>3. That the layout and dimensions of the shared accessways, garages and parking spaces meet the requirements of Clause 52.06-9 of the Planning Scheme and are generally as indicated on the approved site plan.</i></li> <li><i>4. That the shared accessways and street crossing are constructed to Council approval and drained to a legal point of discharge.</i></li> <li><i>5. That the subdivision plan aligns with the approved development plan including approved swept paths.</i></li> <li><i>6. That the Applicant makes a separate application for a crossing permit to remove and reinstate the existing crossover and construct a new crossover. The arrangements and costs of all works, including remedial works, are to be borne by the Applicant.</i></li> <li><i>7. That waste collection services are arranged through an accredited waste contractor. All services shall be undertaken in accordance with an approved WMP.</i></li> <li><i>8. That all vehicles enter and exit the site in a forward direction.</i></li> <li><i>9. That mailbox facilities are suitably located within the property line.</i></li> </ol>	
Property Management	No comment	Acknowledged
Public Open Space	<p><i>No objection to the proposed tree planting. The proposed street integration and pedestrian connections to Chisolm Street Reserve are positive. The concepts however should be formalised by the preparation of detailed landscape plans.</i></p>	<p>A condition will be included on any permit issued requiring a detailed landscape plan along with standard</p>



	<i>Please also note that the concepts for the rest of the reserve, including new recreational infrastructure, playground, pavilions, paths etc. are not relevant to this application and should not form part of any final landscape plans for endorsement.</i> <i>Please apply standard Landscaping conditions.</i>	conditions as requested.
Heritage	No comment	Acknowledged
Environmental Services (Waste)	<i>As per Waste Management Plan a private waste collection service will need to be arranged. Please ensure there is a specified area for refuse, and ensure all sustainable practices are adhered to including recycling, green waste, landfill and glass refuse.</i>	A Waste Management Plan was submitted in support of the application.
Engineering	<i>Further to receiving information on the development and a meeting with representatives, Development Engineering maintain a position of consent for this application subject to implementing [recommended] permit conditions (revised). It is noted there are concerns regarding stormwater management from the site and upstream catchment into/over the reserve containing an old landfill under management requirements. The proposed permit conditions do enable stormwater management plans to be further detailed and now also link approval back to satisfying landfill management requirements. The proposed conditions also allow for a staged approach to development and to address stormwater management of the upstream external catchment.</i>	Requested conditions will be added to any permit issued.

## Public Notification

38. The application was required to be publicly advertised pursuant to Section 52 of the *Planning and Environment Act 1987* by:
- Sending notices to the owners and occupiers of adjoining lots (including opposite); and
  - Placing a sign on site.
39. 18 objections were received in response to the application.
40. The key issues raised by objectors can be summarised as follows:
- Impacts upon future residents as a result of land gas migration;
  - Impacts upon future residents as a result of contaminated soil;
  - Discharged stormwater onto the adjacent reserve/former landfill site resulting in leachate and resultant health impacts;
  - The amount of hard surfaces causing run-off concerns;



- The application represents the overdevelopment of the site;
- Traffic flow, slope of land, increase of traffic, insufficient parking and impacts upon surrounding road network;
- Noise;
- Insufficient infrastructure (no footpaths, etc);
- Invasion of privacy;
- Impacts upon neighbourhood character;
- General amenity impacts;
- The adjacent landfill site encroaches into the development site;
- Safety and wellbeing of residents based upon methane and/or the release of other toxic materials during the construction phase and once the development is occupied;
- The depths of bore holes used to determine the condition of the site was insufficient to detect landfill;
- The extent of walls on boundaries;
- The front setback of the development from Sim Street; and
- The communal garden and open space at the rear of the site will not be useable due to contamination.

#### Response to objections

41. The table below is a response to objector concerns raised that are not otherwise addressed in the following assessment:

Issue	Response
Discharge stormwater onto open reserve.	A condition will be included on any permit issued requiring a stormwater strategy for the site. The legal point of discharge for Stage 1 is Sim Street. The drainage system will be required to cater for a 1 in 100 year storm event and include back up generators to ensure, in the event of a power failure, the up-hill pumping of storm water to Sim Street can continue.
The amount of hard surface causing run off concerns	The stormwater system will be required to capture run-off from the site. This will minimise the impact of potential leachate.
Overdevelopment of site	The development would result in a site coverage of 33.8% and would provide for a total of thirty-seven (37) dwellings. In context, and given the relevant provisions of the Ballarat Planning Scheme, including compliance with site coverage and garden area requirements, the density of the development is considered to be generally acceptable and assists in providing for additional housing in an accessible location.
Traffic flow, slope of land, increase of traffic, insufficient parking	Vehicles can enter and exit the site in a forward direction which will assist in ensuring clear sightlines into/out of the development. Visitor parking will be provided on-site.



Noise	The proposed development will not generate noise over and above that otherwise expected from a residential use.
Insufficient infrastructure – no footpath	By way of recommended permit conditions, identifiable pedestrian pathways will be provided through the site.
Invasion of privacy	A condition will be included on any permit issued requiring all habitable room windows or secluded private open spaces that allow for overlooking, as defined by Standard B22 of Clause 55, to be screened as necessary.
Neighbourhood character	The surrounding area is largely residential and comprises a mix of dwelling styles and types, including double-storey forms with a mix of building materials, such as brick and weatherboard.
Amenity	The development includes green spaces, communal areas and landscaping that will contribute positively to the amenity of the area. At present, the rear of the site is relatively upkept. In terms of appearance the development will assist in improving the general amenity of the area, subject to recommended conditions.
Walls on boundaries	Townhouse 36 and 37 have proposed walls on boundary. These are located on the southern side of the adjoining property at 114 Sim Street and will not result on any adverse amenity impacts. Including Standard B18 (Walls on boundary objective) and B19 (Daylight to existing windows).
Front setback	A condition will be included on any permit issued requiring the reconfiguration of the front part of the street facing dwelling to ensure a more acceptable outcome.

### Mediation Meeting

42. A consultation meeting was undertaken on 4 April 2023. This meeting did not result in any resolutions being reached.
43. Following the meeting the applicant submitted a revised preliminary assessment and a land gas risk assessment.
44. Following this, three objections were withdrawn. A total of 15 objections remain.



## KEY MATTERS

45. The purposes of the General Residential Zone (GRZ) include:
  - To encourage development that respects the neighbourhood character of the area;
  - To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
46. The GRZ states the following requirements must be met:
  - Minimum garden area - 35%;
  - Maximum building height - 11 metres.
47. The garden area plan shows 41.3% of the site will be garden (refer TP-04, Revision 19).
48. The proposed dwellings are all double storey in height and will have a maximum height of 7.364 metres only.
49. The site is within an established residential catchment with easy access to public reserves and community facilities.
50. Planning policy supports urban consolidation through the provision of medium density housing in appropriate locations to provide for the efficient use of hard and soft infrastructure and to assist in achieving a more compact urban form. Policy also encourages development that improves housing choice, provides housing for a range of household types and accommodates future housing needs. This approach is supported by the purposes of the GRZ which again encourage 'a diversity of housing types and housing growth particularly in locations offering good access to services and transport'.
51. Clause 11.01-1S (Settlement) recognises that residential development in existing areas should encourage a higher-density whilst being respectful of neighbourhood character.
52. Clause 15.01-1S (Urban design) highlights the importance of new land uses and developments that appropriately respond to the landscape and built form character of an area.
53. Clause 16.01-1S (Housing supply) encourages diverse housing that meets community needs with a high-level of internal and external amenity.
54. The PPF sets out that Ballarat is 'forecast to grow significantly towards 160,000 people by 2040 with increased population to be accommodated through infill development within established areas.' The PPF also identifies that maintaining a compact, efficient and productive settlement form is crucial to Ballarat's long-term future and the achievement of the 10-minute city principle.
55. The Ballarat Strategy (2015) outlines a shared community vision for a greener, more vibrant and connected Ballarat, again embracing the concept of the 10-minute city principle. This principle reflects community aspirations to maintain existing levels of access to destinations and services even as the city grows.
56. Similarly, the recently adopted Ballarat Housing Strategy seeks to encourage infill housing where there is good access to services and infrastructure.



57. The site is located in an ongoing change area as set out in Clause 22.04. These are residential areas that are valued for their existing suburban character and housing supply. Infill development is encouraged at a scale appropriate to their relative distance to high-frequency public transport corridors, activity centres, employment and taking into account the neighbourhood character.
58. Policy directs appropriate design responses within areas of convenience living that are respectful to distinct neighbourhood character outcomes. An assessment of the proposal in the context of neighbourhood character is discussed below.
59. Clause 11 Settlement recognises that social diversity is an important factor in the social health of the city, noting that a diverse population needs a mixture of housing sizes and types. The application assists in adding to the diversity of housing availability within the municipality.
60. There is overarching strategic support for higher density residential infill development within convenience living areas such as this. The inclusion of the site within a convenience living corridor confirms strategic in-principle support for the proposal.

### **Neighbourhood Character**

61. There is strong policy support for the protection of neighbourhood character and to ensure development proposals adequately reflect this. Relevant policies include:
  - Clause 15.01-2 – This clause seeks to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impacts to neighbouring properties.
  - Clause 15.01-5 – This clause seeks to recognise and protect cultural identity, neighbourhood character and sense of place.
  - Clause 21.06-3 – This clause states that Council will ensure that the type, scale and design of development proposals and the impacts upon the existing amenity of an area are adequately addressed.
  - Clause 55.02-1 – This clause seeks to ensure that development proposals respects the existing neighbourhood character or contribute to a preferred neighbourhood character and to ensure that new development responds to the features of a site and the surrounding area.
62. Medium-density development in this location is acceptable in principle, adequately meeting the relevant requirements of the planning scheme. In particular, the proposed development provides for well-articulated building forms and, subject to a condition of permit requiring more detailed landscaping designs, the development has opportunity to incorporate well-considered landscaping in keeping with the prevailing neighbourhood character. Existing character is typically characterized by single detached dwellings on generously sized lots whilst more recent development typically depicts finer-grain built form.
63. As outlined in the physical context discussion above, a preferred character for this area includes development proposals which maintain garden settings, provide a clear integration with the street while minimising the visual impacts associated with car parking and contributes to the established subdivision pattern. The proposal generally achieves this outcome on the basis that:
  - It makes efficient use of a currently underutilised parcel of land within an established residential area;
  - The existing residential character comprises a mix of older style and contemporary detached dwellings and medium-density developments and the

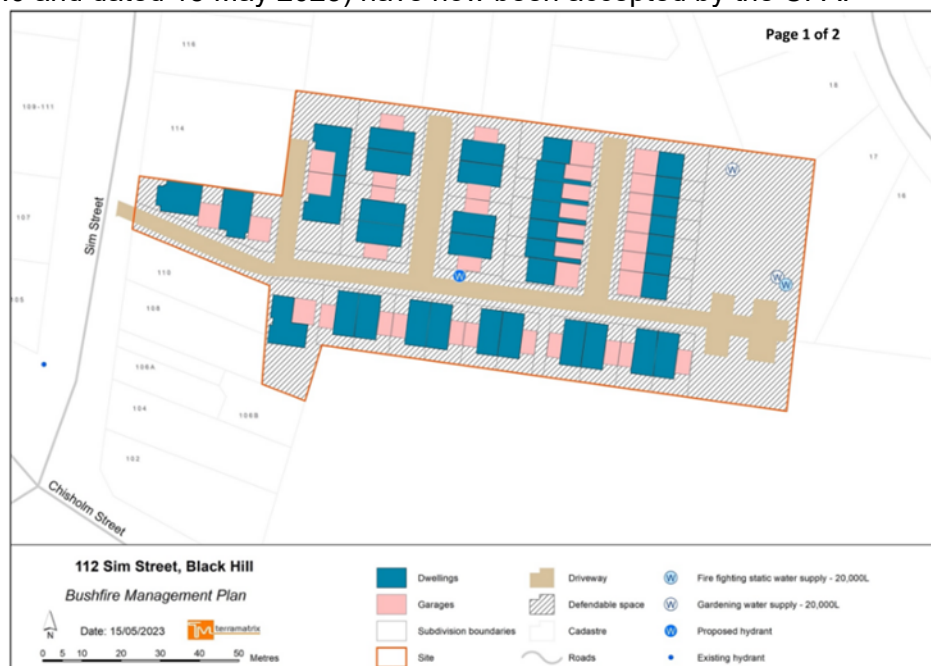


proposal generally strikes an appropriate balance between these building styles whilst remaining true to its period of construction;

- At two-storeys only the proposed dwellings generally reflect the scales of other dwellings in the surrounding area; and
- The front dwelling onto Sim Street is, subject to conditions, generally well setback from the street to allow for an appropriate landscape response. Importantly, for the most part, the development will be largely concealed from view from Sim Street; its primary street frontage

## Overlays

64. A Bushfire Management Statement (BMS) was submitted and referred to the Country Fire Authority (CFA) for comment. This BMS included a minimum 20,000 litre tank for fire-fighting purposes. Bushfire management plans prepared by Terramatrix (Version 1.0 and dated 15 May 2023) have now been accepted by the CFA.



Map 3 - Bushfire Management Plan

Figure 9 – Proposed Bushfire Management Plan. *Source: application documents*

## Car Parking

65. Clause 52.06 seeks to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.
66. The application is supported by a statement prepared by One Mile Grid setting out access arrangements and vehicle movement details. While planning officers accept that the planning scheme does not prevent the use of corrective movements to facilitate access, the purpose of Clause 52.06 again seeks to ensure that car parking is safe and efficient and enables easy use. When reviewing the proposal in the context of the site, including constraints such as topography and the proposed swept path diagrams, it is considered that the proposed access arrangements indeed represent a safe and efficient outcome.
67. In addition to this, it is noted:
- As per Design Standard 1 of Clause 52.06-9, a passing area at the entrance at least 6.1 metres wide and seven metres long is required as the accessway will



serve ten or more car parking spaces and is more than 50 metres long. This has not been provided and as such a condition requiring amended plans showing such will be included on any permit issued.

- A clearly marked pedestrian route separated from traffic is required in accordance with Design Standard 6 and has not been detailed on the plans. Given the accessway extending through the site is non-standard, this only reinforces the need to ensure a clearly identifiable pedestrian route is provided. This will assist in preventing pedestrian and vehicle conflicts.
- Interim visitor car parking for Stage 1 will be located in Stage 2. This cannot be accepted on the basis that no works can be carried out in Stage 2 until an Environmental Audit (EA) is carried out. All visitor parking will need to be relocated to Stage 1 and/or parking can only be provided at grade without earthworks (this might include the provision of gravel parking compacted on top of the existing ground level)

### **Black Hill Landfill Site**

68. The processing of this application was delayed significantly due to complex environmental/landfill considerations. These considerations related largely to the adjacent former landfill site closed in 1982.
69. Any cut and fill proposed on the site has potential to change the risk profile associated with land gas migration.
70. Chisholm Reserve (Black Hill Former Landfill) is under an Environmental Action Notice issued by the Environment Protection Authority (EPA). The City of Ballarat must address recommendations of the audit and measures are currently being worked through. All works must be designed by an accredited professional and approved by an appointed EPA auditor. While this is a separate issue, it does have indirect implications for the development of the site as land contamination can expand underground.
71. The complexities of the closed landfill site are exacerbated by existing land gas migration issues that are currently under review by the auditor.
72. The City of Ballarat is required to satisfy the EPA Victoria (2015) Best Practice Environmental Management guidelines and the auditor-verified GHD (2018) Landfill Aftercare Management Plan for the former landfill site.
73. The rectification works include:
  - *A landfill gas interception trench placed immediately south of the residential properties on Leerama Court to intercept landfill gas potentially present in waste and passively vent it to atmosphere; and*
  - *Improved stormwater drainage on the landfill surface to reduce infiltration and leachate generation.*
74. The buffer zone around the closed landfill site has been established to mitigate the impacts of landfill related environmental hazards. The presence of gas migration within this zone complicates any potential development or use of the subject site.
75. The complexity of the site being in the buffer zone of a closed landfill, coupled with existing land gas migration issues, presents significant challenges that must be addressed systematically. The ongoing Auditor review is a critical step in understanding the extent of these issues and developing effective mitigation



strategies. Collaboration with regulatory bodies, adherence to safety protocols and transparent communication with stakeholders to ensure that the site can be managed responsibly while safeguarding public health and the environment are all crucial.

76. The Preliminary Environmental Site Assessment submitted with the application did not comply with the scope required for a Preliminary Site Investigation (PSI) in accordance with the National Environment Protection (Assessment of Site Contamination) Measure, 1999 (ASC NEPM) as required by Planning Practice Note 30 (Potentially Contaminated Land, July 2021). As such, officers could not rely upon the report to form an opinion as to whether the site represents certain risks.
77. After consulting the EPA, reviewing relevant guidelines including PPN30 and evaluating the information submitted as well as the concerns expressed by objectors it was concluded that a further review was required. On the basis the development is within the 500 metre buffer zone of the landfill site and to ensure that there was a clear direction about the level of information required, an independent expert review was required and carried out by Mr Patrick Clarke, Senior Principal Environmental Auditor at Senversa.
78. Following assessment of the submitted documentation, Mr Clarke concluded that additional data was required.

#### **Landfill Gas Risk**

79. Mr Clarke noted that the submitted Preliminary Environmental Site Assessment did not identify the presence of a former landfill immediately adjacent to the subject site. Mr Clarke also noted that no fill or landfill waste was encountered in the boreholes used to underpin the submitted assessment. However, the location of the boreholes was noted as being such that the potential for landfill or fill to extend across the southern boundary of the site and beneath proposed dwellings could not be ruled out.
80. Mr Clarke required that additional boreholes or test pits be examined along the southern boundary of the site as well as the eastern perimeter of the development footprint to confirm that no waste or fill would be present beneath the proposed dwellings.

#### **Potentially Contaminated Land**

81. As previously noted, it was considered that the submitted Preliminary Environmental Site Assessment did not comply with the requirements of PPN30. Mr Clarke agreed that additional assessments were required.
82. It was considered that for officers to form an opinion as to whether the site is potentially contaminated, one of the following should be provided:
  - *A Preliminary Site Investigation report prepared by an appropriately qualified consultant and consistent with the ASC NEPM, 1999; or*
  - *Sampling and laboratory chemical analysis of naturally occurring surface soil samples across the site, and any fill that may be encountered for future boreholes, for the list of chemicals included in Table 2 of EPA Publication 1828.2 Waste Disposal Categories – Characteristics and Thresholds.*
83. Mr Clarke advised that the required further assessment should take the form of a PSI in accordance with the provisions of PPN30 and should be prepared by a suitably qualified professional who is a member of the Australian Contaminated Land Consultants Association (ACLCA), Victoria branch.



84. This further assessment was requested on 23 May 2023. A response was received on 13 March 2024. This included a Landfill Gas Risk Assessment and Preliminary Site Investigation (PSI) prepared by JET Environmental.
85. An independent expert review on the submitted documents was undertaken by John Nolan, an EPA accredited Environmental Auditor.
86. After reviewing the additional documents, eight (8) recommendations were provided:
- Revise Jet Environmental (2024b) 'Landfill Gas Risk Assessment - 112 Sim Street, Black Hill, Victoria' (reference J1396-R2.1, Rev 1, 5 March 2024) to include an updated conceptual site model, a landfill gas (LFG) surface monitoring event with wind speed of less than 10 km/hour and applying BSI Standards (2015) to determine gas the protection score and necessary protection measures;
  - Avoid constructing townhouses where fill with waste is located. This requires further investigations to determine the extent of fill with waste and could include removals;
  - Preparation of cut and fill plan with 0.6 metres of compacted clay cap at the surface level;
  - Provision of sectional design drawings with foundations, floor and LFG protection measures shown;
  - Revise stormwater management system with current development plan, detailed design and determination of LPOD level;
  - City of Ballarat to develop designs for the upgrade of stormwater management systems across the former landfill and to estimate costs;
  - Developer to design sewer management system to vent sewer trench to atmosphere or to create a barrier within a trench at the site boundary and provide design drawings; and
  - Prepare Health and Safety Plans for all excavation activities, including cut.
87. It is considered that these conditions should not be dealt with by way of permit conditions as the outcomes of these recommendations should be known prior to proceeding further with the assessment in order to ensure all risks are understood and can feasibly be mitigated.
88. Importantly, a revised landfill gas risk assessment was considered a necessity to progress.
89. A revised report from JET Environmental was then received on 15 August 2024, prepared by the applicant. The report included:
- Additional gas monitoring conducted on 31 July with the requested weather conditions;*
  - Adoption of the British Standard BS8485 (rather than NSW EPA 2020 publication); and*
  - Minor update to conceptual site model.*
90. As Mr Nolan is an accredited auditor for industrial facilities and natural resources and can undertake risk of harm audits only, Kenneth Mival, Environmental Auditor was then engaged to peer review the newly submitted documents.
91. Due to the identified presence of contamination, wastes and the LFG risks from the adjacent landfill, PPN30 categorises the site as High Risk which in accordance with Table 3 places the site in the highest risk category (A). PPN30 thus requires that a



Preliminary Risk Screen Assessment (PRSA) or Environmental Audit of the site be carried out.

92. Given the whole of the site is within the 500 metre buffer of the landfill along with the southern and eastern boundaries being within 20 metres of landfill locations, Mr Mival recommended an Environmental Audit be undertaken along with detailed site assessments of the various elements of the site where potential risks have been identified. This accords with the provisions of PPN30.
93. Recommendations from both auditors that an Environmental Audit of the site is required is accepted by officers and reflects their interpretation of the provisions of PPN30.
94. Publications 788.3 Siting, Design, operation and rehabilitation of landfills states at page 56, *'where the proposed development encroaches into the recommended landfill buffer area or increases the extent of development within the already encroached buffer area, EPA recommends that the planning or responsible authority require an environmental audit be conducted under Section 53V of the Environment Protection Act. The audit must assess the risk of harm to the proposed development posed by the potential offsite migration of landfill gas and amenity impacts resulting from the landfill'*.
95. While the proximity of the landfill raises important considerations regarding potential environmental and health impacts, mitigation measures are recommended to address these key issues. Importantly, this includes an Environmental Audit of the site. The recommendations of this Audit must be implemented prior to the commencement of building works to ensure no adverse health impacts are generated.
96. Importantly, the recommended site drainage system will assist in ensuring no leachate is generated as a result of site run-off.
97. These two measures are considered sufficient to address the key issue of the environmental condition of the site and, in turn, assists in facilitating the delivery of much-needed local housing.
98. The proximity of the landfill raises important considerations regarding potential environmental impacts and site design. It is critical that the concerns raised by the auditor are comprehensively addressed through the planning process, ensuring that the development aligns with relevant standards and regulatory requirements. Upon completion of the assessment, it has been determined that the development can be supported subject to the application of appropriate permit conditions.

### **Vegetation removal**

99. Whilst the removal of native vegetation to accommodate the development is regrettable, in this case the extent of vegetation to be removed is considered acceptable for the following reasons:
  - The site is located within an established residential area and zoned for residential purposes. To this end, the planning scheme encourages the redevelopment of the site for these purposes and this will, in turn, assist in providing for much needed local housing;
  - The locations of the trees to be removed would inhibit the delivery of certain dwellings and opportunities to replace these trees exist elsewhere on-site. Indeed, a net increase in canopy coverage can be achieved via the planting of a greater number of trees than that to be removed. This will assist Council in



achieving its stated aim of 40% canopy coverage. Whilst this target applies to public land, the further greening of private land will only assist in the achievement of broader environmental policies; and

- The proposed tree removals will assist in better managing the risk of bushfire. To this end, the trees to be removed provide additional fuel for any fire which may occur in this area. Trees to be planted in place of those removed should be planted in locations which will not feed any on-coming bushfire.

## Conclusion

100. On balance, the proposal achieves an adequate level of compliance when considering the competing objectives of the Ballarat Planning Scheme.
101. Planning policy supports urban consolidation through the provision of medium density housing in appropriate locations. Subject to conditions, this proposal achieves an appropriate built form outcome, achieving a more compact urban form which is well designed to assimilate within the existing neighbourhood character context, and is within close proximity to infrastructure and services.
102. Planning policy also encourages housing choice. This proposal provides for a range of housing type and size, and will assist in accommodating the changing needs of the City's housing supply.
103. While there is known contamination on the site and the adjoining former landfill site, following completion of further land audit assessment and subject to further permit conditions, the development will be required to address all relevant standards, legislative requirements and regulations prior to construction commencing. This includes Best practice environmental management – Siting, design, operation and rehabilitation of landfills authorised and published by Environmental Protection Authority Victoria.
104. This will ensure that there is no adverse amenity impact on future residents on the site and importantly, no additional impact on existing surrounding residences.
105. By incorporating best environmental practices and adhering to the Planning and Environment Act, the development ensures that each stage is constructed to meet these requirements.
106. The proposed development is appropriate subject to compliance with conditions.



**OFFICER RECOMMENDATION****107. That the Planning Delegated Committee:**

- 107.1 Having caused notice of the application to be given under Section 52 of the *Planning and Environment Act 1987* and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant a Permit for Buildings and works associated with the development of 37 dwellings and staged multi lot subdivision at 112 Sim Street Black Hill under the provisions of the Ballarat Planning Scheme, subject to the following conditions:**

**PROPOSED CONDITIONS****1. Amended Plans Required**

Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and emailed to [planninginfo@ballarat.vic.gov.au](mailto:planninginfo@ballarat.vic.gov.au) with the planning reference number. The plans must be generally in accordance with Porter Architects Revision 19 dated 11 October 2023 but modified to show:

- a) As per Clause 52.06-9 Design standard 1 for car parking, a passing area at the entrance at least 6.1 metres wide and 7 metres long is required as the accessway serves ten or more car parking spaces and is more than 50 metres long. Passing bay should not be located adjacent to garage entrances
- b) A clearly marked pedestrian route separated from traffic is required in accordance with Design Standard 6 and has not been detailed on the plans. Given the accessway extending through the site is non-standard, this only reinforces the need to ensure a clearly identifiable pedestrian route is provided. This will assist in preventing pedestrian and vehicle conflicts.
- c) All gradients in accordance with design Standard 3 of Clause 52.06.
- d) Interim visitor car parking to be located within Stage 1, commensurate with the number of dwellings within Stage 1 until such time as Stage 2 is delivered.
- e) Deletion of first floor balcony, privacy screens and access door off bedroom number 2 of Townhouse 36.
- f) Reconfiguration of TH35/28 to enable pedestrian access off the common driveway. This may include the widening of the townhouses.
- g) Entry doors to TH22/TH29 to open within the property boundary and the canopies above each door to be located entirely within the property boundary.
- h) Front window of TH2, TH04 – TH13 to comply with standard B15
- i) Removal of external storage and water tanks from the ground floor courtyards for TH04,06,08,10,12 and the provision of these facilities elsewhere onsite.

Any changes to the layout as required by the Environmental Audits required under conditions 6 and 7.

**2. Formal Plan of Subdivision**

- a) The formal plan of subdivision lodged for certification must be generally in accordance with the approved plan and must not be modified except to comply with statutory requirements or with the further written consent of the Responsible Authority.



- b) Unless otherwise approved in writing by the Responsible Authority, the formal plan of subdivision lodged for certification must include a common property schedule to the satisfaction of the Responsible Authority specifying that the following lots are entitled to/liable for the common property:
  - i. All lots on this plan.

### 3. **Landscape Plan**

Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape plan must be prepared generally in accordance with Council's Landscape Design Manual (August 2012).

The landscape plan must include:

- a) a survey (including botanical names) of all existing vegetation to be retained and/or removed;
- b) details of surface finishes of pathways and driveways;
- c) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, size at planting, sizes at maturity, and quantities of each plant;
- d) A net increase in canopy coverage across the site. All canopy trees should be planted in accordance with the Bushfire Management Plan referenced in Condition 24.

Before the development is complete, all landscaping works must be carried out and completed in accordance with the approved landscape plan and Council's Landscape Design Manual (August 2012).

### 4. **Completion and Maintenance of Landscaping Works**

Before the dwellings are occupied, all landscape works shown on the approved Landscape Plans must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the approved landscape plan must be maintained to the satisfaction of the Responsible Authority for 18 months from the practical completion of the landscaping. During this period, any dead, diseased or damaged plants or landscaped areas are to be repaired or replaced during the period of maintenance and must not be deferred until the completion of the maintenance period.

### 5. **Before a Statement of Compliance is issued**

Before a Statement of Compliance for the plan of subdivision for each stage is issued under the *Subdivision Act 1988*, the development approved under this Planning Permit must be substantially completed (eg: frame stage as a minimum) to the satisfaction of the Responsible Authority. Evidence must be submitted which demonstrates that the development is substantially completed to the satisfaction of the Responsible Authority.

Before a Statement of Compliance for the plan of subdivision is issued under the *Subdivision Act 1988*, the Common Property Access and laneways for each stage approved under this Planning Permit must be completed to the satisfaction of the Responsible Authority.



**6. Audit - assess landfill gas risk**

Before the development starts (other than necessary demolition and works required to comply with this condition) for each stage, the owner of the land must:

- a) Engage an environmental auditor appointed under Part 8.3 of the *Environment Protection Act 2017* to prepare and submit to the satisfaction of the Responsible Authority a scope of the proposed audit including a consideration of landfill gas.
- b) Have the environmental auditor conduct an audit under Division 3 (Environmental Audits) of the *Environment Protection Act 2017* in accordance with the agreed scope stating the land is suitable for the use.
- c) Implement any recommendations of the environmental audit report. If any recommendations require ongoing maintenance, management or monitoring, the owner must enter into an agreement under section 173 of the *Planning and Environment Act 1987* with the Responsible Authority providing for the implementation and ongoing maintenance, management or monitoring of any ongoing requirements as required by the environmental audit.
- d) Where a section 173 Agreement is required, the agreement must be executed before the permitted use starts, an Occupancy Permit is issued under the *Building Act 1993* or a Statement of Compliance is issued under the *Subdivision Act 1988* (whichever occurs first). All expenses involved in the drafting, reviewing, negotiating, executing, lodging and registering of the section 173 agreement, including those incurred by the Responsible Authority, must be met by the owner(s) of the land.
- e) Before any remediation works (if required) being undertaken in association with the environmental audit, a 'remediation works' plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must detail all excavation works as well as any proposed structures such as retaining walls required to facilitate the remediation works. Only those works detailed in the approved remediation works plan are permitted to be carried out before issuing an environmental audit.
- f) No works to construct the development can be carried out on the land and no building contract to construct the approved development may be entered into, other than in accordance with a building contract that stipulates that works must not start until such time as conditions 6, c) and d) are satisfied.
- g) Before the use starts, an Occupancy Permit is issued under the *Building Act 1993* or a Statement of Compliance is issued under the *Subdivision Act 1988* (whichever occurs first), written confirmation of compliance with all the recommendations of the environmental audit statement must be provided by an environmental auditor appointed under the *Environment Protection Act 2017*, including confirming any requirements in the environmental audit recommendations regarding verification of works are complied with. All the recommendations of the environmental audit must be complied with to the satisfaction of the Responsible Authority.

*Note: The environmental audit should take into consideration the letters of advice provided to the City of Ballarat by John Nolan from Nolan Consulting dated 8 April 2024 Ref.: CoB ltr 2024\_04\_08.docx and Ken Mival dated 20 May 2024 Ref.: PTY.05620 DRAFT*



## 7. Contamination Assessment (Subdivision)

Before the development starts (other than necessary demolition and works required to comply with this condition), the owner of the land must:

- a) Engage an environmental auditor appointed under Part 8.3 of the *Environment Protection Act 2017* to prepare and submit to the satisfaction of the Responsible Authority a scope of the proposed audit including a consideration of land contamination.
- b) Have the environmental auditor conduct an environmental audit under Division 3 (Environmental Audits) of the *Environment Protection Act 2017* in accordance with the agreed scope stating the land is suitable for the use.
- c) Implement any recommendations of the environmental audit report. If any recommendations require ongoing maintenance, management or monitoring, the owner must enter into an agreement under section 173 of the *Planning and Environment Act 1987* with the Responsible Authority requiring the implementation, maintenance and monitoring any ongoing requirements as required by the environmental audit.
- d) Where a section 173 Agreement is required, the agreement must be executed before the permitted use starts, an Occupancy Permit is issued under the *Building Act 1993* or a Statement of Compliance is issued under the *Subdivision Act 1988* (whichever occurs first). All expenses involved in the drafting, reviewing, negotiating, executing, lodging and registering of the Agreement, including those incurred by the Responsible Authority, must be met by the owner(s) of the land
- e) Before any remediation works (if required) being undertaken in association with the environmental audit, a 'remediation works' plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plan must detail all excavation works as well as any proposed structures such as retaining walls required to facilitate the remediation works. Only those works detailed in the approved remediation works plan are permitted to be carried out before issuing an environmental audit.
- f) No works to construct the development hereby approved can be carried out on the land and no building contract to construct the approved development may be entered into, other than in accordance with a building contract that stipulates that works must not start until such time as Conditions 7, c) and d) are satisfied.
- g) Before the use starts, an Occupancy Permit is issued under the *Building Act 1993* or a Statement of Compliance is issued under the *Subdivision Act 1988* (whichever occurs first), written confirmation of compliance with all the recommendations of the environmental audit must be provided by an environmental auditor appointed under the *Environment Protection Act 2017*, including confirming any requirements in the environmental audit recommendations regarding verification of works are complied with. All the recommendations of the environmental audit must be complied with to the satisfaction of the Responsible Authority.

*Note: The environmental audit should take into consideration the letters of advice provided to the City of Ballarat by John Nolan from Nolan Consulting dated 8 April 2024 Ref.: CoB ltr 2024\_04\_08.docx and Ken Mival dated 20 May 2024 Ref.: PTY.05620 DRAFT.*



**8. Environmental Management Plan**

Before the development or any site works (including demolition and excavation) starts, an environmental management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the environmental management plan will be endorsed and will then form part of the permit.

The environmental management plan must include:

- a) A construction environmental management plan to be verified by their auditor prior to the building permit being issued.
- b) A plan for occupation of the site for adherence by future residents as part of a body corporate.
- c) Development plans to be reviewed and endorsed by the auditor that they are appropriate for the site.

All of these things to be under the review by their auditor and verified as suitable and attached to the audit report.

**9. Construction Management Plan**

Before the development starts, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed and will then form part of this permit. The Plan must detail:

- a) Hours of demolition and construction to accord with Local Laws;
- b) Management of surrounding streets to ensure all are kept free of parked or standing vehicles or any other obstruction, including building materials, equipment, etc. to maintain free vehicle passage to abutting benefitting properties at all times, unless with the written consent of the Responsible Authority;
- c) Methods to contain dust, dirt and mud within the site and the method and frequency of clean up procedures, including the management of on-site waste storage construction bins and vehicle washing;
- d) Management of parking of construction machinery and workers vehicles to prevent adverse impacts to nearby properties;
- e) Management of heavy vehicles, site deliveries and unloading and lifting points and expected frequencies and traffic management in the vicinity of the site to ensure routes to and from the land minimise disruption to nearby residential properties;
- f) The measures to minimise disruption to pedestrian movements along adjacent footpaths;
- g) Measures to minimise noise and other amenity impacts from mechanical equipment, including idling trucks and construction activities, especially outside of daytime hours where this is permitted;
- h) The provision of adequate environmental awareness training for all on-site contractors and sub-contractors; and
- i) A liaison officer for contact by the public and the Responsible Authority in the event of relevant queries or problems experienced.

All works on the land must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.



Where the construction phase is to be carried out in stages, staged management plans may be submitted and must be approved prior to the commencement of each relevant stage. The Construction Management Plan might include a Demolition Management Plan (DMP), Earthworks Management Plan (EMP) and Civil Works Management Plan (CWMP) or any other management plan considered necessary to facilitate the development as considered relevant by the Responsible Authority.

Each management plan must set out the matters noted in (a) to (i) above as relevant to that stage as well as any other mitigation measures considered necessary to manage the potential effects generated by the buildings and works associated with that stage as considered relevant by the Responsible Authority.

**10. Land in Stage 2**

The land in Stage 2 must be maintained to the satisfaction of the Responsible Authority until such time as all related pre-commencement permit conditions are discharged. If it is ultimately deemed that Stage 2 land will not be developed in accordance with this permit, then within 6 months of this determination a landscape for Stage 2 land must be submitted in accordance with the requirements of condition 3.

This landscape may include visitor carparking for the entire development in accordance with Clause 52.06 of the Ballarat Planning Scheme.

**11. Lighting**

Before the development starts, a lighting plan to the satisfaction of the Responsible Authority detailing the location of low-level external lighting capable of illuminating access along the common property driveway, must be submitted to and approved by the Responsible Authority. Once approved, the lighting plan will be endorsed and will then form part of the permit.

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.

**12. Internal Access Ways and Car Parking**

Before the plan of subdivision is certified under the *Subdivision Act 1988* and before any works commencing on site, engineering plans to the satisfaction of the Responsible Authority for the construction of common property access and other areas set aside for the parking of vehicles and access lanes as shown on the endorsed Plans must be submitted to and approved by the Responsible Authority. Once approved, the engineering plans will be endorsed and will then form part of the permit.

Common property access lanes and areas set aside for the parking of vehicles must be:

- a) Constructed with a concrete pavement or flexible granular pavement with asphalt surfacing;
- b) Properly formed to such levels that they can be used in accordance with the plans;
- c) Drained;



- d) Line-marked to indicate each car space and all access lanes;
- e) Clearly marked to show the direction of traffic along access lanes and driveways.

Car spaces and access lanes must be maintained and kept available for these purposes at all times.

All works must be completed in accordance with endorsed plans and to the satisfaction of the Responsible Authority, before the first of either the issue of Statement of Compliance for each stage, or the issue of a Certificate of Occupancy for any dwellings within each stage.

### 13. **Functional Layout Plan**

Before the plan of subdivision for each stage is certified under the *Subdivision Act 1988*, before any works commencing on site and before the submission of detailed engineering plans for each stage, Functional Layout Plans, including documentation in accordance with the Endorsed Plans, Infrastructure Design Manual (IDM), Melbourne Water's WSUD Guidelines and Council's Guidelines shall be submitted to and approved by the Responsible Authority. In addition to requirements of the IDM the following must also be included:

- a) Revision of the Stormwater Management Strategy (or strategies) that include the following:
  - i. A revised Legal Point of Discharge location as specified by Council after making a formal request for a Legal Point of Discharge.
  - ii. The most current development plan with staging detailing interim and ultimate stormwater management solutions proposed.
  - iii. Updated stormwater parameters:
    - Alignment with the IDM storage and permissible site discharge values. (Unless otherwise specified by the Responsible Authority).
    - $T_c$  /  $T_{cs}$  as issued by the Responsible Authority, or adoption of  $T_c = 20$  minutes,  $T_{cs} = 10$  minutes
    - Pre-development runoff coefficient of 0.4, post-development runoff coefficient of 0.9.
    - Minor drainage network design to be based on an Annual Exceedance Probability (AEP) of 20%. (Or greater if necessary).
    - Pre-development design event for Permissible Site Discharge to be based on a 1EY (1-year event), or as otherwise governed by the capacity of receiving infrastructure, to the satisfaction of the Responsible Authority.
    - Developed conditions detention storage to be based on a 1% AEP event.
    - Fraction Impervious for external catchment to be 0.75
  - iv. A drainage system to capture/connect and convey external upstream catchment through the site via reserves and easements in favour of Council for both major and minor storm events. (Unless otherwise specified by the Responsible Authority).
  - v. Details of construction management requirements consistent with neighbouring landfill management requirements.



**14. Naturestrips**

The nature strip fronting the development site must be rehabilitated in accordance with levels and specifications submitted to and approved by the Responsible Authority.

The works must include:

- a) The reshaping of the nature strip as required after construction of the new access.
- b) Topdressing the area with a 75 mm rolled depth of good quality loamy topsoil free of any weed or seed.
- c) Seeding the area with an appropriate seed mix.

All works must be completed in accordance with Council's Landscape Design Manual to the satisfaction of the Responsible Authority prior to the issue of Statement of Compliance, or occupation of the development, whichever should occur first.

**15. Drainage Plans and Construction (Subdivision)**

Before the plan of subdivision is certified under the *Subdivision Act 1988* and before works commencing on site for each stage of development, stormwater strategies, along with drainage plans and computations detailing stormwater detention and stormwater treatment measures and operation and maintenance plans for each stage must be submitted to and approved by the Responsible Authority. The drainage strategies, plans and computations must accord with the approved Functional Layout Plans, Infrastructure Design Manual, Melbourne Water's WSUD Guidelines and any other requirements specified by the Responsible Authority.

Stormwater from all roofs, gutters, downpipes, paved and yard areas shall be drained to a legal point of discharge to the satisfaction of the Responsible Authority. The Legal Point of Discharge [LPOD] is connection to existing kerb & channel on the Sim Street property frontage.

Stormwater runoff from the site must be directed to the LPOD via a pumped drainage system located within common property, designed and constructed in general accordance with Australian Standard AS 3500 and modified to provide a storage volume corresponding to a 1% AEP storm event. A reserve/back-up pump and reserve power source shall be included to allow for continual pumping in the event of mains power failure.

The owner of the land must enter into a section 173 agreement with the Responsible Authority to ensure installation, operation and maintenance of the drainage system.

At the completion of the works 'as constructed' civil plans must be submitted to the Responsible Authority, having been prepared by a suitably experienced and qualified Engineer.

All drainage works must be constructed in accordance with the approved plans and must be completed to a to the satisfaction of the Responsible Authority before the Statement of Compliance is issued for each stage under the *Subdivision Act*



1988, or a Certificate of Occupancy is issued for any dwellings in each stage, whichever should occur first.

Any proposed discharge of stormwater requiring a direct and/or modifying and existing connection to a designated waterway (as defined by the *Water Act 1989*) will require approval by the relevant Catchment Management Authority.

**16. Drainage Easements**

All easements deemed necessary to protect existing or future drainage lines within the proposed development site and properties between the development site and the nominated point of discharge must be created to the satisfaction of the Responsible Authority.

All existing easements are not to be incumbered by any element of the development.

**17. Vehicle Access – Subdivision**

Before a Statement of Compliance for the plan of subdivision is issued under the *Subdivision Act 1988*, vehicle access to the site off Sim Street must be constructed in accordance with plans and specifications set under an approved Vehicle Crossing Permit to the satisfaction of the Responsible Authority.

*Note: The construction or altering of a vehicle crossing, footpath and/or any other works or alterations within a road reserve or any other Council asset may require either a Crossover Permit (which includes a driveway and new crossover), a Road Opening Permit (ie. opening up a road for installation of infrastructure), Asset Protection Permit (Temporary Crossing Permit i.e. providing for temporary site access) or other approval to be obtained from the City of Ballarat. This Planning Permit does not constitute such approval. Failure to obtain an appropriate permit or damaging Council infrastructure, including footpaths, kerbs, drains, street trees, nature strips etc or failing to remove redundant crossings and reinstate the kerb, drain, footpath, nature strip or other part of the road is a breach of the Ballarat City Council Community Local Laws (10 Penalty Units). For further information, please contact Council's Asset Protection Officer in relation to Road Opening or Asset Protection permits and Council's Infrastructure Planning & Development Unit via Council's Customer Service Officers and the Arborist relating to Street trees.*

**18. Street Naming and Numbering**

Before the development starts, the owner of the land must contact Council's Revenue Officer to arrange street numbering and naming requirements. All costs associated with the numbering of properties and naming of streets (including but not limited to supply and installation of street signs) must be borne by the permit holder. All works must be completed to the satisfaction of the Responsible Authority before the Statement of Compliance for the plan of subdivision is issued under the *Subdivision Act 1988*, or the development is occupied, whichever occurs first.

**19. Sediment on Roadways**

No material may be deposited on any road external to the site by any means including construction vehicles or associated plant entering or leaving the land



subject to this permit. Any material deposited on the road shall be removed by mechanical or manual means to the satisfaction of the Responsible Authority.

Note 1: Depositing such material on Responsible Authority's Roads is an offence under the Environment Protection (Resource Efficiency) Act 1970 and penalties may apply.

Note 2: Any costs associated with a clean-up of road surfaces borne by the Responsible Authority must be met by the permit holder.

## **20. Sediment Control Measures**

Before the development starts, a Sediment Control Plan to the satisfaction of the Responsible Authority detailing sediment control measures during construction must be submitted to and approved by the Responsible Authority. Once approved, the Sediment Control Plan will be endorsed and will then form part of the permit. Control measures must be generally in accordance with the EPA publication 480 'Environment Guidelines for Major Construction Sites'. All sediment control measures must be undertaken and remain in place until the completion of site works, all to the satisfaction of the Responsible Authority.

## **21. Department of Energy, Environment and Climate Action (Ref: 00006717)**

### **General:**

1. No structures are to encroach upon the adjoining Crown land.
2. The adjoining Crown land is not to be used for temporary storage associated with the proposal.
3. Any works occurring on the adjoining freehold land should ensure a suitable setback is provided from the Crown land boundary.
4. The Crown land boundary should be fenced using appropriate fencing.
5. Crown land is not to be used as defendable space to satisfy a Bushfire or Wildfire Management Overlay (BMO or WMO) requirements.

### **Access:**

6. The adjoining Crown land is not to be used as legal access to facilitate the development.
7. Crown land must not be used for truck turning areas, entry points, parking areas or temporary stack sites during the construction of the buildings or works.

### **Stormwater management:**

8. Until an authorization is obtained from DEECA, no effluent, storm water or run-off is to be discharged directly or indirectly onto the adjoining Crown land, or into any drains or watercourses on the Crown land.
9. Overland flows must be maintained at the same rate post-development as on the undeveloped land.

### **Waste management:**

10. All waste must be disposed of appropriately and consistent with local government and Environment Protection Authority requirements



## 22. Central Highlands Water (Ref:22/17743)

- a) Any plan lodged for certification will be referred to the Central Highlands Region Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act 1988.
- b) Reticulated sewerage facilities must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
- c) A reticulated water supply must be provided to each lot by the owner of the land (or applicant, in anticipation of becoming the owner) to the satisfaction of the Central Highlands Region Water Corporation. This will include the construction of works and the payment of major works contributions by the applicant.
- d) The owner will provide easements to the satisfaction of the Central Highlands Region Water Authority, which will include easements for pipelines or ancillary purposes in favour of the Central Highlands Region Water Corporation, over all existing and proposed sewerage facilities within the proposal.
- e) The owner must demonstrate to the satisfaction of Central Highlands Region Water Corporation how the subdivision design incorporates the principles of water sensitive urban design (WSUD) and the integrated water management (IWM) requirements of the Ballarat City Integrated Water Management Plan to achieve the associated potable water reduction targets. Where this involves a requirement for future owners of the lots to install and maintain rainwater tanks the owner must enter into an agreement with Central Highlands Region Water Corporation (CHW) and City of Ballarat under Sections 173 and 174 of the Planning and Environment Act 1987 to record this requirement, unless an alternative means of recording the requirement is agreed to Central Highlands Water's satisfaction.
- f) If the land is developed in stages, the above conditions will apply to any subsequent stage of the subdivision.

## 23. Powercor Australia Ltd Ref:308620283

- a) This letter shall be supplied to the applicant in its entirety.
- b) The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
- c) The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.  
*Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.*
- d) The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).  
*Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.*
- e) The applicant shall, when required by the Distributor, set aside areas with the subdivision for the purposes of establishing a substation or substations.  
*Notes: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:*
  - RESERVES established by the applicant in favour of the Distributor.



- *SUBSTATION LEASE at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years.*

*The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.*

- f) The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.

**Notes:**

- *Existing easements may need to be amended to meet the Distributor's requirements*
- *Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:*

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
	Power Line		Section 88 - <i>Electricity Industry Act 2000</i>	Powercor Australia Ltd

**24. Country Fire Authority Ref: 15000-78755-129370**

**1. Endorsement of Bushfire Management Plan**

The Bushfire Management Plan TERRAMATRIX Version 1.0 dated 15.05.2023, pages 17 & 18 must be endorsed by the Responsible Authority and must not be altered unless agreed to in writing by CFA and the Responsible Authority.

**2. Water supply for firefighting**

Prior to the issuing of statement of compliance, the firefighting water tank, fire hydrant and access to both must be constructed to the satisfaction of CFA.

**25. Telecommunications**

The owner of the land must enter into an agreement with:

- A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and



- A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

**26. Section 173 Agreement – OSD/WSUD (Sub)**

If for the purpose of meeting drainage plan requirements On-Site Stormwater Detention (OSD) and/or Water Sensitive Urban Design (WSUD) and/or pumped drainage systems are proposed and are approved for such use by the Responsible Authority, then;

Prior to the issue of Statement of Compliance for each stage of development, an Agreement under Section 173 of the *Planning & Environment Act 1987* must be entered into between the owner and the Responsible Authority. The Agreement must be prepared and registered on the Certificate of Title of the subject land, requiring the owner to install, operate and maintain the designated OSD, WSUD and pumped drainage systems in a condition and to a standard that ensures its correct operation and otherwise to the satisfaction of the Responsible Authority.

Prior to the issue of Statement of Compliance, an application must be made to the Register of Titles to register the Section 173 agreement on the title to the land under section 181 of the Act. The responsible authority will not release Statement of Compliance or allow occupation of the development until the agreement has been registered at the titles office and a dealing number assigned confirming that the agreement has been registered.

The Responsible Authority may release the owner from these obligations and/or vary the requirements upon the written request of the owner. The Responsible Authority must be satisfied that the release and/or variation to the agreement will result in a better planning outcome or that the agreement is no longer required.

All costs associated with the preparation, signing, review, lodgement, registration, amending and ending of the Agreement must be borne by the owner, including all notification costs and legal fees.

**27. Section 173 Agreement (Refuse Collection Dwellings)**

Unless otherwise agreed in writing by the Responsible Authority, the owner must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* to provide the following before the dwellings are occupied:

- a) Refuse must be appropriately stored and removed from the site every two (2) weeks as a minimum by a recognised waste removal contractor in accordance with the endorsed waste management plan forming part of this permit.
- b) The Responsible Authority may resolve to release the owner from these obligations if the Responsible Authority is satisfied that an appropriate alternative arrangement can be made.

Before the occupation of the dwellings hereby approved, an application must be made to the Register of Titles to register the Section 173 agreement on the title to the land under section 181 of the Act. The responsible authority will not release Statement of Compliance until the agreement has been registered at the titles



office and a dealing number assigned confirming that the agreement has been registered.

The Responsible Authority may release the owner from these obligations and/or vary the requirements upon the written request of the owner. The Responsible Authority must be satisfied that the release and/or variation to the agreement will result in a better planning outcome or that the agreement is no longer required.

All costs associated with the preparation, signing, review, lodgement, registration, amending and ending of the Agreement must be borne by the owner, including all notification costs and legal fees.

**28. Section 173 Agreement - Maintenance pumping system**

Unless otherwise agreed in writing by the Responsible Authority, prior to Statement of Compliance being issued, the owner must enter into an agreement with the Responsible Authority under Section 173 of the *Planning & Environment Act 1987* to provide the following:

- a) An ongoing maintenance schedule for the onsite stormwater detention systems at the cost of the owner's corporation and the provision of maintenance records to the Responsible Authority upon request.
- b) The maintenance schedule must set out regular maintenance periods to the satisfaction of the Responsible Authority.

All costs associated with the preparation, review, signing, lodgement, registration, amending and ending of the Agreement must be borne by the owner, including all notification costs and legal fees.

**29. Public Open Space Monetary Contribution**

Prior to the issue of the Statement of Compliance, a monetary contribution of an amount equal to 5% of the current value of all the land within the subdivision shall be paid to the Responsible Authority. If the land is subdivided in stages, the contribution may be paid proportionally to the area of the lots being created.

**30. Easements**

All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

**30. Reticulated Gas Dwelling**

Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

**31. Permit Expiry – Development and Subdivision**

The permit for development of the land will expire if one of the following circumstances applies:

- a) The development is not started within two years of the date of this permit;
- b) The development is not completed within four years of the date of this permit.



The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (for a request to extend the time to commence the development) or twelve months after the permit expires (for a request to extend the time to complete the development).

The permit for subdivision of the land will expire if the plan of subdivision is not certified within two (2) years of the date of issue of this Permit unless the Responsible Authority grants an extension of the Permit upon application in writing by the permit holder within six (6) months of the prescribed expiry date. Once the plan of subdivision is certified, the Permit will expire five years from the date of certification of the plan of subdivision.

#### Notes:

##### **Heritage Note**

Under the terms of the *Heritage Act 2017* there is blanket protection for all historical archaeological sites in Victoria, including sites that are not included in the Victorian Heritage Register or Heritage Inventory. Section 123 of the Act stipulates that it is an offence to knowingly or negligently disturb any historical archaeological site unless Consent has been obtained from the Executive Director, Heritage Victoria. Penalties apply.

If historical archaeological remains, including artefacts, are uncovered at any time during works, it is necessary for all activities to cease and for the City of Ballarat and Heritage Victoria to be notified immediately. In this case, a program of archaeological investigations and recording may be required in consultation with Heritage Victoria.

##### **Building Act**

##### **Building Approvals**

This permit does not constitute any authority to carry out any building works or occupy the building or part of the building unless all relevant building permits are obtained. The works hereby approved must accord with the requirements of the *Building Act 1993*, *Building Regulations 2018* and *Building Code of Australia 2019*.

##### **ResCode**

ResCode has been assessed as part of this planning application.

##### **Containment of Refuse and Disposal of Builders' Refuse**

Under the provisions of the Ballarat City Council *Community Local Law 2017* an on-site facility for containment of all builders' refuse is required to be provided on any land where any building work within the meaning of the Building Act 1993 is being carried out. The local law contains specific provisions about the type and location of refuse containment facilities and the emptying and removal of such facilities.

##### **Managing Construction Impacts**

- Construction - guide to preventing harm to people and the environment, EPA Publication 1820.1, <https://www.epa.vic.gov.au/about-epa/publications/1820-1>
- Civil construction, building and demolition guide, EPA Publication 1834, <https://www.epa.vic.gov.au/about-epa/publications/1834>.



## ATTACHMENTS

1. Governance Review [**6.3.1** - 2 pages]
2. CI 55 assessment 2 [**6.3.2** - 11 pages]
3. Cl. 56 assessment 2 [**6.3.3** - 11 pages]
4. 241023 REVISED TOWN PLANNING ( COMPRESSE D) [**6.3.4** - 11 pages]



## OFFICIAL

**ALIGNMENT WITH COUNCIL VISION, COUNCIL PLAN, STRATEGIES AND POLICIES**

1. This report aligns with Council's Vision, Council Plan, Strategies and Policies. This includes alignment with the Ballarat Planning Scheme.

**COMMUNITY IMPACT**

2. There are no negative community impacts identified for the subject of this report.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. There are no environmental sustainability implications identified for the subject of this report.

**ECONOMIC SUSTAINABILITY IMPLICATIONS**

4. There are no economic sustainability implications identified for the subject of this report.
5. Construction of the development will contribute to economic stimulus for some local businesses involved in delivering the construction.

**FINANCIAL IMPLICATIONS**

6. If applicable, the cost of running a VCAT hearing is already included within the Statutory Planning Unit's approved budget.

**LEGAL AND RISK CONSIDERATIONS**

7. Although there are known underground contaminants on the site and adjoining landfill site, significant effort has been placed into undertaking audits and peer reviews, combined with permit conditions, to ensure there will not be any adverse impacts for future residents or for existing adjoining properties.
8. Planning permit conditions have been reviewed by a solicitor who specialises in Planning and Environmental Law.

**HUMAN RIGHTS CONSIDERATIONS**

9. It is considered that the report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

**COMMUNITY CONSULTATION AND ENGAGEMENT**

10. The planning permit application was advertised pursuant to Section 52 of the Planning and Environment Act 1987.
11. Council officers ran a mediation meeting on 4 April 2023, inviting the applicant and all objectors to attend. Issues raised in the objections were discussed between parties.

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**GENDER EQUALITY ACT 2020**

12. There are no gender equality implications identified for the subject of this report.

**CONFLICTS OF INTEREST THAT HAVE ARISEN IN PREPARATION OF THE REPORT**

13. Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

**O**

**PROCUREMENT COLLABORATION**

**(For Contracts Only)**

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## Appendix 1

**ATTACHMENT – CLAUSE 55 ASSESSMENT**

<b>55.02-1 Neighbourhood character objective</b>	<b>Standard B1</b>	<b>Met</b>	<b>Comments</b>
<p><i>To ensure that the design respects the existing neighbourhood character or contributes to neighbourhood character.</i></p> <p><i>To ensure that development responds to the features of the site and the surrounding area</i></p>	<p><i>The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site</i></p>	Yes	The surrounding area is residential in character and comprises a mix of dwelling styles and types, including double storey dwellings finished in a mixture of building materials such as brick and weatherboard.
<b>55.02-2 Residential policy objective</b>	<b>Standard B2</b>	<b>Met</b>	<b>Comments</b>
<p><i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p> <p><i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services</i></p>	<p><i>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i></p>	Yes	The proposed development will assist in consolidating this established residential area. The site is well-served by public transport services and community facilities and infrastructure. The site is also adjacent to public open space.
<b>55.02-3 Dwelling diversity objective</b>	<b>Standard B3</b>	<b>Met</b>	<b>Comments</b>
<p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings</i></p>	<p><i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</i></p> <ul style="list-style-type: none"> <li><i>Dwellings with a different number of bedrooms.</i></li> <li><i>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</i></li> </ul>	Yes	<p>The development will comprise a mix 2, 3 and 4 bedroom dwellings.</p> <p>Dwellings types 4, 4a, 5, and 5a include a kitchen, shower and toilet and wash basin at ground floor level.</p>
<b>55.02-4 Infrastructure objective</b>	<b>Standard B4</b>	<b>Met</b>	<b>Comments</b>
<p><i>To ensure development is provided with appropriate utility services and infrastructure.</i></p> <p><i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i></p>	<p><i>Development should be connected to reticulated services, including reticulated sewerage, drainage and, electricity, if available.</i></p>	Yes	The required services are available to the site. In accordance with Clause 53.03, no gas connections are now permitted.
	<p><i>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</i></p>	Yes	The surrounding area is well serviced by existing infrastructure. It is not anticipated that the development will place any greater a load on existing utilities than existing surrounding developments.
	<p><i>In areas where utility services</i></p>	Yes	The application has been referred



	<i>or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</i>		to service providers and no objections were raised in this respect.
<b>55.02-4 Integration with the street objective</b>	<b>Standard B5</b>	<b>Met</b>	<b>Comments</b>
<i>To integrate the layout of development with the street</i>	<i>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</i>	No	There is no dedicated on-site pedestrian path to the dwellings. Clear pedestrian pathways through the site will be required by way of conditions on any permit issued.
	<i>Development should be oriented to front existing and proposed streets</i>	Yes	The development will be oriented to address the existing access way into the site.
	<i>High fencing in front of dwellings should be avoided if practicable</i>	Yes	A 1.5 metre high powder-coated steel front fence is proposed and this is considered acceptable in this context.
	<i>Development next to existing public open space should be laid out to complement the open space.</i>	Yes	The proposed dwellings along the southern boundary will address the adjacent open space. Lower fences are provided along this boundary to aid passive surveillance into and out of the site.

55.03-1 Street setback objective	Standard B6	Met	Comments															
<i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site</i>	<i>Walls of buildings should be set back from streets the distance specified in Table B1 below.</i>	No	The minimum setback required is 6.75m which is the average of the dwellings on either side. Varying setbacks exist along Sim Street however the proposed street setback is at odds with the prevailing character of the street. By way of conditions on any permit issued, alterations to the street frontage of the dwelling facing onto Sim Street are required. This will ensure a more comfortable presentation to the street.															
	<table><tr><th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr><tr><td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr><tr><td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr><tr><td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Not applicable</td></tr><tr><td>The site is on a corner.</td><td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.  If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td><td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.  Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td></tr></table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.  If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.  Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	No	Refer above
	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable																
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<i>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</i>																		
55.03-2 Building height objective	Standard B7	Met	Comments															
<i>To ensure that the height of buildings respects the existing</i>	<i>The maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross</i>	Yes	In accordance with Amendment VC243 no further assessment of this															



<i>or preferred neighbourhood character</i>	<i>section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</i>		clause and objective required.
<b>55.03-3 Site coverage objective</b>	<b>Standard B8</b>	<b>Met</b>	<b>Comments</b>
<i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site</i>	<i>The site area covered by buildings should not exceed 60 per cent</i>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.
<b>55.03-4 Permeability objective</b>	<b>Standard B9</b>	<b>Met</b>	<b>Comments</b>
<i>To reduce the impact of increased stormwater run-off on the drainage system</i> <i>To facilitate on-site stormwater infiltration</i>	<i>The site area covered by the pervious surfaces should be at least 20% of the site</i>	Yes	The permeable area is 57.7%
	<i>The stormwater management system should be designed to:</i> <ul style="list-style-type: none"> <li><i>Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</i></li> <li><i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i></li> </ul>	Yes	A high-level service report has been provided as part of the application. A bespoke drainage system designed to address related run-off and leachate issues will be required by way of conditions on any permit issued.
<b>55.03-5 Energy efficiency objective</b>	<b>Standard B10</b>	<b>Met</b>	<b>Comments</b>
<i>To achieve and protect energy efficient dwellings and residential buildings</i>  <i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</i>	<i>Buildings should be:</i> <ul style="list-style-type: none"> <li><i>Orientated to make appropriate use of solar energy</i></li> <li><i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced</i></li> </ul>	Variation	The proposed dwellings do not make appropriate use of solar energy due to several site-specific factors. Firstly, the orientation of the site is primarily dictated by the alignment of the street, which restricts the ability to position the dwellings for optimal sun exposure. Additionally, the design of the dwellings being joined together creates shading effects that further diminish access to direct sunlight for each unit.
	<i>Living areas and private open space should be located on the north side of the development if practicable</i>	variation	Where possible, SPOS and living areas have been located on the northern side of the dwellings or with windows accessing northern light. The layout of the site limits opportunities for additional open spaces on the north-side of dwellings.



	<i>Developments should be designed so that solar access to north-facing windows is maximised</i>	Variation	Refer above
	<i>Developments should be sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged</i>	NA	There are no adjoining solar energy systems that would be impacted by the proposed development.
<b>55.03-6 Open space objective</b>	<b>Standard B11</b>	<b>Met</b>	<b>Comments</b>
<i>To integrate the layout of the development with any public and communal open space provided in or adjacent to the development</i>	<i>If any public or communal open space is provided on site, it should:</i> <ul style="list-style-type: none"> <li><i>Be substantially fronted by dwellings, where appropriate</i></li> <li><i>Provide outlook for as many dwellings as practicable</i></li> <li><i>Be designed to protect any natural features on the site</i></li> <li><i>Be accessible and useable</i></li> </ul>	Yes	A communal open space is proposed as part of Stage 2 . However, due to contamination concerns this space will be subject to an Environmental Audit. Chisholm Street Reserve is directly adjacent to the site also.
<b>55.03-7 Safety objective</b>	<b>Standard B12</b>	<b>Met</b>	<b>Comments</b>
<i>To ensure the layout of development provides for the safety and security of residents and property</i>	<i>Entrances to dwellings should not be obscured or isolated from the street and internal accessways</i>	Yes	Recommended conditions require the relocation of those entrances not otherwise visible from internal roadways.
	<i>Planting which creates unsafe spaces along streets and accessways should be avoided</i>	Yes	
	<i>Developments should be designed to provided good lighting, visibility and surveillance of car parks and internal accessways</i>	Yes	Car parking is conveniently located to each dwelling.
	<i>Private spaces within developments should be protected from inappropriate use as public thoroughfares</i>	Yes	
<b>55.03-8 Landscaping objective</b>	<b>Standard B13</b>	<b>Met</b>	<b>Comments</b>
<i>To encourage development that respects the landscape character of the neighbourhood</i>  <i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance</i>	<i>The landscape layout and design should:</i> <ul style="list-style-type: none"> <li><i>Protect any predominant landscape features of the neighbourhood</i></li> <li><i>Take into account the soil type and drainage patterns of the site</i></li> <li><i>Allow for intended vegetation growth and structural protection of buildings</i></li> <li><i>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals</i></li> <li><i>Provide a safe, attractive and</i></li> </ul>	Yes	A landscape concept plan has been submitted in support of the application. A more detailed plan will be required by way of conditions on any permit issued.



<p><i>To provide appropriate landscaping</i></p> <p><i>To encourage the retention of mature vegetation on the site</i></p>	<i>functional environment for residents</i>		
	<i>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood</i>	Yes	Refer above
	<i>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</i>	Yes	The landscape concept plan demonstrates a sufficient level of new tree planting.
	<i>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting</i>	Yes	
<b>55.03-9 Access objective</b>	<b>Standard B14</b>	<b>Met</b>	<b>Comments</b>
<p><i>To ensure the number and design of vehicle crossovers respects the neighbourhood character</i></p>	<p><i>The width of accessways or car spaces should not exceed:</i></p> <ul style="list-style-type: none"> <li><i>33% of the street frontage, or</i></li> <li><i>if the width of the street frontage is less than 20m, 40% of the street frontage</i></li> </ul>	No	The width of the front boundary is 13.72 metres. 33% of the street frontage is 4.52 metres. The width of the crossover is 3.65 metres or 26.6% of the street frontage.
	<i>No more than one single-width crossover should be provided for each dwelling fronting a street</i>	Yes	
	<i>The location of crossovers should maximize the retention of on-street car parking spaces</i>	Yes	
	<i>The number of access point to a road in a Road Zone should be minimised</i>	NA	
	<i>Developments must provide access for service, emergency and delivery vehicles</i>	No	Due to the slope of the size and the width of the common property driveway service vehicles may have difficulty entering and exiting the site.
<b>55.03-10 Parking location objective</b>	<b>Standard B15</b>	<b>Met</b>	<b>Comments</b>
<p><i>To provide convenient parking for resident and visitor vehicles</i></p> <p><i>To protect residents from vehicular noise within developments</i></p>	<p><i>Car parking facilities should:</i></p> <ul style="list-style-type: none"> <li><i>Be reasonably close and convenient to dwellings and residential buildings</i></li> <li><i>Be secure</i></li> <li><i>Be well ventilated if enclosed</i></li> </ul>	Yes	All car parking facilities are close and convenient located to each dwelling.
	<i>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m where there is a fence at least 1.5m high or where windowsills are at least 1.4m above the accessway</i>	Yes	Where the common property drive is within 1.5 metres of habitable room windows, conditions on any permit issued will require sill heights to be a minimum of 1.4 metres above the ground.
<b>55.04-1 Side and rear setbacks objective</b>	<b>Standard B17</b>	<b>Met</b>	<b>Comments</b>
<i>To ensure that the height and setback of a building from a boundary respects the existing or preferred</i>	<i>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus</i>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.



<i>neighbourhood character and limits the impact on the amenity of existing dwellings</i>	<i>1 metre for every metre of height over 6.9 metres.</i>		
	<i>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5m into the setbacks of this standard</i>	N/A	
	<i>Landings having an area of not more than 2sqm and less than 1m high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard</i>	In part	Landings for TH 4 – 13 are greater than 2sqm and encroach into the rear setback however these do not generate adverse off-site effects
<b>55.04-2 Walls on boundaries objective</b>	<b>Standard B18</b>	<b>Met</b>	<b>Comments</b>
<i>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings</i>	<i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than:</i> <ul style="list-style-type: none"> <li><i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i></li> <li><i>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</i></li> </ul>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.
	<i>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</i>	NA	
	<i>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</i>	Yes	The height of the of TH36 and 37 is 2.70 metres only on the boundary
<b>55.04-3 Daylight to existing windows objective</b>	<b>Standard B19</b>	<b>Met</b>	<b>Comments</b>
<i>To allow adequate daylight into existing habitable room windows</i>	<i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot</i>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.



	<p><i>Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window. The arc may be swung to within 35° of the plane of the wall containing the existing window</i></p> <p><i>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window</i></p> <p><i>Refer to Diagram B2</i></p>	N/A	
<b>55.04-4 North facing windows objective</b>	<b>Standard B20</b>	<b>Met</b>	<b>Comments</b>
<i>To allow adequate solar access to existing north-facing habitable room windows</i>	<p><i>If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m from the edge of each side of the window.</i></p> <p><i>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</i></p> <p><i>Refer to Diagram B3</i></p>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.
<b>55.04-5 Overshadow open space objective</b>	<b>Standard B21</b>	<b>Met</b>	<b>Comments</b>
<i>To ensure buildings do not significantly overshadow existing secluded private open space</i>	<p><i>Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September</i></p>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.
	<i>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced</i>	N/A	
<b>55.04-6 Overlooking objective</b>	<b>Standard B22</b>	<b>Met</b>	<b>Comments</b>
<i>To limit views into existing secluded private open space and habitable room windows</i>	<i>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45° angle from the plane of the window or</i>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.



	<i>perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level</i>		
	<i>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</i> <ul style="list-style-type: none"> <li><i>offset a minimum of 1.5m from the edge of one window to the edge of the other</i></li> <li><i>have sill heights of at least 1.7m above floor level</i></li> <li><i>have fixed, obscure glazing in any part of the window below 1.7m above floor level</i></li> <li><i>have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent</i></li> </ul>		
	<i>Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in this standard</i>	N/A	
	<i>Screens used to obscure a view should be:</i> <ul style="list-style-type: none"> <li><i>perforated panels or trellis with a maximum of 25% openings or solid translucent panels</i></li> <li><i>permanent, fixed and durable</i></li> <li><i>designed and coloured to blend with the development</i></li> </ul>	N/A	
<b>55.04-7 Internal views objective</b>	<b>Standard B23</b>	<b>Met</b>	<b>Comments</b>
<i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development</i>	<i>Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development</i>	Yes	All windows which may allow for overlooking to adjacent SPOS have minimum sill heights of 1.7 metres.
<b>55.04-8 Noise impacts objective</b>	<b>Standard B24</b>	<b>Met</b>	<b>Comments</b>
<i>To contain noise sources in developments that may affect existing dwellings</i>	<i>Noise sources, such as mechanical plant, should not be located near boundaries of immediately adjacent existing dwellings</i>	Yes	No external noise impacts have been identified. The subject site and all adjoining properties are residential in nature.
<i>To protect residents from external noise</i>	<i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties</i>	N/A	
	<i>Dwellings and residential buildings close to busy roads, railway lines or</i>	N/A	



	<i>industry should be designed to limit noise levels in habitable rooms</i>		
<b>55.05-1 Accessibility objective</b>	<b>Standard B25</b>	<b>Met</b>	<b>Comments</b>
<i>To encourage the consideration of the needs of people with limited mobility in the design of developments</i>	<i>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</i>	No	Given the slope of the land steps are required for entry.
<b>55.05-2 Dwelling entry objective</b>	<b>Standard B26</b>	<b>Met</b>	<b>Comments</b>
<i>To provide each dwelling or residential building with its own sense of identity</i>	<i>Entries to dwellings and residential buildings should:</i> <ul style="list-style-type: none"> <li><i>be visible and easily identifiable from streets and other public areas</i></li> <li><i>provide shelter, a sense of personal address and a transitional space around the entry</i></li> </ul>	No	Refer comments in response to Standard B12.
<b>55.05-3 Daylight to new windows objective</b>	<b>Standard B27</b>	<b>Met</b>	<b>Comments</b>
<i>To allow adequate daylight into new habitable room windows</i>	<i>A window in a habitable room should be located to face:</i> <ul style="list-style-type: none"> <li><i>an outdoor space or a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot, or</i></li> <li><i>a verandah provided it is open for at least one third its perimeter, or</i></li> <li><i>a carport provided it has two or more open sides and is open for at least one third of its perimeter</i></li> </ul>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.
<b>55.05-4 Private open space objective</b>	<b>Standard B28</b>	<b>Met</b>	<b>Comments</b>
<i>To provide adequate private open space for the reasonable recreation and service needs of residents</i>	<i>A dwelling or residential building should have private open space:</i> <ul style="list-style-type: none"> <li><i>an area of 40sqm, with one part secluded at the side or rear with a min area of 25sqm, a min dimension of 3m and convenient access from a living room, or</i></li> <li><i>a balcony of 8sqm with a min width of 1.6m and convenient access from a living room, or</i></li> <li><i>a roof-top area of 10sqm with a min width of 2m and convenient access from a living room</i></li> </ul>	No	Private open space requirements have been exceeded, with secluded private open space areas ranging from 61 square metres to 175 square metres, all of which exceed the minimum dimension of three metres. The private open space for proposed dwellings TH04-05, TH30-34, TH23-29, have a minimum area of 29sqm. TH04-05 does not have a minimum dimension of 3m. To increase these spaces, storage and water tanks are proposed to be relocated. It is also noted that these dwellings have direct access to Chisholm Reserve which will provide for immediate recreational and passive recreational needs.



<b>55.05-5 Solar access to open space objective</b>	<b>Standard B29</b>	<b>Met</b>	<b>Comments</b>
<i>To allow solar access into the secluded private open space of new dwellings and residential buildings</i>	<i>The private open space should be located on the north side of the dwelling or residential buildings</i>	No	Given the orientation of the site and proposed layout, most open spaces are located on the east, south or west sides. As noted above, residents will however benefit from on-site communal open space as well as direct access to the adjacent public open space.
	<i>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall Refer to Diagram B29</i>	No	Refer above discussion. Failure to comply with this standard is typical where streets run east-west. In higher-density developments such as this, dwellings on the south side of the street typically do not provide for this level of solar access. Again, dwellings on the southern side of the main internal drive will however benefit from direct access onto Chisholm Reserve.
<b>55.05-6 Storage objective</b>	<b>Standard B30</b>	<b>Met</b>	<b>Comments</b>
<i>To provide adequate storage facilities for each dwelling</i>	<i>Each dwelling should have convenient access to at least 6m<sup>3</sup> of externally accessible, secure storage space</i>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.

<b>55.06-1 Design detail objective</b>	<b>Standard B31</b>	<b>Met</b>	<b>Comments</b>
<i>To encourage design detail that respects the existing or preferred neighbourhood character</i>	<i>The design of buildings, including:</i> <ul style="list-style-type: none"> <li><i>• Facade articulation and detailing,</i></li> <li><i>• Window and door proportions,</i></li> <li><i>• Roof form, and</i></li> <li><i>• Verandahs, eaves and parapets,</i></li> </ul> <i>should respect the existing or preferred neighbourhood character.</i>	Yes	The proposed dwellings will be finished in a mix of timber and brick with flat iron roofs. This design detailing is considered appropriate in this context given the varying building styles which exist in this area.
	<i>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character</i>		Garage facilities will be integral to all dwellings and will not present as the dominant feature of the development when viewed from surrounding public interfaces (Sim Street and Chisholm Reserve).
<b>55.06-2 Front fences objective</b>	<b>Standard B32</b>	<b>Met</b>	<b>Comments</b>
<i>To encourage front fence design that respects the existing or preferred neighbourhood character</i>	<i>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties</i>	Yes	In accordance with Amendment VC243 no further assessment of this clause and objective required.
	<i>A front fence within 3m of a street should not exceed:</i>	N/A	



	<ul style="list-style-type: none"> <li>Streets in a Road Zone – 2m</li> <li>Other Streets – 1.5m</li> </ul>		
<b>55.06-3 Common property objective</b>	<b>Standard B33</b>	<b>Met</b>	<b>Comments</b>
<i>To ensure that communal open space, car parking, access lanes and site facilities are practical, attractive and easily maintained</i> <i>To avoid future management difficulties in areas of common ownership</i>	<i>Developments should clearly delineate public, communal and private areas</i>	Yes	The landscape treatment of the site, including fencing, will assist in delineating between public and private space.
	<i>Common property, should be functional and capable of efficient management</i>	Yes	
<b>55.06-4 Site service objective</b>	<b>Standard B34</b>	<b>Met</b>	<b>Comments</b>
<i>To ensure that site services can be installed and easily maintained</i> <i>To ensure that site facilities are accessible, adequate and attractive</i>	<i>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically</i>	Yes	Meter boxes are provided adjacent to the entrance.
	<i>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development</i>	Yes	
	<i>Bin and recycling enclosures should be located for convenient access</i>	Yes	Bin areas are provided at the end of each laneway. Private waste collections required by way of recommended permit conditions.
	<i>Mailboxes should be provided and located for convenient access</i>	Yes	Mailboxes will be located at the site entrance.



## ATTACHMENT – CLAUSE 56 ASSESSMENT – 16 – 59 lots

56.02-1 Strategic Implementation Objective	Standard C1	Met	Comments
<i>To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</i>	<i>An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.</i>	Yes	The site is considered suitable for subdivision.
56.03-4 Built Environment Objective	Standard C5	Met	Comments
<i>To create urban places with identity and character.</i>	<p><i>The built environment should:</i></p> <ul style="list-style-type: none"> <li><i>Implement any relevant urban design strategy, plan or policy for the area set out in this scheme.</i></li> <li><i>Provide living and working environments that are functional, safe and attractive.</i></li> <li><i>Provide an integrated layout, built form and urban landscape.</i></li> <li><i>Contribute to a sense of place and cultural identity.</i></li> </ul> <p><i>An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.</i></p>	Yes	The proposed site layout will deliver lots that will contribute to a sense of place and complement other residential developments in the surrounding area.
56.04-1 Lot diversity and distribution objective	Standard C7	Met	Comments
<i>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services</i>	<i>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</i>	Yes	<p>The site is located in a convenience living corridor where increased densities are encouraged.</p> <p>Lot sizes vary between 98 and 393 square metres. These lots provide for a variety of dwelling types</p> <p>The nearest bus stop is within 100m from the site</p> <p>No activity centre available within 400 metres of the site</p>
<i>To provide higher housing densities within walking distance of activity centres.</i>	<i>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</i>	N/A	
<i>To achieve increased housing densities in designated growth areas.</i>	<p><i>A range and mix of lot sizes should be provided including lots suitable for the development of:</i></p> <ul style="list-style-type: none"> <li><i>Single dwellings</i></li> <li><i>Two dwellings or more.</i></li> <li><i>Higher density housing.</i></li> <li><i>Residential buildings and Retirement Villages</i></li> </ul>	Yes	
<i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i>	<p><i>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</i></p> <p><i>Lots of 300sqm or less in area, lots suitable for development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</i></p>	Yes  No	



56.04-2 Lot area and building envelopes Obj	Standard C8	Met	Comments
To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.	An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows: <ul style="list-style-type: none"> <li>That the lots are consistent or contain a building envelope that is consistent with a development approved under this scheme, or</li> <li>That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</li> </ul>	Yes	Subdivision and development are both included and it has been shown the lots can appropriately accommodate dwellings.
	Lots of between 300sqm and 500sqm should: <ul style="list-style-type: none"> <li>Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</li> <li>If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x 15m if a boundary wall is nominated as part of the building envelope</li> </ul>	Yes	
	If lots of between 300sqm and 500sqm are proposed to contain buildings that are built to the boundary, the long axis of the lots should be within 30°E and 20°W of N unless there are significant physical constraints that make this difficult to achieve.	Yes	
	Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.	N/A	
	A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: <ul style="list-style-type: none"> <li>The objectives of the relevant standard are met, and</li> <li>The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.</li> </ul>	N/A	
	Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: <ul style="list-style-type: none"> <li>The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and</li> <li>The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.</li> </ul>	N/A	
	Lot dimensions and building envelopes should protect: <ul style="list-style-type: none"> <li>Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.</li> <li>Existing or proposed easements on lots.</li> <li>Significant vegetation and site features.</li> </ul>	Yes	
56.04-3 Solar orientation objective	Standard C9	Met	Comments
To provide good solar orientation of lots and solar access for future dwellings	Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.	Yes	The proposed lots are of sufficient size and dimensions (overall area, plus length and width) to ensure future housing can
	Lots have appropriate solar orientation when: <ul style="list-style-type: none"> <li>The long axes of lots are within the range</li> </ul>	No	



	<p><i>N20°W to N30°E, or E20°N to E30°S.</i></p> <ul style="list-style-type: none"> <li><i>Lots between 300sqm and 500sqm are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within N20°W to N30°E.</i></li> <li><i>Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.</i></li> </ul>		<p>be provided as also proposed by this application.</p> <p>It is considered that larger lots will have sufficient solar access. Future residents will also benefit from direct access to the adjacent Chisholm Reserve.</p>
<b>56.04-4 Street orientation objective</b>	<b>Standard C10</b>	<b>Met</b>	<b>Comments</b>
<i>To provide a lot layout that contributes to community social interaction, person safety and property security.</i>	<p><i>Subdivision should increase visibility and surveillance by:</i></p> <ul style="list-style-type: none"> <li><i>Ensuring lots front all roads and streets and avoid the side and rear lots being orientated to connector streets and arterial roads.</i></li> <li><i>Providing lots of 300sqm or less in area and lots for 2 or more dwellings around activity centres and public open space.</i></li> <li><i>Ensuring streets and houses look onto public open space and avoiding sides and rears of lot along public open space boundaries.</i></li> </ul>	Yes	Layout of the site provides for surveillance of Sim and the Chisholm Street reserve
<b>56.04-5 Common area objective</b>	<b>Standard C11</b>	<b>Met</b>	<b>Comments</b>
<p><i>To identify common areas and the purpose for which the area is commonly held.</i></p> <p><i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i></p> <p><i>To maintain direct public access throughout the neighbourhood street network.</i></p>	<p><i>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</i></p> <ul style="list-style-type: none"> <li><i>The common area to be owned by the body corporate, including any streets and open space.</i></li> <li><i>The reasons why the area should be commonly held.</i></li> <li><i>Lots participating in the body corporate.</i></li> <li><i>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</i></li> </ul>	Yes	<p>Common areas include the access ways and communal space at the rear of the site only.</p> <p>No plan/report detailing common property management arrangements has been provided. Typically, in developments of this nature all lots form part of the Owner's Corporation and are liable for the upkeep of common areas.</p>

<b>56.05-1 Integrated urban landscape objectives</b>	<b>Standard C12</b>	<b>Met</b>	<b>Comments</b>
<p><i>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</i></p> <p><i>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</i></p> <p><i>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</i></p> <p><i>To provide integrated water management systems and contribute to drinking water conservation.</i></p>	<p><i>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</i></p> <p><i>The landscape design should:</i></p> <ul style="list-style-type: none"> <li><i>Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.</i></li> <li><i>Create attractive landscapes that visually emphasise streets and public spaces.</i></li> <li><i>Respond to the site and context description for the site and surrounding area.</i></li> <li><i>Maintain significant vegetation where possible within an urban context.</i></li> <li><i>Take account of the physical features of the land including landform, soil and climate.</i></li> <li><i>Protect and enhance any significant natural and cultural features.</i></li> <li><i>Protect and link areas of significant local habitat where appropriate.</i></li> <li><i>Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.</i></li> </ul>	N/A	



	<ul style="list-style-type: none"> <li>Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread to the surrounding environment.</li> <li>Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.</li> <li>Develop appropriate landscape for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.</li> <li>Provide for walking and cycling networks that link with community facilities.</li> <li>Provide appropriate pathways, signage, fencing, public lighting and street furniture.</li> <li>Create low maintenance, durable landscapes that are capable of a long life.</li> <li>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</li> </ul>		
<b>56.05-2 Public Open Space provision objectives</b>	<b>Standard C13</b>	<b>Met</b>	<b>Comments</b>
<p>To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.</p> <p>To provide a network of public open space that caters for a broad range of users.</p> <p>To encourage healthy and active communities.</p> <p>To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.</p> <p>To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.</p>	<p>The provision of public open space should:</p> <ul style="list-style-type: none"> <li>Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.</li> <li>Provide a network of well-distributed neighbourhood public open space that includes: <ul style="list-style-type: none"> <li>Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.</li> <li>Additional small local parks or public squares in activity centres and higher density residential areas.</li> </ul> </li> <li>Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is: <ul style="list-style-type: none"> <li>Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space</li> <li>Sufficient to incorporate two football/cricket ovals</li> <li>Appropriate for the intended use in terms of quality and orientation</li> <li>Located on flat land (which can be cost effectively graded)</li> <li>Located with access to, or making provision for, a recycled or sustainable water supply</li> <li>Adjoin schools and other community facilities where practical</li> <li>Designed to achieve sharing of space between sports.</li> <li>Linear parks and trails along waterways, vegetation corridors and road reserves within 1 km of 95 percent of all dwellings.</li> </ul> </li> </ul> <p>Public open space should:</p>	N/A	



	<ul style="list-style-type: none"> <li>• Be provided along foreshores, streams and permanent water bodies.</li> <li>• Be linked to existing or proposed future public open spaces where appropriate.</li> <li>• Be integrated with floodways and encumbered land that is accessible for public recreation.</li> <li>• Be suitable for the intended use.</li> <li>• Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.</li> <li>• Maximise passive surveillance.</li> <li>• Be integrated with urban water management systems, waterways and other water bodies.</li> <li>• Incorporate natural and cultural features where appropriate.</li> </ul>		
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56.06-2 Walking and cycling network objective	Standard C15	Met	Comments
<p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> <li>• Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.</li> <li>• Link to any existing pedestrian and cycling networks.</li> <li>• Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.</li> <li>• Provide an interconnected and continuous network of safe and efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.</li> <li>• Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.</li> <li>• Ensure safe street and road crossings including the provision for traffic controls where required.</li> <li>• Provide an appropriate level of priority for pedestrians and cyclists.</li> <li>• Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.</li> <li>• Be accessible to people with disabilities.</li> </ul>	Yes	The proposed subdivision will not impede existing pedestrian and/or cycle routes through the surrounding area. Whilst the site may be accessed by the general public (IE – the site will not be gated) this access will not carry through to Chisholm Reserve. It is assumed access from this reserve into the site will be secured and available to residents of the development only.
56.06-4 Neighbourhood street network objective	Standard C17	Met	Comments
<p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> <li>• Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, footpaths and public transport routes.</li> <li>• Provide clear physical distinctions between arterial roads and neighbourhood street types.</li> <li>• Comply with the Roads Corporation's arterial road access management policies.</li> <li>• Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.</li> <li>• Provide safe and efficient access to activity centres for commercial and freight vehicles.</li> <li>• Provide safe and efficient access to all lots for service and emergency vehicles.</li> </ul>	N/A	No new streets to be later vested in Council are proposed.



	<ul style="list-style-type: none"> <li>• Provide safe movement for all vehicles.</li> <li>• Incorporate any necessary traffic control measures and traffic management infrastructure.</li> </ul>		
	<p>The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> <li>• Implement any relevant transport strategy, plan or policy for the area set out in this scheme.</li> <li>• Include arterial roads at intervals of approximately 1.6km that have adequate reservation widths to accommodate long term movement demand.</li> <li>• Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.</li> <li>• Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.</li> <li>• Provide an interconnected and continuous network of street within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.</li> <li>• Provide an appropriate level of local traffic dispersal.</li> <li>• Indicate the appropriate street type.</li> <li>• Provide a speed environment that is appropriate to the street type.</li> <li>• Provide a street environment that appropriately management movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).</li> <li>• Encourage appropriate sharing of access lanes and access places by pedestrians, cyclists and vehicles.</li> <li>• Minimise the provision of culs-de-sac.</li> <li>• Provide for service and emergency vehicles to safely turn at the end of a dead-end street.</li> <li>• Facilitate solar orientation of lots.</li> <li>• Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.</li> <li>• Contribute to the area's character and identity.</li> <li>• Take account of any identified significant features.</li> </ul>	N/A	
<b>56.06-5 Walking and cycling network detail objective</b>	<b>Standard C18</b>	<b>Met</b>	<b>Comments</b>
<p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> <li>• Be part of a comprehensive design of the road or street reservation.</li> <li>• Be continuous and connect.</li> <li>• Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.</li> <li>• Accommodate projected volumes and mix.</li> <li>• Meet the requirements of Table C1.</li> <li>• Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.</li> <li>• Provide appropriate signage.</li> <li>• Be constructed to allow access to lots without damage to footpath or shared path surfaces.</li> <li>• Be constructed with a durable, non-skid</li> </ul>	In part	A condition will be included on any permit issued requiring clearly distinguishable pedestrian pathways through the site. This may be achieved via material treatments and/or signage.



	<p>surface.</p> <ul style="list-style-type: none"> <li>• Be of a quality and durability to ensure: <ul style="list-style-type: none"> <li>▪ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.</li> <li>▪ Discharge of urban run-off.</li> <li>▪ Preservation of all weather access.</li> <li>▪ Maintenance of a reasonable, comfortable riding quality.</li> <li>▪ A minimum 20 year life space.</li> </ul> </li> <li>• Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.</li> </ul>		
<b>56.06-6 Public Transport Network Detail Objectives</b>	<b>Standard C19</b>		
<p>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</p> <p>To provide public transport stops that are accessible to people with disabilities.</p>	<p>Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.</p> <p>Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.</p> <p>The design of public transport stops should not impede the movement of pedestrians.</p> <p>Bus and tram stops should have:</p> <ul style="list-style-type: none"> <li>• Surveillance from streets and adjacent lots.</li> <li>• Safe street crossing conditions for pedestrians and cyclists.</li> </ul> <p>Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.</p> <ul style="list-style-type: none"> <li>• Continuous hard pavement from the footpath to the kerb.</li> <li>• Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.</li> <li>• Appropriate signage.</li> </ul> <p>Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.</p>	N/A	
<b>56.06-7 Neighbourhood street network detail obj</b>	<b>Standard C20</b>	<b>Met</b>	<b>Comments</b>
<p>To design and construct street carriageways and verges so that the street geometry and traffic speed provide an accessible and safe neighbourhood street system for all users.</p>	<p>The design of streets and roads should:</p> <ul style="list-style-type: none"> <li>• Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.</li> <li>• Provide street blocks that are generally between 120m and 240m in length and generally between 60m and 120m in width to facilitate pedestrian movement and control traffic speed.</li> <li>• Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.</li> </ul>	Yes	<p>The width of the internal roadways extending through the site are considered to be generally acceptable. These roadways will not be vested in Council. These roadways will remain common areas only to be managed by the Owner's Corporation.</p> <p>A passing bay in accordance with the provisions of Clause 52.06 has not been provided. A condition will be included</p>



	<ul style="list-style-type: none"> <li>• Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.</li> <li>• Provide a low-speed environment while allowing all road users to proceed without inconvenience or delay.</li> <li>• Provide a safe environment for all street users applying speed control measures where appropriate.</li> <li>• Ensure intersection layouts clearly indicate the travel path and priority movement for pedestrians, cyclists and vehicles.</li> <li>• Provide a minimum 5m by 5m corner splay at junctions with arterial roads and a minimum 3m by 3m corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.</li> <li>• Ensure street are sufficient strength to: <ul style="list-style-type: none"> <li>▪ Enable the carriage of vehicles.</li> <li>▪ Avoid damage by construction vehicles and equipment.</li> </ul> </li> <li>• Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> <li>▪ Safe passage of pedestrians, cyclists and vehicles.</li> <li>▪ Discharge of urban run-off.</li> </ul> </li> <li>• Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.</li> <li>• Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.</li> <li>• Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.</li> <li>• Provide pavement edges, kerbs, channel and crossover details designed to: <ul style="list-style-type: none"> <li>▪ Perform the required integrated water management functions.</li> <li>▪ Delineate the edge of the carriageway for all street users.</li> <li>▪ Provide efficient and comfortable access to abutting lots at appropriate locations.</li> <li>▪ Contribute to streetscape design.</li> </ul> </li> <li>• Provide for the safe and efficient collection of waste and recycling materials from lots.</li> <li>• Be accessible to people with disabilities.</li> </ul>		on any permit issued requiring the provision of such a bay.
	<p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> <li>• The street hierarchy and typical cross-sections for all street types.</li> <li>• Location of carriageway pavement, parking, bus stops, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.</li> <li>• Water sensitive urban design features.</li> <li>• Location and species of proposed street trees and other vegetation.</li> <li>• Location of existing vegetation to be retained and proposed treatment to ensure its health.</li> <li>• Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.</li> </ul>	N/A	
<b>56.06-8 Lot access objective</b>	<b>Standard C21</b>	<b>Met</b>	<b>Comments</b>
To provide for safe vehicle access between roads and lots.	Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear lanes, access places or access streets where appropriate	N/A	Site access will be provided via a vehicle crossover only in accordance with the



	<i>and in accordance with the access management requirements of the relevant roads authority.</i>		City of Ballarat's specifications
	<i>Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or less should be provided via rear or side access lanes, places or streets.</i>	N/A	
	<i>The design and construction of a crossover should meet the requirements of the relevant road authority.</i>	Yes	

<b>56.07-1 Drinking water supply objective</b>	<b>Standard C22</b>	<b>Met</b>	<b>Comments</b>
<i>To reduce the use of drinking water</i>	<i>The supply of drinking water must be:</i> <ul style="list-style-type: none"> <li><i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</i></li> <li><i>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority</i></li> </ul>	Yes	The supply of drinking water to each lot will be from the existing reticulated water supply in accordance with the requirements of Central Highlands Water (CHW).
<i>To provide adequate, cost-effective supply of drinking water</i>			
<b>56.07-2 Reused and recycled water objective</b>	<b>Standard C23</b>	<b>Met</b>	<b>Comments</b>
<i>To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,</i>	<i>Reused and recycled water supply systems must be:</i> <ul style="list-style-type: none"> <li><i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.</i></li> <li><i>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i></li> </ul>	N/A	No recycled or reused water usage is proposed. CHW has raised no objection to this.
<b>56.07-3 Waste water management objective</b>	<b>Standard C24</b>	<b>Met</b>	<b>Comments</b>
<i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i>	<i>Waste water systems must be:</i> <ul style="list-style-type: none"> <li><i>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environmental Protection Authority.</i></li> <li><i>Consistent with any relevant approved domestic waste water management plan.</i></li> </ul>	Yes	Reticulated sewerage will become available to the subject land. Connection to the existing reticulated sewerage system is required and will be undertaken to the satisfaction of CHW.
	<i>Reticulated waste water must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i>	Yes	
<b>56.07-4 Urban run-off management objective</b>	<b>Standard C25</b>	<b>Met</b>	<b>Comments</b>
<i>To minimise damage to properties and inconvenience to residents from urban run-off.</i>	<i>The urban stormwater management system must be:</i> <ul style="list-style-type: none"> <li><i>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</i></li> <li><i>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</i></li> <li><i>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</i></li> <li><i>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</i></li> </ul>	Yes	A bespoke stormwater management system has been recommended by Development Engineering to ensure no run-off onto the adjacent former landfill site (Chisholm Reserve). This will ensure no leachate is generated and no resultant health impacts. The recommended drainage system will be supported by back-up generators which will be activated in the event of a power failure. These generators are necessary to ensure pumps remain active. This is necessary given stormwater is to be



To ensure that the street operates adequately during major storm events and provides for public safety.	The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.	Yes	pumped up hill to the legal point of discharge.
To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.	For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard: <ul style="list-style-type: none"> <li>Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</li> <li>Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</li> </ul>	Yes	
	For storm events greater than 20% AEP and up to and including 1% AEP standard: <ul style="list-style-type: none"> <li>Provision must be made for the safe and effective passage of stormwater flows.</li> <li>All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</li> <li>Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>d_a V_{ave} &lt; 0.35m^2/s</math> (where, <math>d_a</math> = average depth in metres and <math>V_{ave}</math> = average velocity in metres per second).</li> </ul>	Yes	
	The design of the local drainage network should: <ul style="list-style-type: none"> <li>Ensure run-off is retarded to a standard required by the responsible drainage authority.</li> <li>Ensure that every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Where possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</li> <li>Ensure that inlet and outlet structures take account of the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overload flow in a safe and predetermined manner.</li> <li>Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.</li> </ul>	Yes	
	Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	Yes	

56.08-1 Site Management Objective	Standard C26	Met	Comments
To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: <ul style="list-style-type: none"> <li>Erosion and sedimentation.</li> <li>Dust</li> <li>Run-off</li> <li>Litter, concrete and other construction wastes.</li> <li>Chemical contamination.</li> <li>Vegetation and natural features planned for retention.</li> </ul>	Yes	Condition will be included on any permit issued requiring the submission of a Construction Management Plan (CMP). This CMP will set out the manner in which the site will be developed.
	Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.	Yes	

56.09-1 Shared trenching objective	Standard C27	Met	Comments
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<i>To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.</i>	<i>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</i>	Yes	The proposed lots will be connected to existing water, electricity and telecommunications infrastructure where possible. Shared trenching will be utilised where possible.
<b>56.09-2 Electricity, telecommunications &amp; gas</b>	<b>Standard C28</b>	<b>Met</b>	<b>Comments</b>
<i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i>	<i>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</i>	Yes	A standard condition will be included on any permit issued outlining the agreements necessary with relevant service providers.  Gas now prohibited in accordance with 53.03
<i>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</i>	<i>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</i>	Yes	
	<i>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</i>	Yes	
	<i>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</i>	No	
<b>56.09-3 Fire hydrants objective</b>	<b>Standard C29</b>	<b>Met</b>	<b>Comments</b>
<i>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</i>	<i>Fire hydrants should be provided:</i> <ul style="list-style-type: none"><li>• A maximum distance of 120 metres from the rear of each lot.</li><li>• No more than 200 metres apart</li></ul>	Yes	The CFA's requirement for on-site hydrants will be secured by way of condition on any permit issued.
	<i>Hydrants and fire plugs must be compatible with the relevant fire service authority.</i>	Yes	
<b>56.09-4 Public lighting objective</b>	<b>Standard C30</b>	<b>Met</b>	<b>Comments</b>
<i>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</i>	<i>Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.</i>	Yes	The installation of public street lighting will be secured by way of condition on any permit issued.





1 3D VIEW Sim Street View  
NTS



2 3D VIEW Chatham Street View  
NTS

112 SIM STREET  
BLACK HILL

DRAWING INDEX

TP-01	INDEX SHEET / 3D IMAGES
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TP-03	DESIGN RESPONSE PLAN / FENCING DETAILS
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TP-08	ELEVATIONS
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TP-11	EXISTING CONDITIONS IMAGES

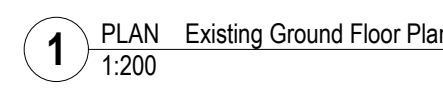
Rev	Issue	Date	Rev	Issue	Date	Notes
15	TOWN PLANNING ISSUED FOR SUBMISSION	21.09.2023	15	REVISED TOWN PLANNING ISSUED TO CLIENT	11.10.2023	
14	REVISED TOWN PLANNING ISSUED	20.09.2023	14	REVISED TOWN PLANNING ISSUED	02.09.2023	
13	TOWN PLANNING CONSULTANT REVISED TOWN PLANNING ISSUED FOR CLIENT REVIEW	31.08.2023	13	TOWN PLANNING CONSULTANT REVISED TOWN PLANNING ISSUED FOR CLIENT REVIEW	24.01.2023	
12	REVISED DRAFT TOWN PLANNING ISSUED FOR CLIENT REVIEW	08.08.2023	12	DRAFT REVISED TOWN PLANNING ISSUED FOR REVIEW	18.01.2023	

<b>PORTER ARCHITECTS</b> ARCH. REG. 12,174	Scale 1:1, 300:1 (01) (aligned Street South) Black Hill, VIC 3105 (approx) Phone: 03 9593 0007 03 9593 0007 info@porterarchitects.com.au www.porterarchitects.com.au	Client: <b>Hygge Property</b> Project Name: <b>SIM ST, BLACK HILL TOWN HOUSES</b> 112 Sim Street Black Hill
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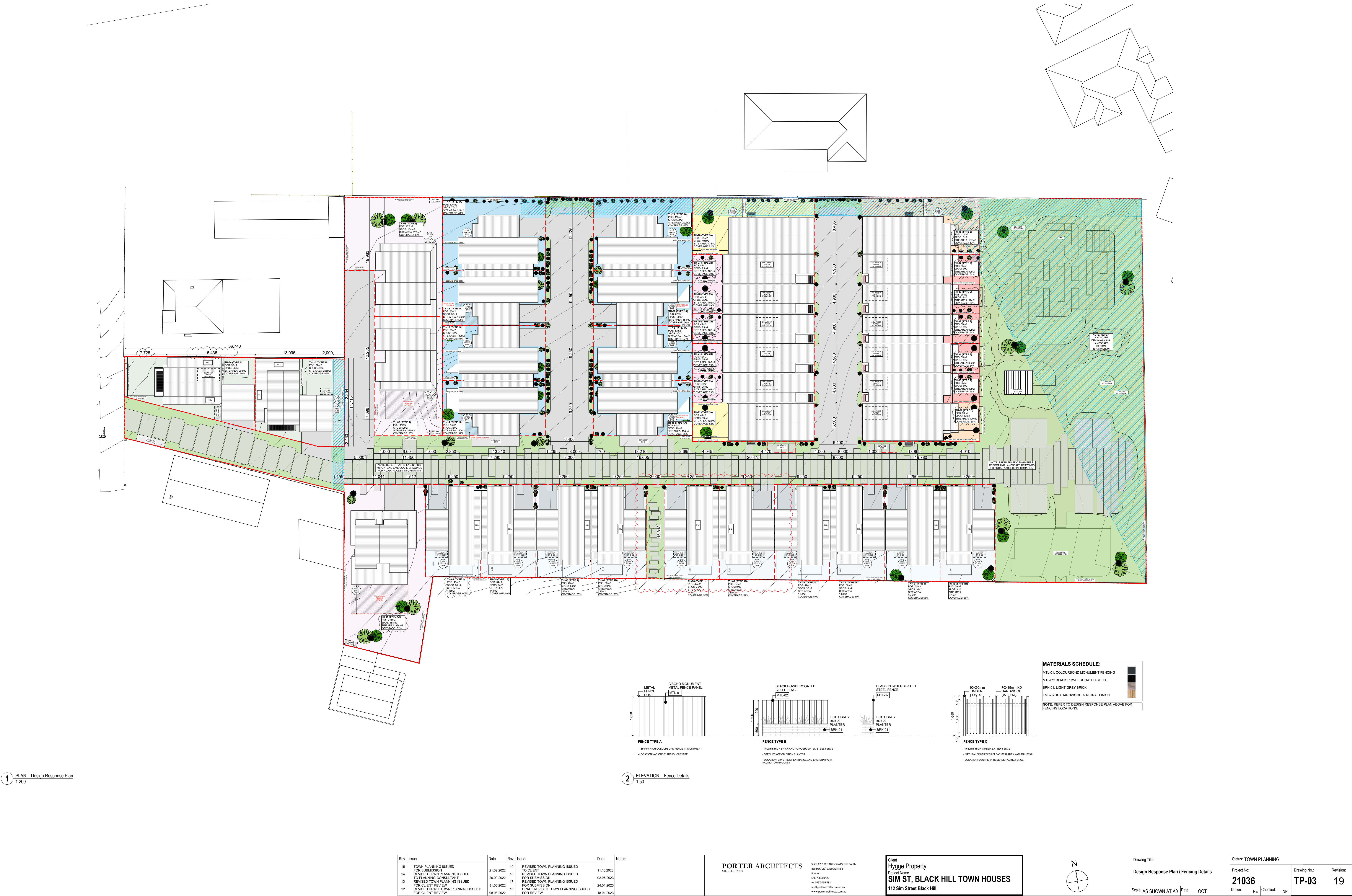
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Drawing Title:		Status: TOWN PLANNING	
Index Sheet / 3D Images		Project No:	Drawing No.: Revision:
Scale: AS SHOWN AT A3		Date: OCT	Drawn: RE Checked: NP
		21036	TP-01 19



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SITE AREAS:	
SITE:	9429.37m <sup>2</sup>
PROPOSED BUILDING FOOTPRINT:	3137.75m <sup>2</sup>
SITE COVERAGE:	33.8%
16 X 3 BED UNITS AT 66.9m <sup>2</sup>	
0 X 2 BED UNITS AT 64m <sup>2</sup>	
0 X 2 BED UNITS AT 75.15m <sup>2</sup>	
0 X 3 BED UNITS AT 77.55m <sup>2</sup>	
0 X 3 BED UNITS AT 75.2m <sup>2</sup>	
1 X 3 BED UNIT AT 114.1m <sup>2</sup>	
0 X 3 BED UNIT AT 113.9m <sup>2</sup>	
0 X 4 BED UNIT AT 114.3m <sup>2</sup>	
0 X 4 BED UNIT AT 125.9m <sup>2</sup>	
(14 X STORAGE SHEDS AT 2.3m <sup>2</sup> )	
GARDEN AREA (SHOWN IN GREEN): 3987.51m <sup>2</sup> (41.3%)	
CARPARKS:	
53 TOTAL	
46 ALLOCATED TO TOWNHOUSES	
7 ALLOCATED TO VISITORS	
PERMEABILITY:	
PAVING DRIVEWAY AREA: 846.8m <sup>2</sup>	
FOOTPRINT: 3137.75m <sup>2</sup>	
FOOTPRINT INCLUDING PAVING: 3984.22m <sup>2</sup>	
PERMEABILITY: (37.7%)	

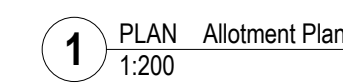
1 PLAN Garden Area Plan 1:200

Rev	Issue	Date	Rev	Issue	Date	Notes
15	TOWN PLANNING ISSUED FOR SUBMISSION	21.09.2023	15	REVISED TOWN PLANNING ISSUED TO CLIENT	11.10.2023	
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12	REVISED DRAFT TOWN PLANNING ISSUED FOR CLIENT REVIEW	08.08.2022	12	DRAFT REVISED TOWN PLANNING ISSUED FOR REVIEW	18.01.2023	

PORTER ARCHITECTS

Scale 1:1, 300:1 (0.01 scaled Street South)  
Address: 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 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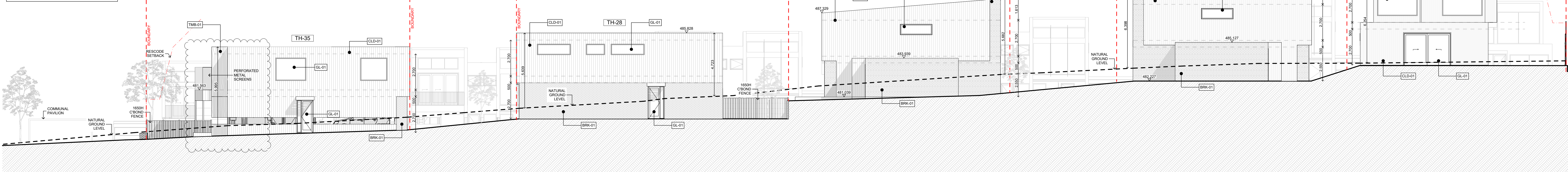




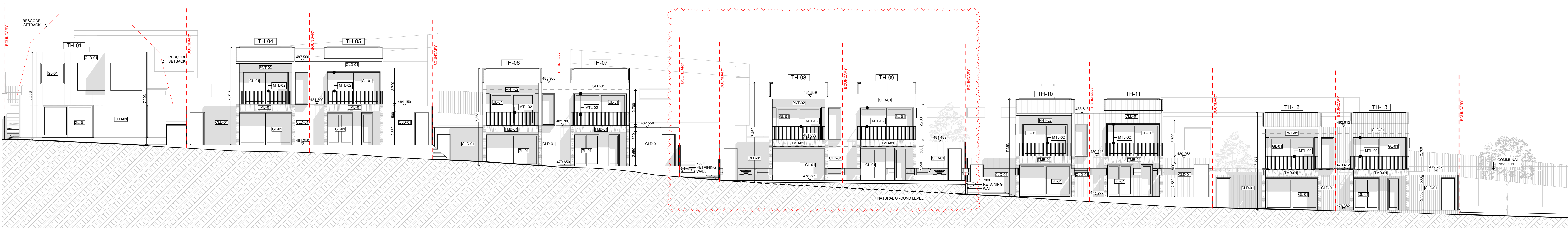


**MATERIALS SCHEDULE:**

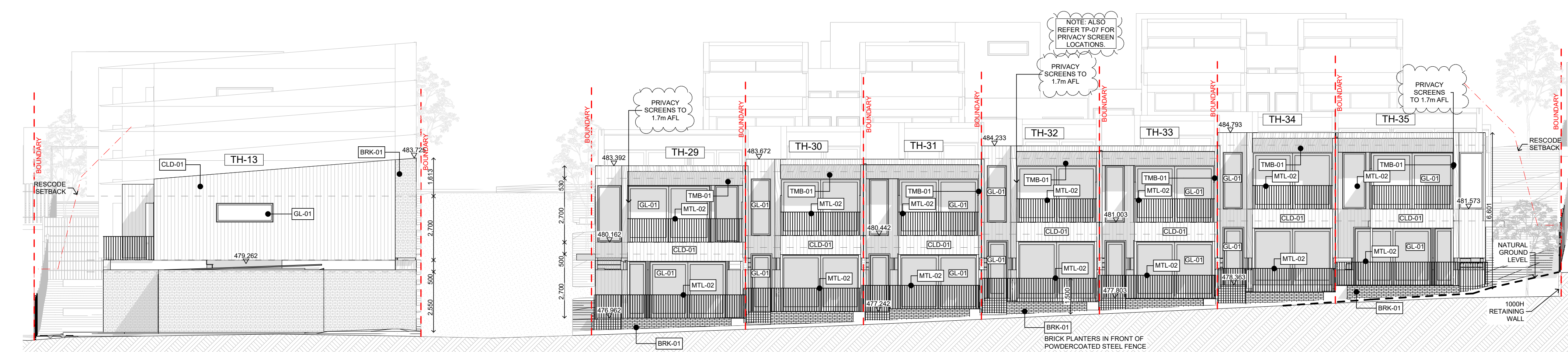
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MTL-02: BLACK POWDERCOATED STEEL	
CLD-01: DARK STAINED TIMBER	
PNT-01: WHITE PAINT	
PNT-02: COLOURBOND MONUMENT CLADDING	
BRK-01: LIGHT GREY BRICK	
TMB-01: NATURAL TIMBER SHIPLAP CLADDING	
GL-01: GLAZED WINDOWS / DOORS: MONUMENT FRAMES	



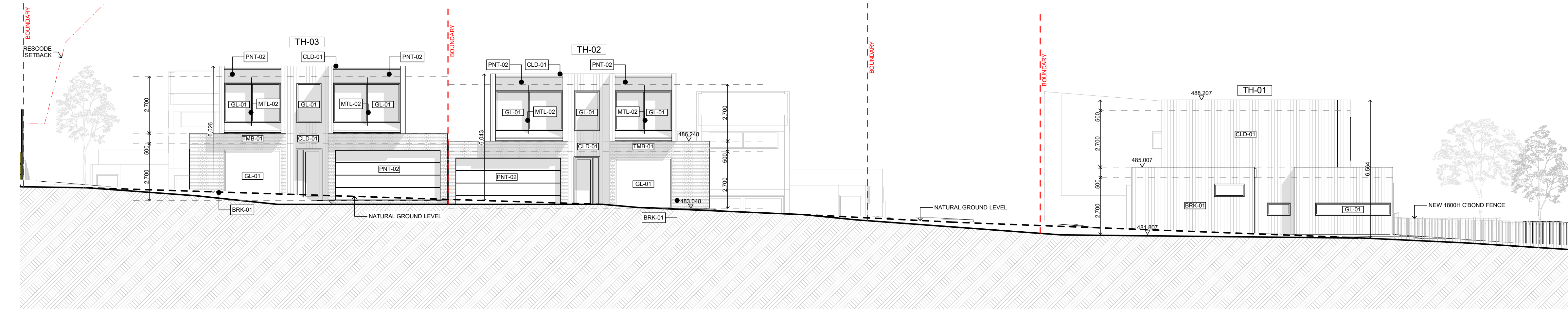
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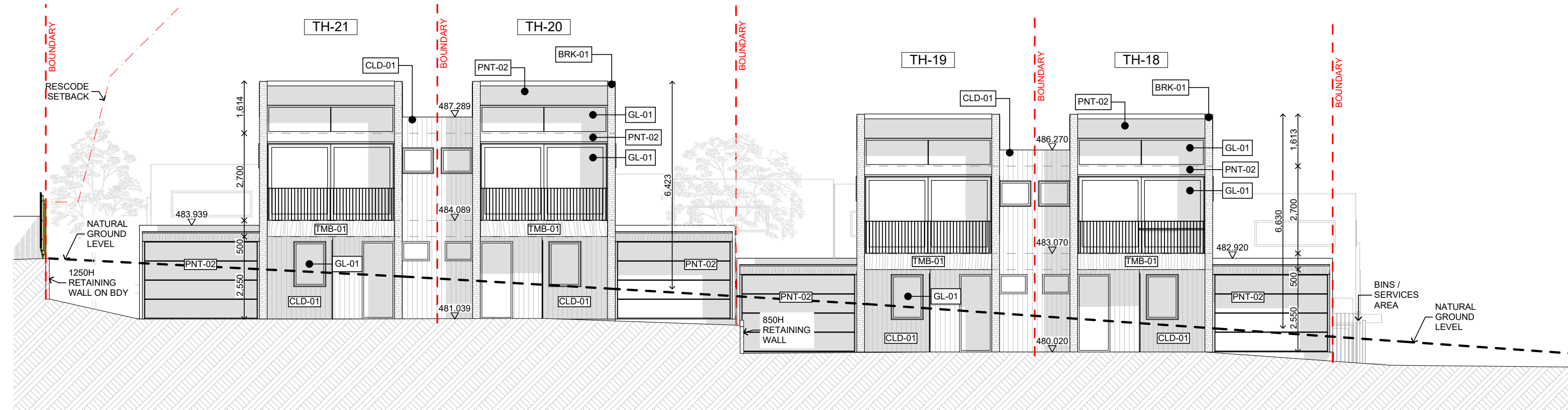
2 ELEVATION South Elevation 1:100



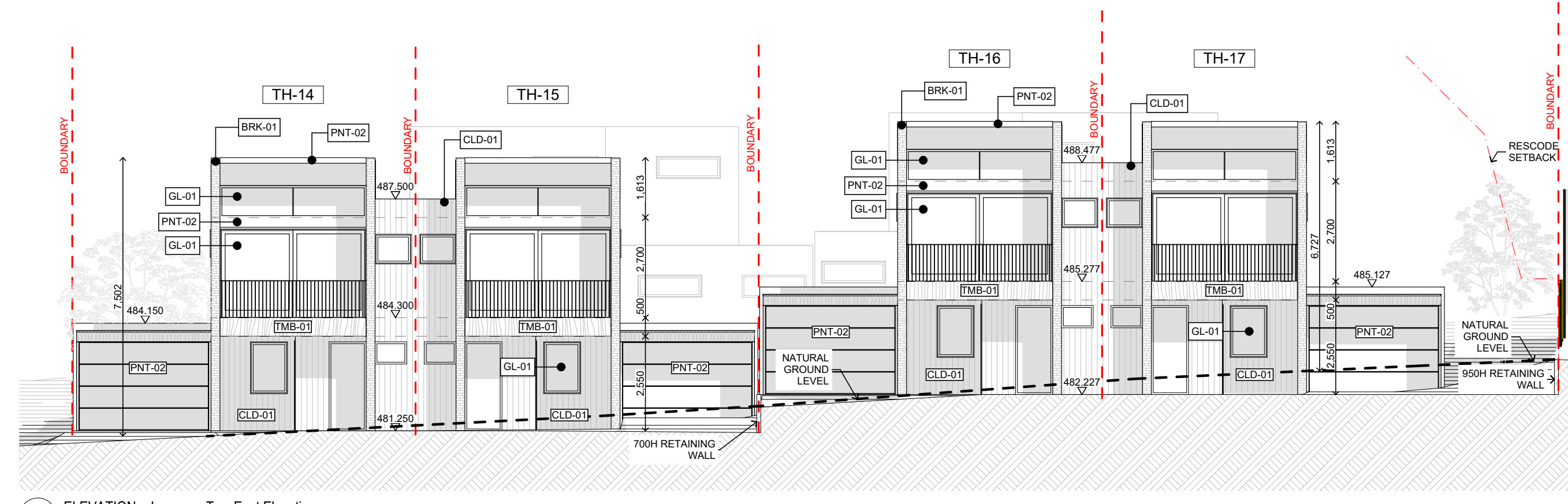
3 ELEVATION East Elevation 1:100



4 ELEVATION West Elevation 1:100



5 ELEVATION Laneway Two West Elevation 1:100



6 ELEVATION Laneway Two East Elevation 1:100

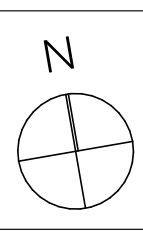
Rev	Issue	Date	Rev	Issue	Date	Notes
15	TOWN PLANNING ISSUED FOR SUBMISSION	21.09.2023	15	REVISED TOWN PLANNING ISSUED TO CLIENT	11.10.2023	
14	REVISED TOWN PLANNING ISSUED FOR SUBMISSION	30.08.2023	14	REVISED TOWN PLANNING ISSUED TO CLIENT	02.09.2023	
13	TOWN PLANNING ISSUED FOR SUBMISSION	31.08.2023	13	REVISED TOWN PLANNING ISSUED FOR SUBMISSION	24.01.2023	
12	REVISED TOWN PLANNING ISSUED FOR CLIENT REVIEW	08.08.2023	12	DRAFT REVISED TOWN PLANNING ISSUED FOR REVIEW	18.01.2023	

PORTER ARCHITECTS

ARCH. REG. 12174

Scale 1:1, 300:1 (0.01) (unless stated) South  
Bathurst, N.S.W. 2780 (approx)  
Phone: 02 6331 0007  
E: info@porterarchitects.com.au  
W: www.porterarchitects.com.au

Client:  
Hygge Property  
Project Name:  
SIM ST, BLACK HILL TOWN HOUSES  
112 Sim Street Black Hill



Drawing Title:  
Elevations

Scale: AS SHOWN AT A0 Date: OCT

Status: TOWN PLANNING

Project No:  
21036

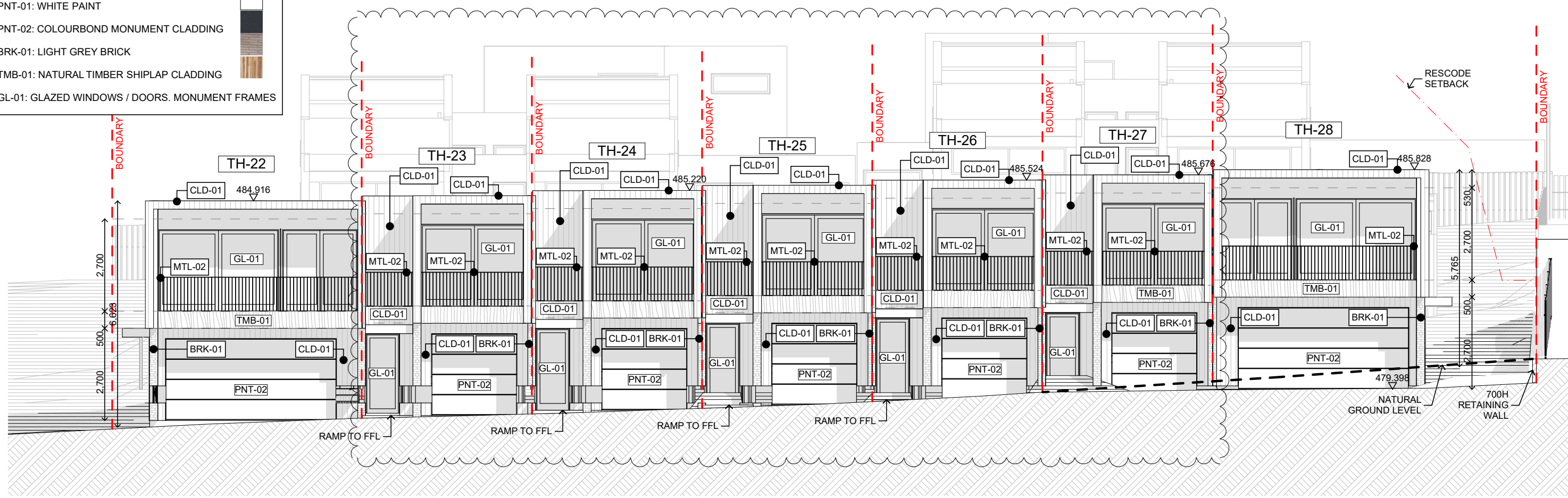
Drawn: RE Checked: NP

Drawing No.:  
TP-08  
Revision:  
19

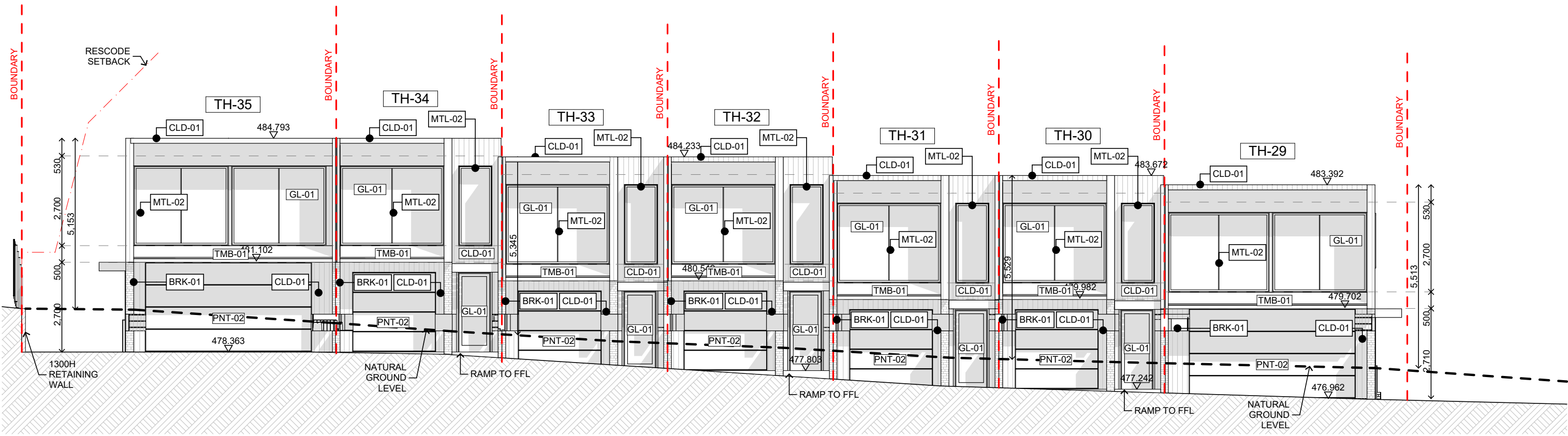


**MATERIALS SCHEDULE:**

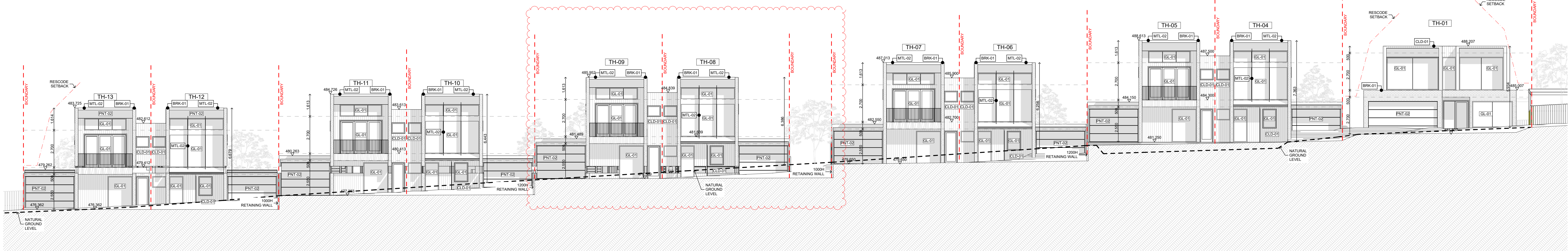
MTL-01	COLORBOND MONUMENT ROOFING
MTL-02	BLACK POWDERCOATED STEEL
CLD-01	DARK STAINED TIMBER
PNT-01	WHITE PAINT
PNT-02	COLORBOND MONUMENT CLADDING
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GL-01	GLAZED WINDOWS / DOORS MONUMENT FRAMES



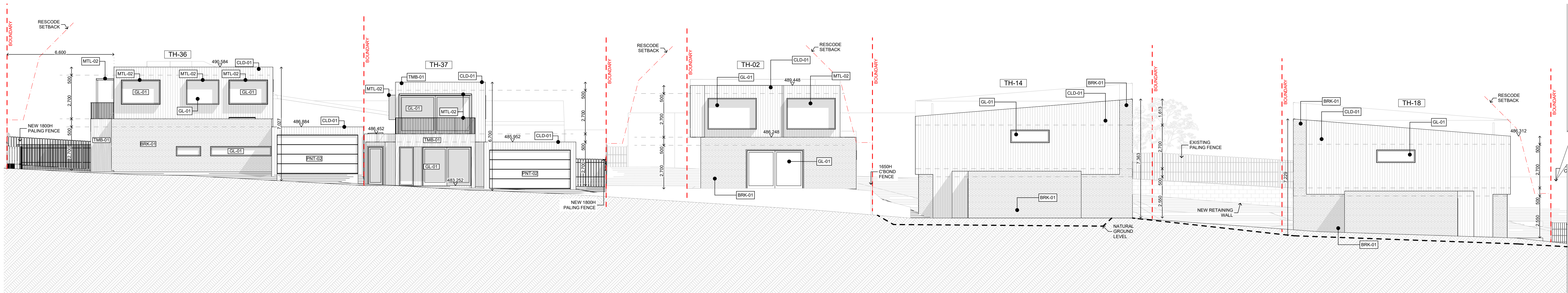
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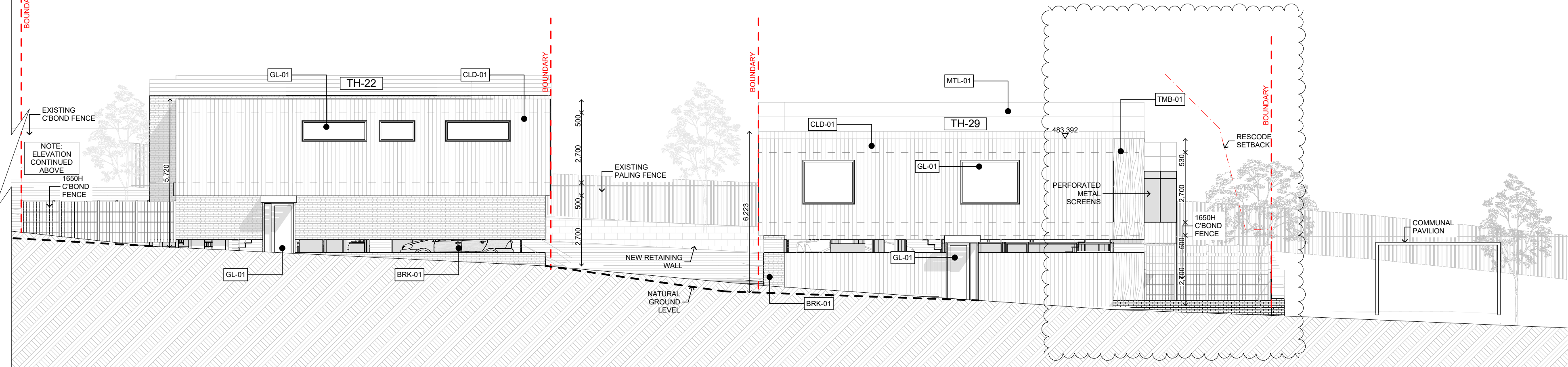
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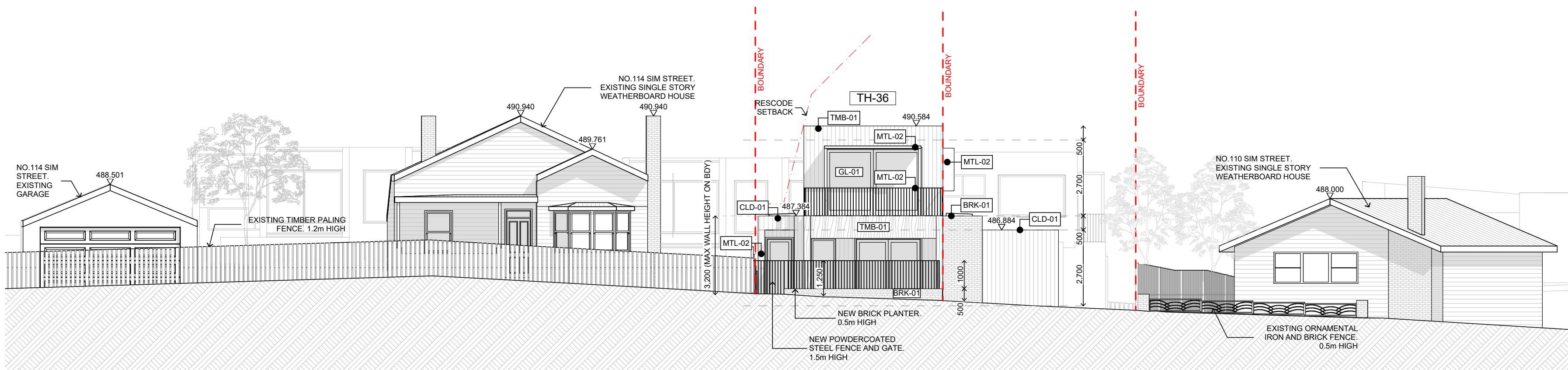
3 ELEVATION Main Access North Elevation  
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4 ELEVATION Main Access South Elevation  
1:100



4 ELEVATION Main Access South Elevation  
1:100



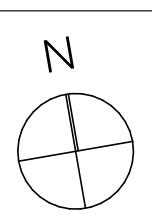
5 ELEVATION Sim Street Elevation  
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Rev	Issue	Date	Rev	Issue	Date	Notes
15	TOWN PLANNING ISSUED FOR SUBMISSION	21.09.2023	19	REVISED TOWN PLANNING ISSUED TO CLIENT	11.10.2023	
14	REVISED TOWN PLANNING ISSUED FOR SUBMISSION	30.08.2023	18	REVISED TOWN PLANNING ISSUED TO CLIENT	02.08.2023	
13	REVISED TOWN PLANNING ISSUED FOR CLIENT REVIEW	31.08.2023	17	REVISED TOWN PLANNING ISSUED FOR SUBMISSION	24.01.2023	
12	REVISED DRAFT TOWN PLANNING ISSUED FOR CLIENT REVIEW	08.08.2023	16	DRAFT REVISED TOWN PLANNING ISSUED FOR REVIEW	18.01.2023	

PORTER ARCHITECTS  
ARCH. REG. 12174

Scale 1:1, 300:0.00 (aligned Street South)  
Bathurst, N.S.W. 2780 Australia  
Phone: 018 9393 0017  
E: 018 9393 0017  
www.porterarchitects.com.au

Client  
Hygge Property  
Project Name  
SIM ST, BLACK HILL TOWN HOUSES  
112 Sim Street Black Hill



Drawing Title:  
Elevations

Scale: AS SHOWN AT A0

Date: OCT

Status: TOWN PLANNING

Project No:

21036

Drawn: RE

Checked: NP

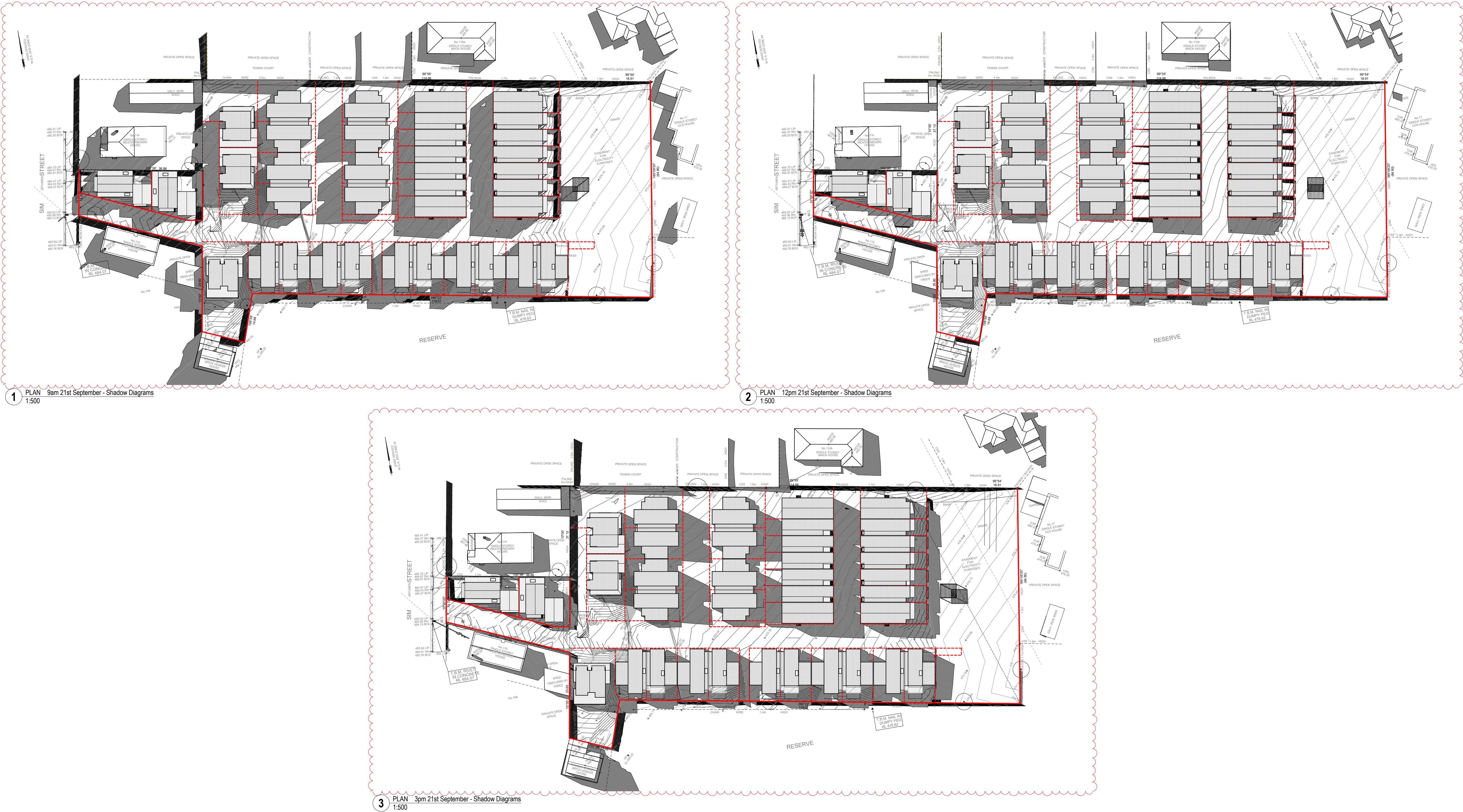
Drawing No:

TP-09

Revision:

19





4 3D VIEW Leerama Court View  
NTS



5 3D VIEW Leerama Court View  
NTS



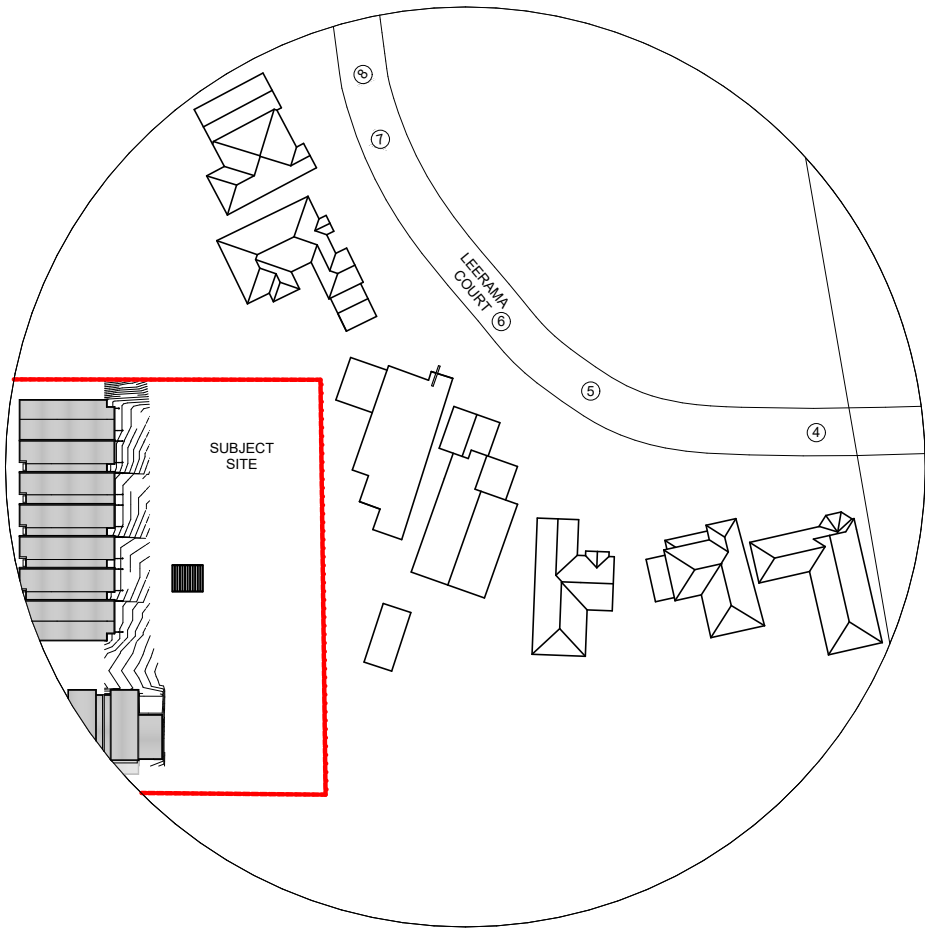
6 3D VIEW Leerama Court View  
NTS



7 3D VIEW Leerama Court View  
NTS



8 3D VIEW Leerama Court View  
NTS



9 PLAN Leerama Court View Diagram  
1:1,000

Rev	Issue	Date	Rev	Issue	Date	Notes
15	TOWN PLANNING ISSUED FOR SUBMISSION	21.09.2023	15	REVISED TOWN PLANNING ISSUED TO CLIENT	11.10.2023	
14	REVISED TOWN PLANNING ISSUED FOR SUBMISSION	20.09.2023	14	REVISED TOWN PLANNING ISSUED TO CLIENT	02.10.2023	
13	TOWN PLANNING CONSULTANT REVISED TOWN PLANNING ISSUED FOR CLIENT REVIEW	31.08.2023	13	TOWN PLANNING CONSULTANT REVISED TOWN PLANNING ISSUED FOR CLIENT REVIEW	24.01.2023	
12	DRAFT TOWN PLANNING ISSUED FOR CLIENT REVIEW	08.08.2023	12	DRAFT TOWN PLANNING ISSUED FOR CLIENT REVIEW	18.01.2023	

<b>PORTER ARCHITECTS</b> ARCH. REG. 12174	Scale 1:1,500 & 1:500 (as indicated on sheet South) Melbourne, VIC 3180 Australia Phone: +61 3 9593 0077 +61 451 566 761 info@porterarchitects.com.au www.porterarchitects.com.au	Client: <b>Hygge Property</b> Project Name: <b>SIM ST, BLACK HILL TOWN HOUSES</b> 112 Sim Street Black Hill		Drawing Title: <b>Shadow Diagrams / Contextual Views</b> Scale: AS SHOWN AT A0 Date: OCT	Status: TOWN PLANNING Project No: <b>21036</b> Drawn: RE Checked: NP	Drawing No.: <b>TP-10</b> Revision: <b>19</b>
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1 PHOTOGRAPH SIM STREET VIEW  
NTS



2 PHOTOGRAPH CHISHOLM STREET VIEW  
NTS



3 PHOTOGRAPH SOUTH-WEST SITE VIEW  
NTS



4 PHOTOGRAPH SOUTH-EAST SITE VIEW  
NTS

Rev	Issue	Date	Rev	Issue	Date	Notes
15	TOWN PLANNING ISSUED FOR SUBMISSION	21.09.2023	15	REVISED TOWN PLANNING ISSUED TO CLIENT	11.10.2023	
14	REVISED TOWN PLANNING ISSUED FOR PLANNING CONSULTANT	20.09.2023	14	REVISED TOWN PLANNING ISSUED FOR SUBMISSION	02.09.2023	
13	REVISED TOWN PLANNING ISSUED FOR CLIENT REVIEW	31.08.2023	13	REVISED TOWN PLANNING ISSUED FOR SUBMISSION	24.01.2023	
12	REVISED DRAFT TOWN PLANNING ISSUED FOR CLIENT REVIEW	08.08.2023	12	DRAFT REVISED TOWN PLANNING ISSUED FOR REVIEW	18.01.2023	

<b>PORTER ARCHITECTS</b> ARCH. REG. 12,174	Scale 1:1, 300:1 (01) (aligned Street South) Black Hill, VIC, 3188 Australia Phone: +61 3 9593 9007 +61 451 566 761 info@porterarchitects.com.au www.porterarchitects.com.au	Client: <b>Hygge Property</b> Project Name: <b>SIM ST, BLACK HILL TOWN HOUSES</b> 112 Sim Street Black Hill	<div>N</div> <div></div>	Drawing Title: <b>Existing Conditions Images</b> Scale: AS SHOWN AT A0	Date: OCT	Status: TOWN PLANNING Project No: <b>21036</b> Drawing No.: <b>TP-11</b> Revision: <b>19</b>
				Drawn: RE	Checked: NP	



**7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA**

**8. CLOSE**