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# **Planning Delegated Committee Meeting**

## **Agenda**

**12 February 2025 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.



**ORDER OF BUSINESS:**

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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. C252BALL – FORMER CARRIER’S ARMS HOTEL & STABLES, 9 CRESWICK ROAD, BALLARAT CENTRAL

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

#### PURPOSE

1. The purpose of this report is for the Planning Delegated Committee to consider:
  - a. The outcome of the public exhibition period for Amendment C252ball.
  - b. Adoption of Amendment C252ball to the Ballarat Planning Scheme.
  - c. Requesting the Minister for Planning approve Amendment C252ball to the Ballarat Planning Scheme.
2. Planning Scheme Amendment C252ball (the Amendment) proposes to apply a site-specific Heritage Overlay to the 'Former Carrier's Arms and Stables' and its curtilage at 9 Creswick Road, Ballarat Central on a permanent basis.

#### BACKGROUND

3. The land at 9 Creswick Road, Ballarat Central, described as part of Crown Allotment 47, Township of Ballarat is located within the Lydiard Street Heritage Precinct (HO171) as a contributory heritage place. The site is in the Commercial 1 Zone (C1Z).
4. In March 2023 the City of Ballarat became aware of the former Carrier's Arms Hotel complex being earmarked as a potential development site, with proposed demolition of rear outbuildings and a substantial multi storied 'L' shaped development sited around the three-storey building. The proposal did not go ahead after consultation with the City of Ballarat revealed it was not suitable.
5. This landmark building on the northern edge of the Ballarat central business district (CBD), known as the Carrier's Arms Hotel, was completed in 1890, replacing an earlier wooden structure. This building carried on the site's established purpose as a hotel catering for travelers to the Haymarket since the 1850s. The complex is made up of the 1890 three-storey former hotel building with a rear kitchen and circa 1869 stables on the rear boundary. In addition, the 1930s men's toilet block and women's water closet (WC) were listed as contributory elements.





Figure 1: 1890 Hotel building



Figure 2: 1860's stables

Source: City of Ballarat

6. The site falls on the north-western boundary within the Lydiard Street Heritage Precinct Heritage Overlay (HO171). It has external paint controls, tree controls and solar energy controls. It is a contributory heritage place within the precinct however the Statement of Significance fails to adequately address the individual significance of the site, focusing more broadly on the civil and commercial gold rush development. Consequently, the Carrier's Arms Hotel's relevance as an example of early commercial activity in the Ballarat CBD with close associations with the Ballarat Haymarket, and its rare surviving example of mid-nineteenth century commercial stables is not recognised in the Ballarat Planning Scheme or afforded appropriate protections.



Figure 3: Aerial view of site with key buildings (yellow), outbuildings (green) Source: Nearmap

## Authorisation to Prepare an Amendment and place on Public Exhibition

7. At its meeting on 10 July 2024, the Planning Delegated Committee resolved (PDC18/24) to:

...

*26.2 Request the Minister for Planning to authorise Planning Scheme Amendment C252ball to incorporate the Former Carriers Arms Hotel and Stables Statement of Significance, April 2023 into the Ballarat Planning Scheme and apply a Heritage Overlay HO235 to 9 Creswick Road, Ballarat Central, pursuant to section 8A of the Planning and Environment Act 1987.*

*26.3 Following receipt of authorisation from the Minister for Planning, exhibit the amendment in accordance with section 19 of the Planning and Environment Act 1987*

...

8. Authorisation to prepare and exhibit the Amendment was granted by the Minister for Planning in August 2024.
9. The Amendment was publicly exhibited in November/December 2024, attracting 2 submissions.

## KEY MATTERS

### Public Exhibition of the Amendment

10. The *Planning and Environment Act 1987* stipulates the matters and process that Council as the Planning Authority must consider when undertaking a planning scheme amendment. Of relevance are the following sections:
- Section 19 – states that a Planning Authority must give notice of its preparation of an amendment to a planning scheme to relevant Ministers, public authorities and owners and occupiers of land that it believes may be materially affected by the amendment.
  - Section 22(1) – states that a Planning Authority must consider all submissions made on or before the date set out in the notice.
  - Section 23(1) – states that after considering a submission that requests a change to the amendment, the planning authority must change the amendment in the manner requested, refer the submission to a panel, or abandon the amendment or part of the amendment.
  - Section 29(1) – states that after complying with Divisions 1 (Exhibition and notice of amendment) and 2 (Public submissions about an amendment) in respect of an amendment or any part of it, the planning authority may adopt the amendment or that part with or without changes.
  - Section 31(1) – states that a planning authority other than the Minister must submit an adopted amendment to the Minister together with the prescribed information.

11. The public exhibition period took place from 21 November 2024 – 23 December 2024 in accordance with section 19 of the *Planning and Environment Act 1987*, and involved:
- Letter to 47 owners and occupiers of land believed to be materially affected by the amendment;
  - Letter to six local interest groups;
  - Notice in the 15 November 2024 edition of the Ballarat Times newspaper;
  - Notice to relevant Ministers and public authorities;
  - Notice in the 21 November 2024 edition of the Government Gazette; and
  - Notice on City of Ballarat’s MySay page for the duration of the exhibition period.
12. Public exhibition of the Amendment attracted two submissions, one of support from VicTrack and one objection.
13. The objector raised concern of the validity of listing the men’s toilet block as a contributory element. The rear location, size, materiality, detached nature of the building and difficulty to adaptively reuse were the main points argued.
14. After further investigation, it is acknowledged that the men’s toilet block is secondary to the significant elements of the Former Carrier’s Arms Hotel complex which were otherwise undisputed by the objector. Its contribution, in conjunction with the ladies’ WC reveals the adaptation of the site in the 1930s with the changing requirements of the twentieth century.



Figure 4: Street view of toilet block at rear on southern side of Hotel.  
 Source: City of Ballarat



Figure 5: Close up view Source: City of Ballarat

### Consultation with objector

15. Council officers have since engaged with the objector and have resolved the submission through a minor change to the Amendment, to have the 1930s men’s toilet block listed as a non-contributory element in the Statement of Significance included in the Heritage Overlay.
16. The objector has subsequently withdrawn their objection.



## Changes to the Planning Scheme Amendment

17. Council officers consider the change to the Amendment to identify the men's toilet block, in addition to the ladies' WC, as non-contributory elements in the Statement of Significance to be a satisfactory outcome negating the need for Council to refer the submission to an independent planning panel.
18. The relevant sections of the Statement of Significance have now been amended to list the men's toilet block and ladies' WC as non-contributory elements. See Attachment 1 for details of changes.
19. As the matters of concern submitted during the exhibition of the Amendment have been resolved, it is recommended that Council proceed to adopt Amendment C252ball to the Ballarat Planning Scheme with changes and submit it to the Minister for Planning for approval.
20. Adoption of the Amendment will ensure adequate heritage protections can be applied to the buildings at 9 Creswick Road, Ballarat Central.

## OFFICER RECOMMENDATION

21. **That the Planning Delegated Committee:**
  - 21.1 **Consider all submissions received to the Amendment C252ball pursuant to section 22(1) of the *Planning and Environment Act 1987*.**
  - 21.2 **Adopt the Amendment C252ball to the Ballarat Planning Scheme with changes pursuant to section 29(1) of the *Planning and Environment Act 1987*.**
  - 21.3 **Submit the adopted Amendment C252ball to the Minister for Planning and request approval pursuant to 31(1) of the *Planning and Environment Act 1987*.**
  - 21.4 **Notifies all submitters of the Planning Delegated Committee's determination in relation to Amendment C252ball.**

## ATTACHMENTS

1. Governance Review [6.1.1 - 2 pages]
2. Ballarat C252ball Explanatory Report Exhibition [6.1.2 - 6 pages]
3. Ballarat C252ball Instruction Sheet Adoption [6.1.3 - 1 page]
4. Ballarat C252ball Former Carriers Arms Hotel and Stables Heritage Citation [6.1.4 - 28 pages]
5. Changes to Amendment C252ball post exhibition [6.1.5 - 2 pages]
6. Ballarat C252ball 001 ho Map 23 Exhibition [6.1.6 - 1 page]
7. Ballarat C252ball 002 d-ho Map 23 Exhibition [6.1.7 - 1 page]
8. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY [6.1.8 - 31 pages]
9. SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY Compare [6.1.9 - 31 pages]
10. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS [6.1.10 - 2 pages]
11. SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS Compare [6.1.11 - 2 pages]

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

1. The plan aligns with the following:
  - City of Ballarat Council Plan 2021-2025
    - Goal 3: A city that fosters sustainable growth
    - Goal 4: A city that conserves and enhances our natural and built assets
  - Today Tomorrow Together, The Ballarat Strategy: Our Vision for 2040
  - Our People, Culture & Place: A plan to sustain Ballarat's heritage 2017-2030
  - Ballarat Planning Scheme
    - Clause 02.03-5: Built Environment and Heritage
    - Clause 15.03: Heritage Conservation

**COMMUNITY IMPACT**

2. There are no community impacts identified for the subject of this report.

**CLIMATE EMERGENCY AND ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

3. There are no climate emergency and 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.

**FINANCIAL IMPLICATIONS**

5. There are no financial implications identified for the subject of this report, with the exception of the usual costs of preparing a planning scheme amendment which have been accounted for in Council's operating budget.

**LEGAL AND RISK CONSIDERATIONS**

6. There are no legal and risk considerations identified for the subject of this report.

**HUMAN RIGHTS CONSIDERATIONS**

7. 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**

8. Community consultation and engagement has been completed in relation to the subject of this report through the statutory requirements of public exhibition pursuant to the requirements of the *Planning and Environment Act 1987*.

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**GENDER EQUALITY ACT 2020**

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

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

10. 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 C252BALL****EXPLANATORY REPORT****Overview**

The amendment applies the Heritage Overlay to 9 Creswick Road, Ballarat Central known as the Former Carriers Arms Hotel and Stables and its curtilage.

The application of the Heritage Overlay is supported by the *Heritage Citation: Carrier's Arms Hotel, 9 Creswick Road, Ballarat Central* (Landmark Heritage Pty Ltd, January 2025) 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.

**Details of the amendment****Who is the planning authority?**

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

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

**Land affected by the amendment**

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The land affected by the amendment is 9 Creswick Road, Ballarat Central (Figure 1), including the curtilage. It is located on part of Crown Allotment 47, Township of Ballarat.

The site is in the Commercial 1 Zone (C1Z) and the Heritage Overlay: Lydiard Street Heritage Precinct (HO171) applies to the entirety of the site.



Figure 1. Heritage Overlay and property boundary (red), significant buildings (yellow), non-contributory buildings (green)  
Source: Nearmap

### What the amendment does

The amendment applies an individual Heritage Overlay (HO235) to the land at 9 Creswick Road, Ballarat Central known as the Former Carrier's Arms Hotel and Stables and its curtilage on a permanent basis.

Specifically, the amendment:

- Amends Planning Scheme Map No. 23HO to apply the Heritage Overlay (HO235) to the Former Carrier's Arms Hotel and Stables, 9 Creswick Road, Ballarat Central and its curtilage on a permanent basis.
- Deletes the site from the Lydiard Street Heritage Precinct (HO171) from Planning Scheme Map No. 23HO.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to insert HO235 'Former Carrier's Arms Hotel and Stables' 9 Creswick Road, Ballarat Central, including the statement of significance and applicability.



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specific solar energy system controls and outbuilding notice requirements to the brick stables on a permanent basis.

- Amends the Schedule to Clause 72.04 (Document Incorporated in this Planning Scheme) to include *Former Carrier's Arms Hotel and Stables, 9 Creswick Road, Ballarat Central Statement of Significance*, (Landmark Heritage Pty Ltd, January 2025).

**Strategic assessment of the amendment****Why is the amendment required?**

The amendment is required to provide heritage protection to the Former Carriers Arms Hotel and Stables at 9 Creswick Road, Ballarat Central, and its curtilage on a permanent basis. The site is currently listed as a contributory site in the Lydiard Street Heritage Precinct (HO171); 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 is respectful and responsive to the existing built heritage including the hotel built in 1890, and the 1860's stables that are a rare surviving example of a typical mid-nineteenth century commercial stables. The site-specific heritage overlay will ensure notice requirements for the outbuildings.

In March 2023 the City of Ballarat became aware of a property at 9 Creswick Road, Ballarat Central, known as the former Carrier's Arms Hotel, being earmarked as a potential development site, with proposed demolition of rear outbuildings and a substantial multi storied 'L' shaped development sited around the three-storey building. The proposal did not advance past the enquiry stage, and no Planning Permit was submitted. The site is currently advertised for commercial lease (not for sale).

An investigation undertaken by council's Heritage Advisor found the Former Carrier's Arms Hotel and Stables to warrant an individual Heritage Overlay under the Ballarat Planning Scheme for its heritage significance illustrating the early commercial activity in the north part of Ballarat's business district and intrinsically entwined with the Ballarat Haymarket.

The original hotel on the site opened in 1857 under the name of Market Square Hotel. The name changed to the Carrier's Arms Hotel in 1863 and continued on with the current hotel building, built in 1890. It referred to the farmers who carted their hay to the market for sale, thereby highlighting the importance of stables to the regular Hotel clientele. The stables are a rare surviving example of a typical mid-nineteenth century commercial stables and exemplify the key use of the hotel.

The highly intact three-storey hotel is distinguished by its simplified Second Empire-style form, expressed by the mansard-roof tower, high quality bichromatic brickwork on the façade and original front and rear verandahs. The three-storey front verandah has cast-iron Corinthian posts and multiple patterns of frieze, brackets and balustrade. The rear verandah to the kitchen includes timber chamfered posts with capitals. The three front entries reveal the separation of men and woman, with a bar, ladies lounge and accommodation functions.

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The 1860's stables include handmade brick walls and a hipped roof, with pedestrian and barn doors and hayloft. Part of the stables has been converted to garages, demonstrating the adaption of the site to changing requirements of the twentieth century. There are two additional non-contributory outbuildings; a ladies' WC abutting the northeastern end of the stables, and a men's toilet block at the rear of the hotel.

..

The site ceased operating as a hotel in 1968. The concept of adaptive reuse of heritage buildings is demonstrated in this case, with the hotel having been repurposed as an antique centre, a car yard and an accountant's firm.

An individual Heritage Overlay is being applied to 9 Creswick Road Ballarat Central to 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 which clearly identifies all of the significant parts of the heritage place, including the stables, rear kitchen and main hotel building. In recognition of the importance of the stables, an individual Schedule entry is appropriate which specifies the stables are significant through the column 'Outbuildings and fences which are not exempt under Clause 43.01-4 as per the guidance of Practice Note PN001 'Applying the Heritage Overlay' (August 2018).

**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 and 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 reuses, restorations, 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 with limited impact on economics. Consistent with any commercial heritage property there will be a requirement for sympathetic development guided by heritage principles, however it does not prevent further development to the site. The site's current

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substantial built form can be used for commercial opportunities, as it has already demonstrated.

**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 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 in the Schedule to Clause 43.01 (Heritage Overlay) and other heritage controls as recommended by the heritage assessments.

The amendment complies with the requirements of *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 supports the Planning Policy Framework, including Clause 15 (Built Environment and Heritage) with the objective to 'protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value'. The amendment identifies and documents a place of heritage significance, providing its protection through the Ballarat Planning Scheme.

The amendment supports Clause 15.03-1S (Heritage Conservation) by identifying and documenting a place of cultural significance, providing for the conservation and enhancement of that place that is of aesthetic, 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 place is maintained or enhanced.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment supports Clause 21.06-2 (Heritage) that recognises the heritage and historic character of Ballarat as a valued feature of Ballarat and must be protected and retained into the future. It supports the strategies of the clause, to conserve, protect and enhance the identified heritage fabric, maintaining visual prominence of heritage buildings and landmarks, discourages demolition and ensures sympathetic alterations pursuant to the Burra Charter. Applying a site-specific Heritage Overlay to the site will better identify built form elements of heritage value on the site.

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The subject site is located within an Urban Renewal Precinct under Clause 21.02-3, that is, Creswick Road Precinct (CBD fringe mixed use). It has contributed to this commercial area since the 1860's and when it closed as a hotel in the 1960's it was repurposed commercially for decades. It can be argued that this Urban Renewal Precinct can still fulfil its potential for large-scale renewal and redevelopment in conjunction with heritage controls on this site. Future development of the Precinct will be guided by structure, framework or master plans incorporated into the planning scheme, pursuant to Clause 21.02-3, in addition to the Burra Charter.

**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 heritage significance of the place.

**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. There may be minor increases in planning permit applications. Any additional work created by the additional heritage controls can be resourced with current staff levels.

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*Planning and Environment Act 1987*

**BALLARAT PLANNING SCHEME**

**AMENDMENT C252ball**

**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 1 attached map marked "Ballarat Planning Scheme, Amendment C252ball".
2. Deletes the site from the Lydiard Street Heritage Precinct (HO171) from Planning Scheme Map No. 23HO.

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In **Overlays** – Clause 43.01, replace 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

Landmark Heritage Pty Ltd, January 2025 ~~April 2023~~

**Place:** Carriers' Arms Hotel, former (aka Market Square Hotel, former)

**Address:** 9 Creswick Road, Ballarat Central

**Build date:** 1890 (hotel), 1866-69 (stables)

**Architect:** Henry R Caselli (stables?)

**Builder:** J. Matthews (hotel)



Landmark Heritage Pty Ltd, January 2025~~20~~ April 2023

## History

### *Locality history*

Ballarat is located on Wadawurrung country. European settlement dates from the 1830s when sheep grazing and farming were established, followed soon after by a settlement at Buninyong. Gold was first discovered in the area in 1851, prompting the establishment of townships at Mount Clear, Sebastopol and Warrenheip. 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 exploded, peaking at about 64,000 in 1868. During the 1870s industries were established including 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. The railway lines to Maryborough and Ararat were opened in 1875, enabling Ballarat to become a significant commercial centre. Later in the nineteenth century other industries were established, including sawmilling, cordial factories and viticulture. Throughout the twentieth century Ballarat prospered as a major administrative, manufacturing and commercial service centre. The population of Ballarat increased significantly again in the post-war years (idcommunity 2022).

### *Contextual history*

#### *Industry and commerce*

The subject building was part of a much broader commercial and industrial cultural landscape located in the vicinity of Creswick Road (Doveton Street North), Webster Street, Market Street and Mair Street.

A market reserve was gazetted in 1854 on land between Creswick Road and Market Street, across from the subject site (today the site of the Ballarat Civic Hall). It served as a general market square until a formal Hay Market was established in 1863 (see Figure 1).



*Figure 1. Ballarat Haymarket, c1906. Horse-drawn carts loaded with hay are visible in the foreground. (Source: Victorian Collections CB\_Photo\_283)*

The Barley Sheaf Brewery was established by Henry Leggo and his brother-in-law J. B. Murton in 1857 in Creswick Road next door to the subject site (see Figure 2; a car yard is there now). In addition, William Coltman's timber yard and sawmill was located on the east side of Creswick Road, at the junction with



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Doveton Street North. In 1915, the Carriers' Arms Hotel was flanked by a farrier to the north, and to the south, before Webster Street, three coachbuilding businesses in addition to the Eureka Aerated Waters Brewing Company, likely the former Barley Sheaf Brewery (S&Mc 1915).

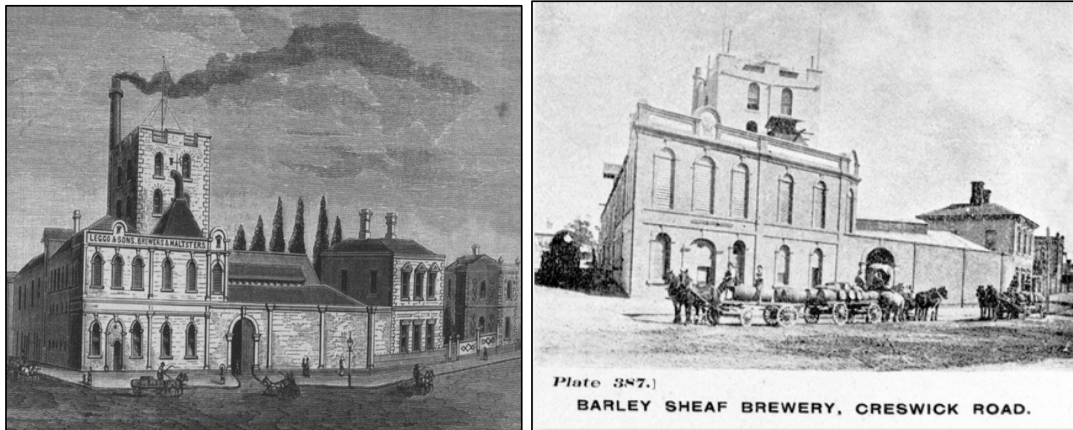


Figure 2. Showing the Barley Sheaf Brewery in 1888 (left) and date unknown (right), looking north up Creswick Road, likely from the corner of Webster Street. (Source: Victorian Collections CB\_Photo\_697 (left) and MH1718 (right))

### Hotels

A brief attempt at prohibition on the newly discovered Victorian goldfields failed miserably because the sly grog trade flourished. Watercourses were muddied by alluvial mining and safe drinking water was scarce. As a consequence, from 1854 the colonial government issued publican's licenses for the sale of beverages, but the selling of sly grog was still prevalent. Ballarat historian Weston Bate states that from the late 1850s Temperance became the strongest moral issue to counter the sins of life on the diggings. Drunkenness and depravity were seen as the major cause of social evils, endangering the lives of women and children in particular (B&DGS).

First established in the 1850s, hotels played a significant role in the history of the Ballarat community, particularly in the social life of workers. Many hotels were built on main thoroughfares to attract passing traffic *en route* to commercial, manufacturing and industrial buildings, providing food, drink and accommodation.

The Ballarat Brewing Company played an important role in hotel history of Ballarat. It first formed to amalgamate brewing and hotel interests in Ballarat, including the Royal Standard Brewery, James Coghlan's Phoenix Brewery at Warrenheip and Henry Leggo's Barley Sheaf Brewery in Creswick Road (see Figure 2). Registered as a company in 1895, James Coghlan and William Tulloch were the principals of the new company (Federation University 2018). The company also took over the lease of a number of Ballarat hotels, including the Carriers' Arms Hotel.

The role of the hotel as a provider of accommodation for travellers and as an entertainment venue and meeting place for local community organisations diminished over time. Falling hotel standards and pressure from the temperance movement prompted the Victorian government to reduce the number of available liquor licenses. A Liquor Licenses Reduction Board was appointed in 1906 to begin the process of de-licensing hotels throughout Victoria.

The Carriers' Arms Hotel was included in the Ballarat West Licensing District. It was noted in 1915 that:

*The local demands in the Ballarat West district were of considerable extent, as also were those of farmers and others interested in agricultural, pastoral, and mercantile*

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*pursuits, whose business transactions brought them to the city. In addition there was a large influx of tourists and visitors during certain periods of the year, particularly at Christmas and Easter time, as well as on the occasions of holding the South Street competitions, agricultural shows, and fire brigade demonstrations... (Argus 29 May 1915:17)*

In 1908, in the Ballarat West Licensing District, seven hotels were closed by the Licenses Reduction Board in that year (*Age* 19 May 1908:9). In 1911, 76 hotels were operating in the district, with nine de-licensed in that year (*Ballarat Star* 20 March 1911:4; *Gympie Times* 25 March 1911:4.). In 1915, out of 36 existing hotels in the District, a further 14 were de-licensed, and in 1920, another four were closed (B&DGS; *Argus* 29 May 1915:17 and 27 August 1920:6).

Many hotel buildings were demolished or adapted to different uses; other hotel owners upgraded and refurbished their buildings from this period through to the 1920s and 1930s in order to meet the new licensing conditions that required the improved provision of food and accommodation.

### Place history

#### Use and development

The subject site is located on part of Crown Allotment 47, Township of Ballarat, an area of approximately three roods, first purchased by P. W. Welsh in 1853 (see Figure 3) (*Ballarat Township* 1964).

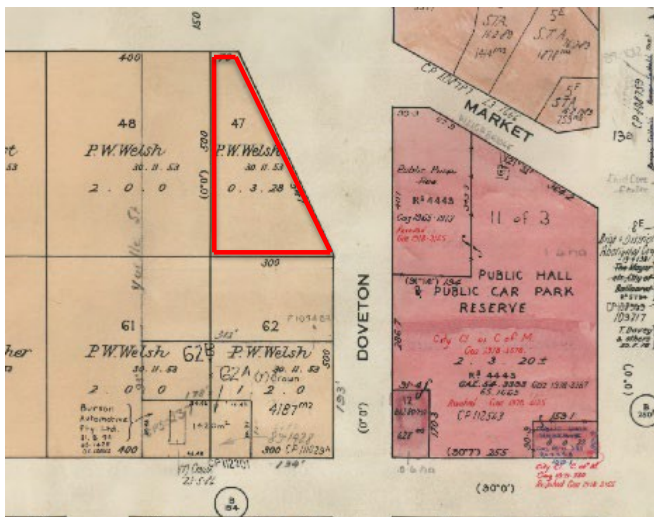


Figure 3. An extract from the Ballarat Township plan showing Crown Allotment 47 outlined in red. (Source: Ballarat Township 1964)

An 1866 map shows buildings, including the Market Hotel, on the subject site within the larger area of Crown Allotment 47 (see Figure 4). The Market Hotel building marked on the map is assumed to be the Market Square Hotel, owned by Thomas Whateley and first licensed to John Stewart in 1857 then to Thomas Whateley in 1858 (*Star* 13 June 1857:3 and 12 June 1858:2). The Market Square Hotel may have been owned by both Whateley and James Hodge Byles, hotel keepers and lemonade manufacturers of Ballarat, who, in 1857, dissolved their business partnership (*Star* 14 February 1857:3).

The hotel was variously addressed at Market Square (so called because it was situated near the hay and produce market), Doveton Street or Creswick Road. Its proximity to the hay market influenced the use and development of the hotel buildings. By 1863, by which year the hay market was in operation, the

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hotel was known as the Carriers' Arms Hotel (*Star* 18 February 1863:3; 21 September 1863:2). Note that a "carrier" was something like a carter, whose job it was to transport goods. In 1865, the subject site was described in the Ballarat City rate book as a brick hotel owned by Thomas Whateley with a net annual value of £150 (RB 1865).

From 1866 the hotel was associated with lost and found livestock and the buying and selling of wagons, harness and farm machinery, business that was likely linked to the hotel's proximity to the market (*Ballarat Star* 18 July 1866:3; 4 June 1872:3; 27 April 1874:3; 5 February 1876:3).

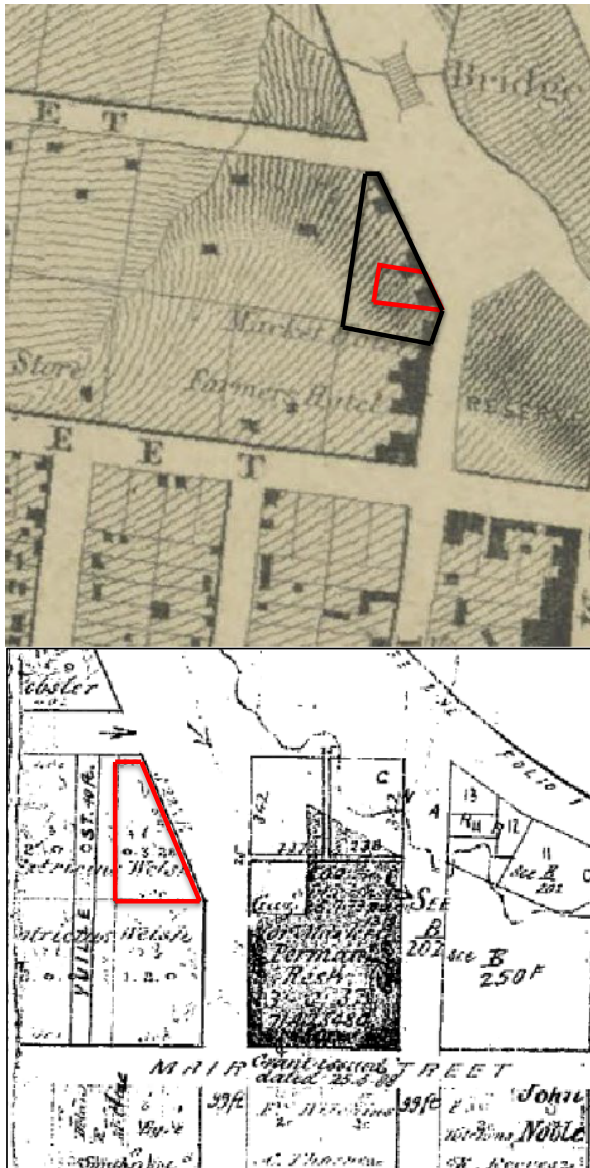


Figure 4. TOP: showing the approximate boundaries of the subject site (in red) within Crown Allotment 74 (outlined in black) and existing buildings in 1866. The hay market reserve can be seen to the right. BOTTOM: showing subject allotment (outlined in red) in relation to the market reserve to the right in 1857. (Source: Top: PROV, VPRS 8168/P0002, FEATR321; BALLARAT GOLDFIELD, 1866; Bottom: Put-away plan B154, 1857)

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In 1868, tenders were called for plastering the Carriers' Arms Hotel in Market Square (*Ballarat Star* 9 April 1868:3). In July 1869, architect H. R. Caselli called tenders for alterations and additions to the Carriers' Arms Hotel in Market Square (*Ballarat Star* 5 July 1869:4).

Many of those who visited the Carriers' Arms Hotel were farmers who travelled to Ballarat to access the hay and produce market nearby. The stables on the subject site were likely built to accommodate the horses of those doing business in town. The stables do not appear on the 1866 map (see Figure 4), but in August 1869 an advertisement requested that the owner of a horse left at the Carriers' Arms livery stables claim it within seven days or the horse would be sold (*Ballarat Star* 19 August 1869:3). This evidences that stables were on site by 1869, but it is not clear if they were part of the additions designed by Caselli.

David Wilson took over the hotel license in 1871 and John Carrol in 1877 (*Ballarat Star* 11 July 1871:4 and 18 July 1877:4). In 1878 Michael Carroll of the Carriers' Arms Hotel notified readers that he was able to offer special accommodation to owners of horses and visitors generally who were planning to attend the upcoming Ballarat Agricultural Society show. An advertisement year before offered 'extensive and first-class stabling' with loose boxes (*Ballarat Star* 16 October 1878:2, 3 and *Ballarat Courier* 24 April 1877:3).

Crown Allotment 47 was subdivided, with Thomas Whateley, farmer of Mount Blowhard, becoming the owner of approximately one rood, the subject site, in 1879 (CT:V1094 F732). Ratebook records indicate that Whateley was the owner of Crown Allotment 47 since at least 1857, however General Law certificates of title (1837-1862) were not accessed for this report.

Jacob Markillie took over the hotel lease of the Carriers' Arms in 1882, and after his death later in the same year, his widow Susan Markillie became the licensee (*Ballarat Star* 20 July 1882:3 and 5 August 1882:2). In announcing Markillie's arrival, a newspaper article noted that 'every accommodation for farmers and horses could be obtained' at the Carriers' Arms (*Ballarat Star* 9 August 1882:3). Susan Markillie let her potential clients know that she was undertaking a complete renovation and fitting out of the building and that the stabling belonging to the hotel was 'large and specially adapted to the requirements of the Patrons of this well-known Hostelry' (*Ballarat Star* 23 August 1882:4).

Tenders were called in 1884 by Messrs Everingham, Greenfield and Co. for painting and paperhanging at the Carriers' Arms (*Ballarat Star* 1 August 1884:3).

Ownership of the subject allotment passed into the hands of Thomas Whateley's granddaughter Mary Ann Elsey, spinster of Soldiers Hill, in 1890 (CT:V1094 F732). A new hotel building was erected under Elsey's ownership. In 1890, the *Ballarat Star* reported that:

*A fine three-storey brick building has just been erected to take the place of the present Carriers' Arms hotel, in Creswick road, an old wooden structure. In addition to the bar there are 18 rooms, exclusive of the kitchen and appurtenances. These are all lofty, well ventilated, and admirably lighted. The passages and corridors are all spacious, and the stairways are broad and convenient. The fittings are all of an excellent style. Mr J. Matthews was the contractor for the brickwork, Mr F. Buley for the carpentering, Mr J. Donaldson for the painting, Mr Radley the plastering, and Mr Rattray for the plumbing. The hotel is fitted with every convenience, and the workmanship throughout is excellent* (*Ballarat Star* 21 February 1890:2).

The new 'commodious premises' for the Carriers' Arms Hotel were built adjoining the original hotel building. In 1891, a fire damaged the original hotel building, still owned by Thomas Whateley, which



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had been in recent use as a paper bag factory. The former hotel, which was of brick\*, remained intact, but its woodwork was extensively charred by the fire (*Ballarat Star* 2 September 1891:2).

The new Carriers' Arms Hotel was leased to Coghlan and Tulloch's Ballarat Brewing Company Limited in 1901 (CT:V1094 F732).

The Carriers' Arms Hotel provided a meeting place for numerous occasions, including political speeches, funeral gatherings, and, in 1907, a meeting of Wood and Coal Merchants' Association objecting to the lack of available wood to supply consumers in Ballarat (*Ballarat Star* 6 May 1907:2).

An advertisement for the Carriers' Arms in 1910, by this year licensed to M. Minogue, listed the features of the hotel, which included hot and cold baths; best brands of wines, spirits and cigars; good meals and beds; billiards and good stabling (see Figure 5) (*Ballarat Star* 23 December 1910:40). The associated photo shows the original cast-iron balustrade atop the tower. This had been removed by the 1930s (compare Figures 5 and 6).

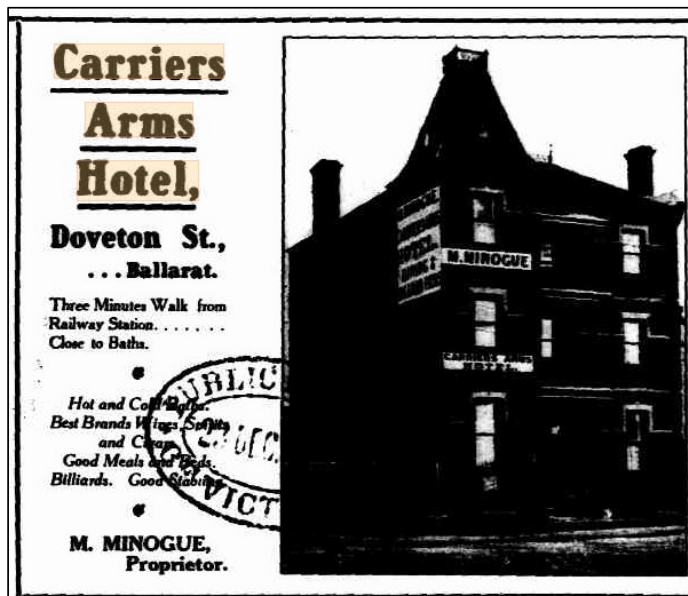


Figure 5. An advertisement for the Carriers' Arms Hotel in 1910. (Source: *Ballarat Star* 23 December 1910:40)

As part of the Ballarat West Licensing District, the Carriers' Arms Hotel survived License Reduction Board hearings in 1908, 1911, 1915, 1920 and 1922. The footprint of the hotel in 1926 can be seen in Figure 6 and a view of the hotel in c1930s can be seen in Figure 7, by which time its face brickwork had been overpainted.

\* There are contradictory references to the previous hotel as being of brick or of timber, but most commonly as brick.

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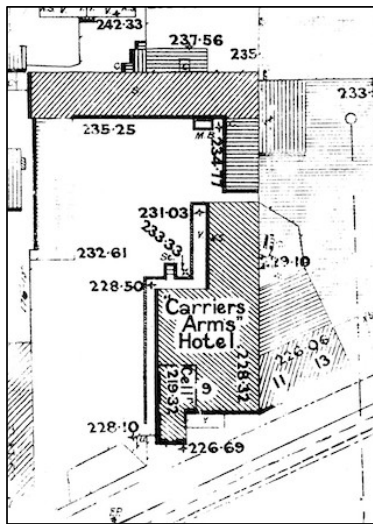


Figure 6. An extract from a sewerage plan showing the subject site in 1926. The hotel and rear stables are of brick (diagonal hatching) while a since-demolished woodshed abutting the stables was of timber (straight hatching). (Source: Ballarat Sewerage Authority, Detail Plan No. 4, 1926).



Figure 7. A view of the Carriers' Arms Hotel from the market reserve (now Civic Hall site), c1930s. The men's toilet block is visible at the rear. (Source: Ballarat Library cited in Ballarat Revealed)

After Mary Ann Ford (nee Elsey) died in 1940, the subject property passed into the ownership of Ford's daughters, Alice Ford and Ella Mary Ford, spinsters of Blowhard in 1941. In 1945, Alice Ford became the sole proprietor (CT:V1094 F732).

Plans of the site in 1954 and 1959 can be seen in Figures 8 and 9. Restoration of the roof and internal alterations and additions were made to the Carriers' Arms Hotel in 1954 to a design by Ballarat architects L. R. Vernon and Associates (BP 3930, 1954). By this year, part of the stables building had been converted to garages, a ladies' WC and wood shed had been built against the north end, and a larger men's toilet block built just behind the hotel building (see Figure 11).



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The plans illustrate the separate functions of the drinking establishment, with rooms set aside for men and women, and the larger accommodation business. A diminutive Ladies Parlour was located in the front room, separated by glazing from the main Bar. A Parlour, presumably for accommodation guests, was set behind the Bar and had its own small drinks counter.

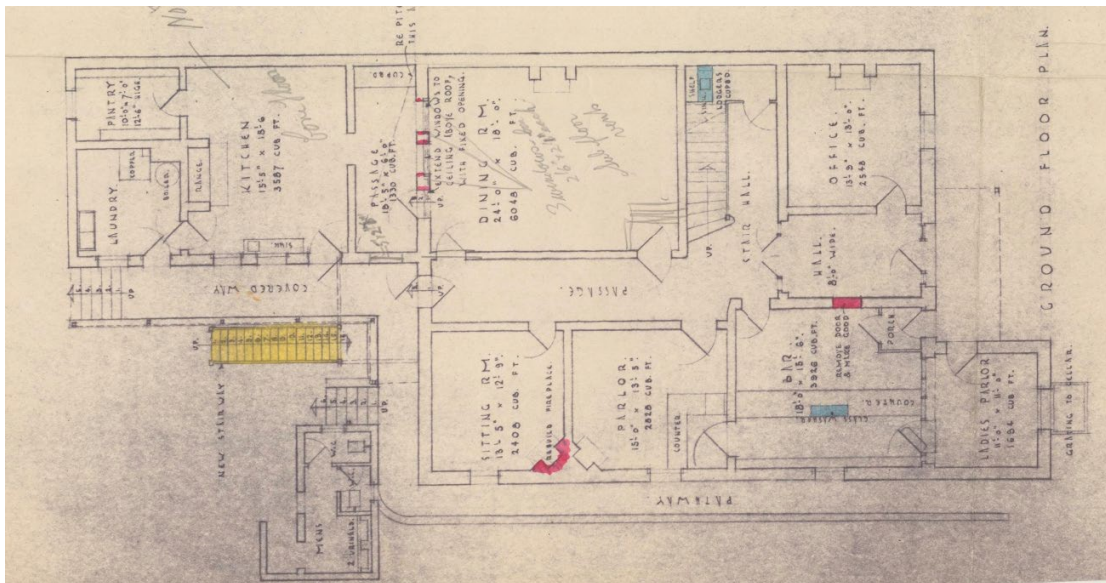


Figure 8. Ground floor plan, showing configuration in 1954 and proposed changes. (BP 3930, 1954)

The remainder of the building was for overnight guests, with a Sitting Room and Dining Room on the ground floor, and a semi-detached Kitchen wing adjacent to the Dining Room. The manager’s office was in a front room. The first and second floors each held eight bedrooms (prior to the works) with a male bathroom on the first floor and female bathroom on the second.

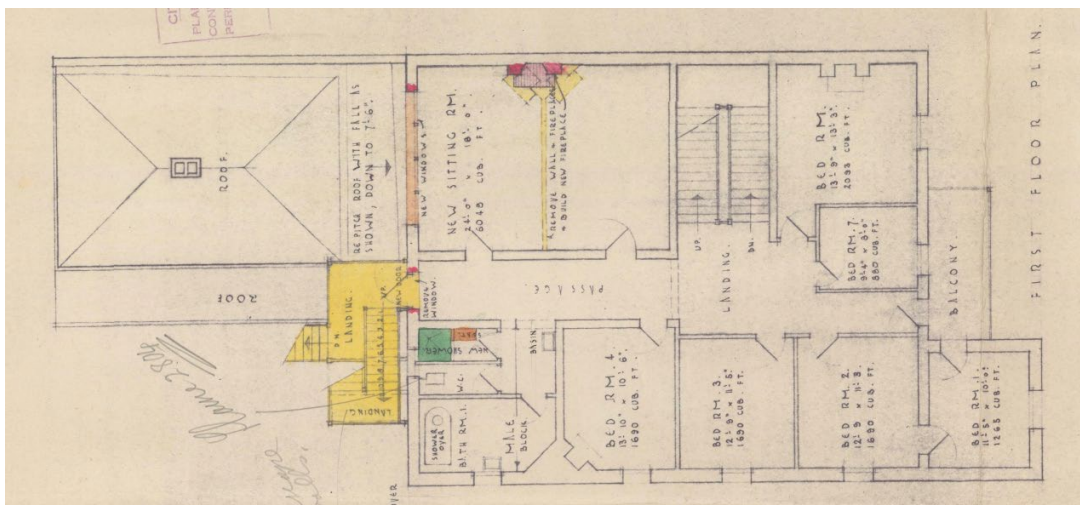


Figure 9. First floor plan in 1954. Note new fire escape (yellow) and rear windows (orange) proposed. (BP 3930, 1954)



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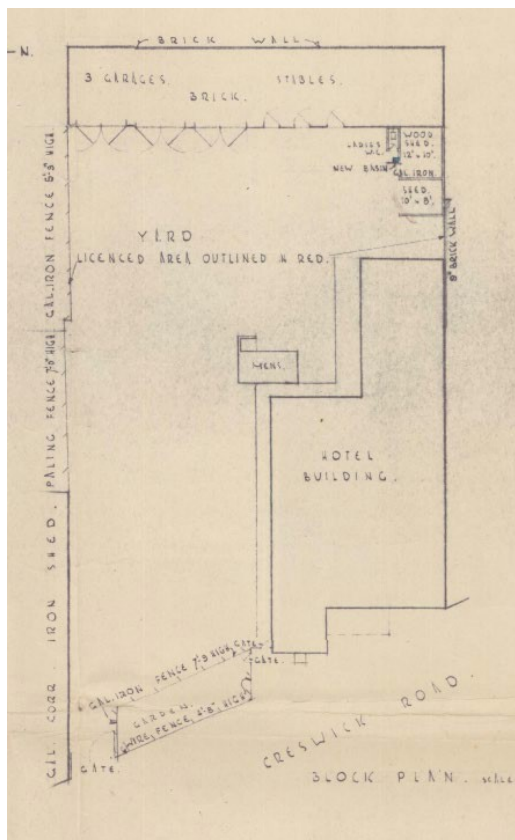


Figure 11. A plan of the subject site in 1954. (BP 3930, 1954).

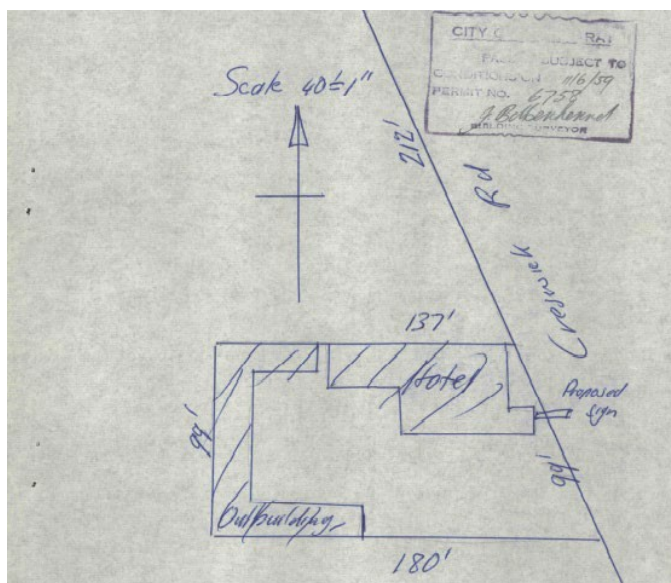


Figure 12. A plan of the subject site in 1959. (BP 6758, 1959)



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The license for the Carriers' Arms Hotel was surrendered in 1968 and compensation of \$16,000 was paid to the owner (*Age* 30 April 1969:27). According to an article in the *Ballarat Courier* in 2019, the Victorian Licensing Court stipulated owner Alice Ford needed to meet certain conditions, among which were supplying hot and cold water, the laying of carpet and the provision of indoor toilets. Ford decided it was not worthwhile to keep the license going. The publican at the time was Domenico Sanotti (Cluff 2019).

In 1969, an application was made to the City of Ballarat to use the land on the south side of the Carriers' Arms Hotel as a used car yard (BP 14421A, 1969). Views of the Carriers' Arms Hotel in the 1960s can be seen in Figure 13.

Peter and Margaret Llewellyn became the owners of the subject site in 1970 and operated an antique store from the building and also used it as a residence (CT:V1094 F732; BP 14351A, 1969).



Figure 13. The Carriers' Arms Hotel in 1967 (left) and c1960s (right). The attached building on the right-hand side of the hotel has since been demolished. (Source: left - Geoff Biddington, Federation University Historical Collection Cat. No. 9151-9; right - Victorian Collections HR21A)

In summary, the hotel, first as the Market Square Hotel 1857-1863, then the Carriers' Arms Hotel from 1863 until 1968, operated from the subject site from 1857 until 1968 in the continuous ownership of the Whateley family. The current Carriers' Arms Hotel building was erected in 1890. The existing stables, built between 1866 and 1869, are related to the hotel's proximity to the hay market, which was in operation by 1863.

### Associations

*Whateley family, owner of subject site 1857-1970*

Little is known about the Whateley family.

Thomas Whateley lived at his Mains farm in Learmonth-Sulky Road, Blowhard, established in 1856. Its buildings included a brick home, bluestone stable and barn (City of Ballarat 2023).

Thomas Whateley operated a number of farms during his ownership of the Market Square Hotel, later the Carriers' Arms Hotel. On Whateley's death in 1894, his will left his White Horse farm to nephew Thomas Whateley; his Mains farm and Lyons farm at Mount Blowhard in trust to John Elsey (and then to Mary Ann Elsey after John Elsey's death); and his farm at Sulky Gully, known as Reserve farm, to his nephew Thomas Whateley (*Argus* 11 May 1894:7).

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*Henry Caselli, architect*

Henry Richard Caselli was born at Falmouth, Cornwall in 1816. The son of a naval architect, before Caselli arrived in Australia in 1853 on board the *Gazelle* he was apprenticed to a shipyard for seven years and later became a naval architect. On his arrival he stated his occupation as a ‘mast and block maker’. He worked for Lloyd’s Shipping Company as a surveyor in Geelong until 1854 then tried his luck on the Ballarat goldfields. After minor success digging for gold he returned to architecture, establishing an office in the Chamber of Commerce Buildings in Sturt Street, Ballarat. He designed many of Ballarat’s key buildings, such as the interior of the Ballarat Town Hall and Ballarat East Fire Station. He supervised the construction in Victoria of a number of churches designed by the English Gothic Revival architect Charles Hansom, and his church designs were strongly influenced by these. Caselli became the Ballarat Anglican Diocese’s architect, and designed for other denominations as well. He formed a joint practice with Charles D. Figgis in the early 1880s. Caselli died in 1885 at the age of 69 at Ballarat and is buried in the Ballarat Old Cemetery (Heritage Victoria 2008; *Ballarat Star* 4 March 1885:2).

**Description**

*Setting*

The former Carriers’ Arms Hotel is a landmark at the south end of Creswick Road, at the northern edge of the Ballarat CBD. Located two blocks west of Ballarat Railway Station, it stands across from Market Street, the location of the now-demolished Haymarket.

There are single-storey shops to the south of the site, and a large caryard to the north – its showroom building is set far back from the street, breaking the traditional on-boundary character of the commercial area.

The Hotel building sits at the front boundary, on the north side of its generous site. The southern half is taken up by an above-ground car park. Along the rear boundary is the stables/garage. Fencing comprises a lightweight reproduction Victorian palisade fence on a bluestone plinth along the front boundary of the carpark, the brick wall of a neighbouring shop and a cream Colorbond metal fence along the south side, and grey corrugated Colorbond enclosing the middle of the northern boundary (the Hotel and Stables form most of this boundary).

*Hotel*

The former Hotel building is three-storeys in height with a single-storey rear kitchen wing. It is constructed of hard red bricks with cream brick and limestone dressings to the front façade. The roof is clad in slate. The front façade is asymmetrical, due to a projecting tower element with a mansard roof with convex sides, featuring oeil de’boeuf (bull’s eye) dormer windows. The roof over the three-storey body of the Hotel is an M-hipped roof (with central valley gutter) typical of nineteenth-century buildings. The rear Kitchen wing has a nearly pyramidal simple hipped roof with a chimney at its apex. It is clad in short-sheet corrugated steel in an oxide red.

Apart from the mansard-roofed tower, the building features a three-storey verandah which stretches across the centre third of the façade. In keeping with the ceiling heights of each floor, it diminishes in height as it rises. All levels feature a slender corner Corinthian column, fluted for the two balconies. The ground and first floors have framed cast-iron friezes with separate brackets, while the second floor has only brackets and a fringe. The balconies have cast-iron balustrades. Each level has a different pattern of frieze, brackets, and/or balustrade. Looking at 1960s photos, this appears to be an original design feature, intended to add visual interest.

The eaves of the front façade and tower feature heavy timber brackets with chamfered sides. They sit in front of a band of standard cream bricks with a band of moulded cream brick “specials” (with an ovolo

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profile). Further down, the floor level is marked by a band of cream bricks within moulded bricks, a single row of scotia-profile cream bricks marks the window-sill level, and a single band of plain cream bricks connects with the bottom of the label moulds of windows. These label moulds are primary of plain cream bricks, with a keystone and abutments of limestone. At the base of the building, marking threshold level, is a row of bullnose red bricks. All windows are square-headed double-hung sashes.

The brickwork of side and rear elevations is in English bond with struck jointing, while the front façade is tuckpointed Flemish bond. The red bricks have red stopping mortar and white ribbons, while the cream bricks have cream-coloured stopping and black ribbons. Windowsills are of rendered brick.



Figure 14. The three front doors to the hotel: to the Ladies' Lounge (left), Main Bar (centre), and accommodation (right). The Leggo's painted sign is to the right of the Main Bar door. (Landmark Heritage, 2023)

The ground floor is notable for the presence of three front entrances beneath the front verandah, demonstrating both the multiple original uses of the building (bar and accommodation) and the segregation of women from men. A low doorway provides access into the diminutive Ladies' Lounge in the tower section. Next to it is a taller but still narrow doorway into the main Bar (the door and possible its highlight are c1930s). The grandest entrance is into the front corridor of the accommodation section, with a five-panelled door surrounding by sidelights and highlights of patterned etched glass with accents of ruby flashed glass. There is a bluestone-framed cellar door opening at the foot of the tower, which was once used to roll beer kegs into the cellar.

Other elements that speak of the building's history are the faded painted signage. Beside the main Bar entrance is a small painted sign reading: *Dr[in]k Leggo's Barley Sheaf Ales & Stout / Bottled or Draught*. As noted in the history, this brewery was nearby on Creswick Road. On the north elevation, the name *Carriers' Arms Hotel* is just visible along the parapet, with *Melbourne Bitter* (overlaid atop *Tiger Bitter*). Below this painted signage are rendered areas which appear to correspond to the party wall of an adjacent commercial building, demolished since the 1960s (see the right-hand image in Figure 13). It appears that the ground level has been raised on this side of the building when the car yard was created, leading to a notable rising damp problem (ineffectively "treated" with cement render).



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*Figure 15. Hotel viewed from the north-east, with the painted signage visible at parapet level. Rising damp is visible at the base of this wall. (Landmark Heritage, 2023)*

External alterations to the Hotel building since its construction in 1890 include the fire escape and new windows installed in the rear elevation, the new roof between the Dining Room and formerly detached Kitchen in the 1950s (discussed in the History). The external door into the front Bar dates from the mid-twentieth century (with four horizontal glazed panels). The southern chimney has been altered by the removal of corbelling at the top or possibly rebuilding (note that the two northern chimneys are intact). The flashing of the mansard-roofed tower has been replaced and simplified, with decorative zinc scalloping visible in the 1960s images (Figure 13). This probably occurred at the same time that the slates (at least to the tower) were replaced in-kind. Current downpipes are rectangular in profile and Colorbond; a change from the original round galvanised downpipes. The gutters have been replaced with a standard quadrant profile, while the originals would have been ogee or half-rounds.

As shown by early photos (see Figures 7 and 13), the Hotel building's brick walls were painted white by the 1930s. Since that time, however, the paint has been gently removed, with little or no apparent damage from the front façade and south elevation. This included the removal of painted signage from the south side elevation, though "ghost" signs remain on the brickwork of the northern side.

The Kitchen, at the rear, has a very high level of external intactness, comparable to that of the front façade. It retains a fine timber verandah on its south side, with chamfered timber posts with built-up timber capitals. Between them is a balustrade comprising curved-top posts and a metal pipe rail, probably from the 1920s. Windows and doors to the Kitchen and original windows of the rear and south elevations of the main building have segmental brick arched heads and rendered window sills. It is apparent that the link between the Kitchen and the Dining Room was once an open passage, but the opening at its east end has since been infilled with a new window inserted. Detached kitchens were common in the nineteenth century, both as a fire-prevention measure and to keep smells out of the rest of the building.

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Figure 16. The kitchen, viewed from the south. A timber verandah post is visible at centre. (Landmark Heritage, 2023)

Internally, there is a relatively high level of intactness, with the principal alterations those carried out in the 1950s. Nearly all rooms retained beaded lining board ceilings, with straight and diagonal patterns. Nearly all rooms retain heavy moulded architraves and four-panelled doors. Many rooms retain simple fireplace mantles, of a utilitarian type popular for much of the nineteenth century. Most of the joinery has been overpainted, with the exception of a few ceilings.



Figure 17. Timber-lined ceiling in the former Main Bar. (Landmark Heritage, 2023)

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Internal features of note include the arched entryway between the front entrance and rear corridor, which features etched and flashed glass similar to the front door. The partly glazed door to the main Bar, with flashed glass. The central stairway retains polished timber newel posts, turned balusters, and a large skylight at the top of etched and flashed glass.



Figure 18. Top flight of the staircase and associated skylight. (Landmark Heritage, 2023)

### *Stables/garage*

The stables building of c1866-69 runs along the rear boundary of the site and its walls form that western boundary as well as part of the north and south boundaries (meaning that these three external walls are subject to the whims and ad-hoc repairs of adjacent property owners).

The bricks are handmade, with weathered lime-mortar joints (the original profile was probably struck). Bluestone rubble foundations are visible on the north side. The north and south end walls have a simple parapet, containing the long, low-pitched hipped roof. It retains fairly old corrugated steel (or iron) roofing, which is visible rusted.

The southern third of this long, narrow building was converted into three garage rooms, each with a pair of large ledged timber doors opening into the carpark. The brickwork around these garage doors has been rebuilt, though with the same handmade bricks as the rest of the building. This part of the building is suffering from severe movement, with the east (front) wall bulging outward, and tied back with several generations of methods, from early wrought-iron “S” ties (also visible at the rear of the north end), to recent steel straps and a full-height triangular steel brace.



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Figure 19. Southern half of the stables, with three garage doors and a divided stable door (right). (Landmark Heritage, 2023)

The remainder of the building appears to retain its 1860s form and elements. It has two visible doorways along its front (east) façade. Near the north end is a four-panelled door (typical of nineteenth century residential use). To its south is a divided and ledged stable door. Both have iron lintels instead of brick flat arches. The interior of this part of the building retains the original timber framing supporting the hay loft above, as well as early floorboards to the southern half of the loft. The ground floor has brick flooring. There is no evidence of horse stalls or other stable fixtures and fittings. There are no windows to the building, but there were ventilation slits in the brickwork along the rear (west) elevation, since loosely infilled with unmortared bricks.



Figure 20. Four-panel pedestrian door to the north part of the stables. (Landmark Heritage, 2023)

At the north end of the former stables is a ladies' WC addition, concealing part of its western elevation. This addition was constructed of hard, twentieth-century brick. The WC retains a toilet with a high cast-iron cistern stamped "ORB Ballarat". There is a free-standing men's toilet block, which is just behind

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the main hotel. It was not inspected internally. Neither of these toilet buildings is shown on the 1926 sewerage plan, while the men's toilet block is seen in a c1930s image (see Figures 6 and 7), suggesting they were both built around 1930 when the sewer connection became available.

### Comparative analysis

As noted in the History, there were many hotels built in Ballarat during the nineteenth century, with a reduction in the number operating on from 1906 with the establishment of the Liquor Licenses Reduction Board. In some cases, such as at the subject site, the hotel building survives to the present day but no longer serves its original purpose. Many of them have been extensively altered internally to adapt to new uses, such as offices and residences.

As the architect of the 1890 Carriers' Arms Hotel building is unknown, comparisons will be drawn from the general category of purpose-built Victorian hotels in Ballarat, with a focus on those of the late Victorian period (including a few late examples of typical Victorian styles built in the first years of the 1900s).

Victorian-era hotels in Ballarat can be divided into two general groups: those built in the 1850s and '60s that retain their original built form, and those established in the same period but rebuilt in the 1880s to 1900s. There are a few examples that straddle the two groups, with built form remaining from both periods. The most common such alteration was the addition of an elaborate verandah to an earlier hotel.

Ballarat hotels from the earliest surviving group tend to be two-storey with modest ceiling heights and overall scale, simple neo-classical in style with round-headed windows and simple parapets. Most examples have rendered walls, such as Henry Caselli's Munster Arms Hotel of 1864 (10 Victoria Street, Bakery Hill; significant in HO176), and the North Star Hotel of c1857 (verandah c1890s; 302 Lydiard Street North, Soldiers Hill, in HO170). The former Walkers Argyle Hotel, 402 Doveton Street North, Soldiers Hill, thought to be of c1859, is similar in form but executed in face brick (in HO170).



Figure 21. Munster Arms Hotel of 1864. (Landmark Heritage, 2023)

A more sophisticated example of early classical revival is the Unicorn Hotel of c1866, 127 Sturt Street, Ballarat Central (VHR H1911). The ground floor of this rendered building is rusticated with round-headed openings, while the first floor has rectangular openings topped with flat or triangular entablatures. Cast-iron ornament was added to its two-storey verandah in the 1880s.

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Figure 22. Unicorn Hotel of c1866 & 1880s. (Landmark Heritage, 2023)

Another very fine and almost academic example of the classical revival is the former Palace Hotel, 101 Lydiard Street North, Ballarat Central (HO80). While built in 1887 it is almost a replica of Leonard Terry's London Chartered Bank of 1860 (demolished). It is most unusual compared to other purpose-built hotel, as its design is very bank-like, and it fittingly became the offices of the Ballarat Trustees after 1918. The base of the building is rock-faced bluestone with finely modelled rustication above. The first floor features Ionic order pilasters flanking rectangular windows with flat entablatures and cast-iron balconettes. The parapet has bottle balusters between simpler piers. While most of the external walls are rendered, there is a face-brick rear wing accessed off the side laneway. It has a large carriage-way arch, but there is no sign of stables surviving beyond it.

Craig's Royal Hotel, 10-16 Lydiard Street South, Ballarat Central, was built in two distinct but well-integrated phases (VHR H977). It is arguably the grandest Victorian hotel in the city. The first stage of the hotel was a three-storey structure of 1862, designed by architect CD Cuthbert. A rendered brick building, the ground floor is rusticated with round-headed openings. The two upper floors feature arcades flanked by four-storey towers in the Italian Romanesque style. This is mixed with Renaissance classical motifs such as Ionic columns to the first-floor loggia, Corinthian piers and guilloche-motif balustrades to the second floor, and flat entablatures to first-floor tower windows (note that identical entablatures were added to the loggia windows in 1890).



Figure 23. Former stables of c1867 at Craig's Royal Hotel. (Landmark Heritage, 2023)



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In 1867 poet and horseman Adam Lindsay Gordon entered into an agreement with the hotel to conduct the associated stables, which could house up to 40 horses. This may be the date when the two-storey face-brick stables block was built at the rear (fronting on to Bath Lane). It is a building of simple design, with a bracketed eaves, round-headed windows to both levels, and two segmentally arched carriageway openings. It appears to contain the hotel kitchens at present.



Figure 24. Front of Craig's Royal Hotel. The left-hand loggias and flanking towers date to 1862, while the right-hand loggias and hexagonal corner tower are from 1890. (Landmark Heritage, 2023)

The hotel was tripled in size in 1889-90, to designs by architects James and Piper. They left the 1862 wing intact, reproduced its three-storey arcaded design (with the addition of flat entablatures to all windows), and added a corner tower that clearly expressed its later, Boom-era date. The tower can be considered a more elaborate version of the Carriers' Arms Hotel tower, with a slate-clad mansard roof, bracketed eaves, and oeil de'boeuf windows. The Craig's Royal Hotel tower is hexagonal in plan, and rises a fourth level above the hotel, with round-arched windows set between fluted Ionic pilasters. The windows have cast-cement keystones festooned with swags of flowers, and larger swags are draped above them. The mansard roof retains square and fish-scale slates, original decorative zinc flashing at the top, and a wrought-iron "widow's walk" balustrade. Historic and current photos indicate that many of the main hotel interiors are intact to their 1890 form.

Late Victorian hotels include the former North Grant Hotel, 3 Peel Street South, Bakery Hill (Significant in HO176). The current three-storey brick building of 1893-94 replaced a timber hotel of 1857. It is constructed of red brick with brown-brick and render dressings. Windows have segmentally arched heads, a type that was most popular in the 1880s. Apart from the use of contrasting cladding materials, its main features of interest are small parapets to the splayed corners, with a triangular pediment and circular motif below, as well as blind arcading on the large chimneys. The ground floor is extensively altered. No outbuildings survive. (It has no verandah, but never had one.)

Landmark Heritage Pty Ltd, January 2025 ~~2020~~ ~~April 2023~~



Figure 25. Former North Grant Hotel of 1894. (Landmark Heritage, 2023)

The Golden City Hotel, 429 Sturt Street, Ballarat Central (in HO171), was another early hotel (1856) which was rebuilt in 1900 to a design by architects E & B Smith. The design is quite similar to the simpler 1860s hotels, with rendered brick walls, round-headed openings with pilasters between them, and a simple parapet with an arched pediment to the splayed corner. The two-storey verandah is typical of the late Victorian period, with cast-iron friezes in timber frames, Corinthian columns, and a bullnose roof. The corner of the verandah is accented by a gablet similar to that of Edwardian houses. Situated on a corner site, openings on the Sturt Street side have been enlarged.



Figure 26. Golden City Hotel of 1900. (Google Maps, 2018)

E & B Smith continued to design the Victorian hotel type, distinguished and nearly concealed by its multi-level, cast-iron embellished verandah. The George Hotel, 25 Lydiard Street North, Ballarat Central (VHR H71), is a case in point. First built in 1853, the two-storey original hotel was replaced in 1902 by a three-storey “wedding cake”. This three-storey hotel is graced by a wide three-storey verandah, and a bottle-baluster parapet with a large central arched pediment embellished with bas-relief foliage. The first-floor windows have round heads, while those on the second floor have very Victorian segmental

Landmark Heritage Pty Ltd, January 2025 - April 2023

arches. Unusually, the ground floor is faced with red and white marble (and original feature, though simplified since). The only clear indication of the early twentieth-century date of this hotel is the use of hard red facebrick. The same cast-iron patterns for the framed frieze and balustrade are used at each level. The cast-iron brackets have been lost. All ground-floor windows have been lost.



Figure 27. George Hotel of 1902. (Landmark Heritage, 2023)

Originally there was a large arched opening providing access to a carriageway, running through the hotel to stables at the rear. They were described just after construction as ‘in keeping with the importance of the house [hotel]. There are thirteen stalls and twelve loose boxes, with provision for the housing of vehicles’ (Smith 1903:282). The hotel suffered fires in the 1980s, with severe damage to the dining room and rear wing, but the grand staircase survived. The stable block may be the single-storey brick wing at the rear of the hotel. It is lit by a central clerestory window and is used as a lounge bar with a modern fitout.



Figure 28. Rear wing of George Hotel, possibly remnants of the stables. (Landmark Heritage, 2023)

Compared to these other hotels, the former Carriers’ Arms is one of a number that was established early in Ballarat’s history and then replaced by a totally new building around the turn of the century. In scale, it is set between the very large three-storey hotels, such as Craig’s Royal Hotel and the George Hotel, and the more common two storey hotels, including the Munster Arms Hotel and Unicorn Hotel. It is of similar size to the former North Grant Hotel.



Landmark Heritage Pty Ltd, January 2025~~20 April 2023~~

In regard to style, it is one of two hotels with a (part) mansard roof, along with the 1890 wing of Craig's Royal Hotel. This type of roof has very steep side slopes and a low-pitched hidden upper roof. Named after seventeenth-century architect Francois Mansart, this roof form became a key characteristic of the Second Empire architectural style of the mid to late nineteenth century. Also known as Second Empire Baroque, this was a highly ornamented neo-classical style that was popularised during the rebuilding of Paris from the 1850s onward. It spread to other parts of Europe, and was taken up very enthusiastically in the eastern United States in the 1860s-80s for public buildings, mansions and villas alike. It is far less common in Australia, and is generally seen on public buildings. In line with the general rarity of this roof type, it is often used only as an accent on a landmark tower. This is seen on the Carriers' Arms and Craig's Royal hotels, as well as Ballarat's Town Hall (1868, VHR H978) and the former Post Office clock tower (1885, VHR H1018). It provides a very stylish addition and adds complexity to the massing of the Carriers' Arms Hotel, though it is the simplest in detail of the four examples cited and has lost original decoration (zinc flashing and cast-iron balustrade) which the other examples retain.

Apart from removal of the tower details, the Carriers' Arms Hotel has a very high level of intactness, retaining its front verandah intact, and all windows and doors to the front and side elevations. Its internal plan form is also nearly intact, apart from minor changes in the 1950s. It retains a number of decorative elements in rooms, such as timber-lined ceilings, fireplace mantles, and the central stairway with its skylight. No furnishing or fixtures of the three bar areas remain, however.

The high intactness of the Carriers' Arms Hotel extends to the survival of its 1860s brick stables, though it was partially converted to three garages prior to 1954. The former stables retains its original handmade-brick walls, long hipped roof, a divided stable door and a pedestrian door, as well as brick flooring and a hay loft inside.

While nearly all nineteenth-century hotels had their own stables to allow visitors to "park" overnight, only a few survive to the present day and many of those in quite altered form. As noted above, among the comparative examples, Craig's Royal Hotel retains large and externally intact stables of c1867 at its rear, now used as a kitchen and other back-of house uses. The George Hotel may retain the shell of its large stables at the rear of the site, but it is no longer recognisable as such.

A similar stable block to that at the Carriers' Arms Hotel is found at the Plough Inn, 2322 Beechworth-Wangaratta Road, Tarrawingee (VHR H360). The two-storey hotel and rear stables were built in 1864. It has a gabled roof with weatherboards to the gables, handmade brick walls, and a combination of small pedestrian doors and larger "garage" doors to its main elevation. While it was in a very poor condition when inspected by Heritage Victoria in 2009, with holes in the roof and walls, it has since been repaired and restored. It is considered a significant component of a 'picturesque complex' and it also illustrates the hotel's former importance as a coaching stop (VHR H360).



Figure 29. Plough Inn stables in 2009. (Heritage Victoria, 2009)

Landmark Heritage Pty Ltd, January 2025 ~~April 2023~~



Figure 30. The same end of the Plough Inn stables after repairs, 2018 (Tripadvisor.com.au)

### Statement of Significance

#### What is significant?

The former Carriers' Arms Hotel and its stables, 9 Creswick Road, Ballarat Central, are significant. First established on this site in 1857 as the Market Square Hotel by Thomas Whateley, and renamed the Carriers' Arms Hotel in 1863. Brick stables were constructed along the rear boundary in the late 1860s, possibly part of works carried out under architect Henry R Caselli in 1869. In the 1870s and '80s they were described as 'extensive and first-class stabling' which were 'large and specially adapted to the requirements of the Patrons of this well-known Hostelry'. These patrons were primarily farmers from out of town.

The current hotel building was constructed in 1890 for the new owner, Thomas Whateley's granddaughter Mary Ann Elsey. It displays a simplified Second Empire style, with a mansard-roofed tower, and bichrome brick walls. It continued to be operated as a hotel until December 1968, when it was still owned by a descendant of Whateley.

The following elements of the place are of heritage value:

- The three-storey 1890 hotel building and its single-storey rear kitchen wing.
- The c1866-69 brick stables.
- ~~The 1930s men's toilet block and ladies' WC are contributory elements.~~

The 1930's men's toilet block, ladies' WC, front fence and recent plantings are not of heritage significance.



Landmark Heritage Pty Ltd, January 2025 ~~April 2023~~



Figure 31. Aerial view of site (Nearmap)



Figure 1. Heritage Overlay and property boundary (red), significant buildings (yellow), non-contributory buildings (green) Source: Nearmap

Landmark Heritage Pty Ltd, January 2025 ~~April 2023~~

How is it significant?

---

The former Carriers' Arms Hotel and stables are of historical and aesthetic significance and rarity value to the City of Ballarat.

Why is it significant?

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Historically, the former hotel and its stables illustrates the early commercial activity in the north part of Ballarat's business district, and its form and fortunes were intrinsically entwined with the market reserve across from it. The hotel first opened in 1857 under the name of the Market Square Hotel. When the Ballarat Haymarket was established on the reserve in 1863, owner Thomas Whateley changed its name to the Carriers' Arms Hotel. This name referred to the farmers who carted their hay to the market for sale, and stables were provided for the horses of this out-of-town clientele. (Criterion A)

The highly intact built-form illustrates the hotel uses, including changes over the twentieth century. The three front entries illustrate the separation of the sexes as well as the separation of bar and accommodation functions. The rear kitchen illustrates typical nineteenth-century floor plans which preferred detached kitchens both to prevent fires and keep odours out of the main building. Originally detached, the verandah between the kitchen and dining room survives beneath the current roof. Inside, the building retains most of its original floor plan, with changes to a few bedrooms in the 1950s, and retains timber-lined ceilings, simple timber mantlepieces, doors, and a fine staircase with a skylight. ~~Outside, the men's toilet block and the ladies' WC (abutting the stable) illustrate the trend for hotels to upgrade their facilities during the interwar period in response to new licensing conditions.~~ (Criterion A)

The painted advertising signage for 'Barley Sheaf Ales & Stout' next to the front door of the hotel bears witness to the brewery once located next door. It was amalgamated with others in 1895 to form the Ballarat Brewing Company, which then took over the lease of a number of Ballarat hotels, including the Carriers' Arms Hotel in 1901. The later painted signage on the north wall of the hotel – providing its name and 'Tiger Beer', later overpainted with 'Melbourne Bitter' – provides information to interested passers-by of the building's original use. (Criterion A)

Aesthetically (architecturally), the 1890 hotel building illustrates the trend in Ballarat for hotels established in the 1850s to be rebuilt in the decade around 1890-1900. It is distinguished by its simplified Second Empire-style form, expressed by the mansard-roof tower, which adds a landmark element and complexity to the building's massing. The bichromatic brickwork of the front façade is of high quality and features a range of moulded cream and red bricks as well as etched and flashed glass lights around the main entrance door. Unusually, it retains both original front and rear (kitchen) verandahs, clearly demonstrating the Victorian-era building hierarchy. While the front verandah has cast-iron Corinthian posts and is embellished with multiple patterns of cast-iron frieze, brackets and balustrade, the rear verandah is entirely of timber, with chamfered posts with timber capitals. (Criterion E)

The c1866-69 brick stables are a rare surviving example of a typical mid-nineteenth-century commercial stables. It retains most of its original form comprising a hipped roof, handmade brick walls, early or original pedestrian and barn doors, and an internal hayloft. The stables illustrate the key use of the Carriers' Arms Hotel: as the place farmers would stay when delivering loads of produce or hay to the market across the road. Unlike travelling salesmen, for example, this clientele had a high need for stabling. The conversion of the southern part to garages diminishes its intactness, but also illustrates the ongoing adaptation of the hotel and its facilities to changing requirements in the twentieth century. (Criteria B & A)

Reference list

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Landmark Heritage Pty Ltd, January 2025~~20 April 2023~~

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Attachment 1: Changes to Amendment C252ball post exhibition

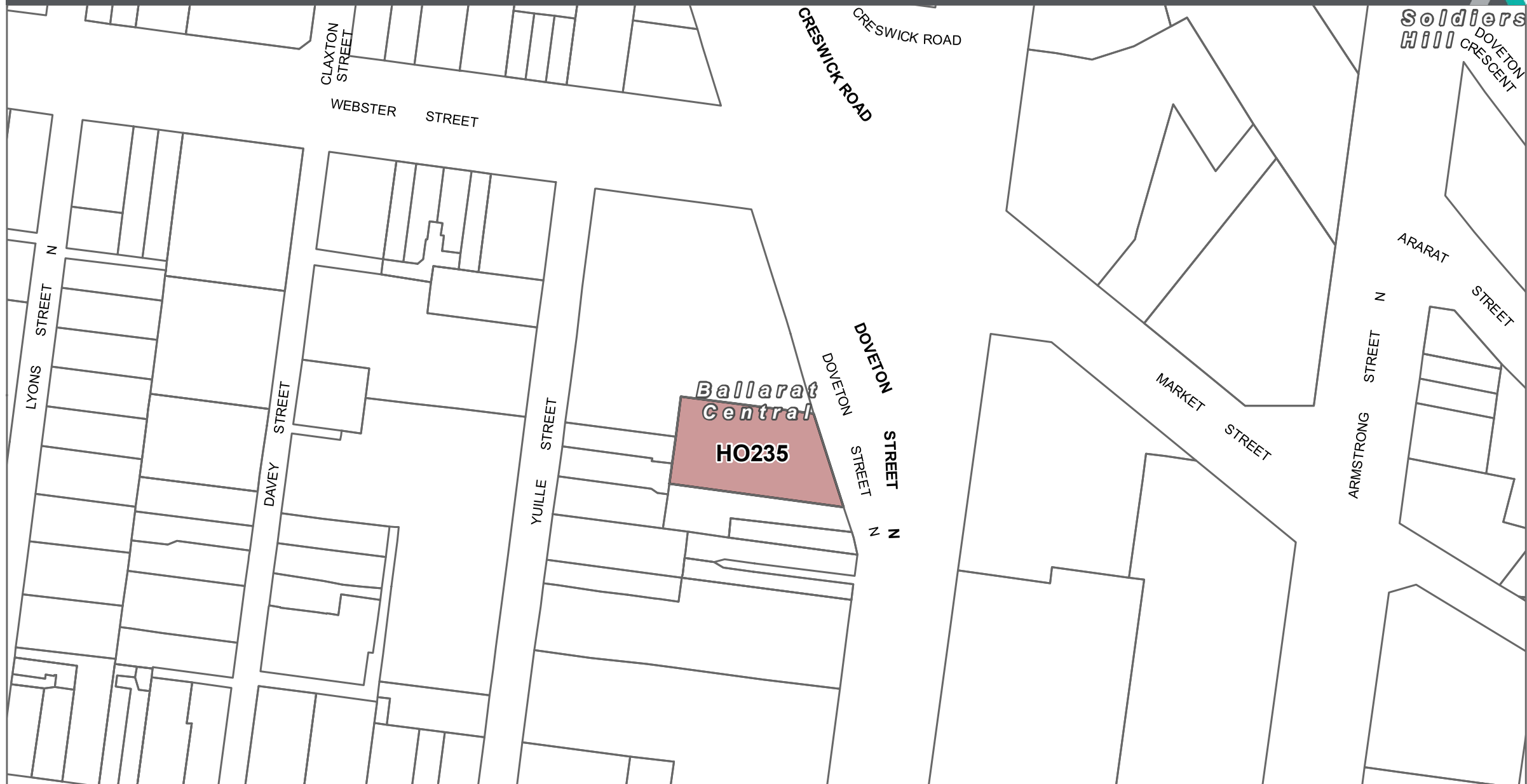
Document	Description of change	Specific change to the Statement of Significance
<p>Statement of Significance (including copy within the citation)</p>	<p>Amend date of Statement of Significance to accommodate current changes.</p> <p>Remove as elements of heritage value in 'What is Significant?' section</p> <p>Insert elements as non-contributory in the subsequent sentence.</p> <p>Amend the annotated aerial map listing significant elements and list as not contributory (see Fig 1 &amp; 2)</p>	<p>April 2023 <del>January 2025</del></p> <p><i>'The 1930's men's toilet block and ladies WC are contributory elements'</i></p> <p><i>'The 1930's men's toilet block, ladies' WC, front fence and recent plantings are not of heritage significance.'</i></p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="1025 646 1400 925"> <p><small>Figure 1. Heritage Overlay and property boundary (red).</small></p> </div> <div data-bbox="1422 646 1803 925"> <p><small>Figure 2. Heritage Overlay and property boundary (red), significant buildings (yellow), non-contributory buildings (green). Source: Nearmap</small></p> </div> </div> <p>Figure 1: Previously defined</p> <p>Figure 2: Amended</p> <p><i>Outside, the men's toilet block and the ladies' WC (abutting the stable) illustrate the trend for hotels to upgrade their facilities during the interwar period in response to new licensing conditions.</i></p>
<p>Explanatory Report</p>	<p>Aerial map updated</p> <p>In 'What the amendment does' amend the date of the Statement of</p>	<p>See Figure 1 and 2.</p> <p>April 2023 <del>January 2025</del></p>





Attachment 1: Changes to Amendment C252ball post exhibition

	<p>Significance as amended in the Schedule to Clause 72.04</p> <p>Reword the description of the outbuildings to provide for the correction of non-contributory elements.</p>	<p><i>The 1860's stables include handmade brick walls and a hipped roof, with pedestrian and barn doors and hayloft. <b>Part of the stables has been converted to garages, demonstrating the adaption of the site to changing requirements of the twentieth century. There are two additional non-contributory outbuildings; a ladies' WC abutting the northeastern end of the stables, and a men's toilet block at the rear of the hotel. Two later addition outbuildings with contributory heritage value are the ladies WC abutting the stables and 1930's men's toilet block. These demonstrate the adaptation of the site to changing requirements of the twentieth century. Likewise, part of the stables has been converted to garages, to enable their ongoing use and purpose.</b></i></p>
<p>Schedule to Clause 43.01 Heritage Overlay</p>	<p>Update Statement of Significance date</p>	<p>Former Carrier's Arms Hotel and Stables 9 Creswick Road, Ballarat Central</p> <p><b>Statement of Significance:</b></p> <p><i>Former Carrier's Arms Hotel and Stables Statement of Significance (City of Ballarat, April 2023)</i></p> <p>January 2025</p>
<p>Schedule to Clause 72.04 Incorporated Documents</p>	<p>Update Statement of Significance date</p>	<p><i>Former Carrier's Arms Hotel and Stables Statement of Significance (City of Ballarat, April 2023)</i></p> <p>January 2025</p>

# BALLARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C252ball



### LEGEND

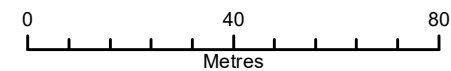
-  HO - Heritage Overlay
-  Local Government Area

### Disclaimer

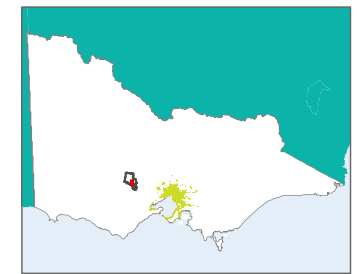
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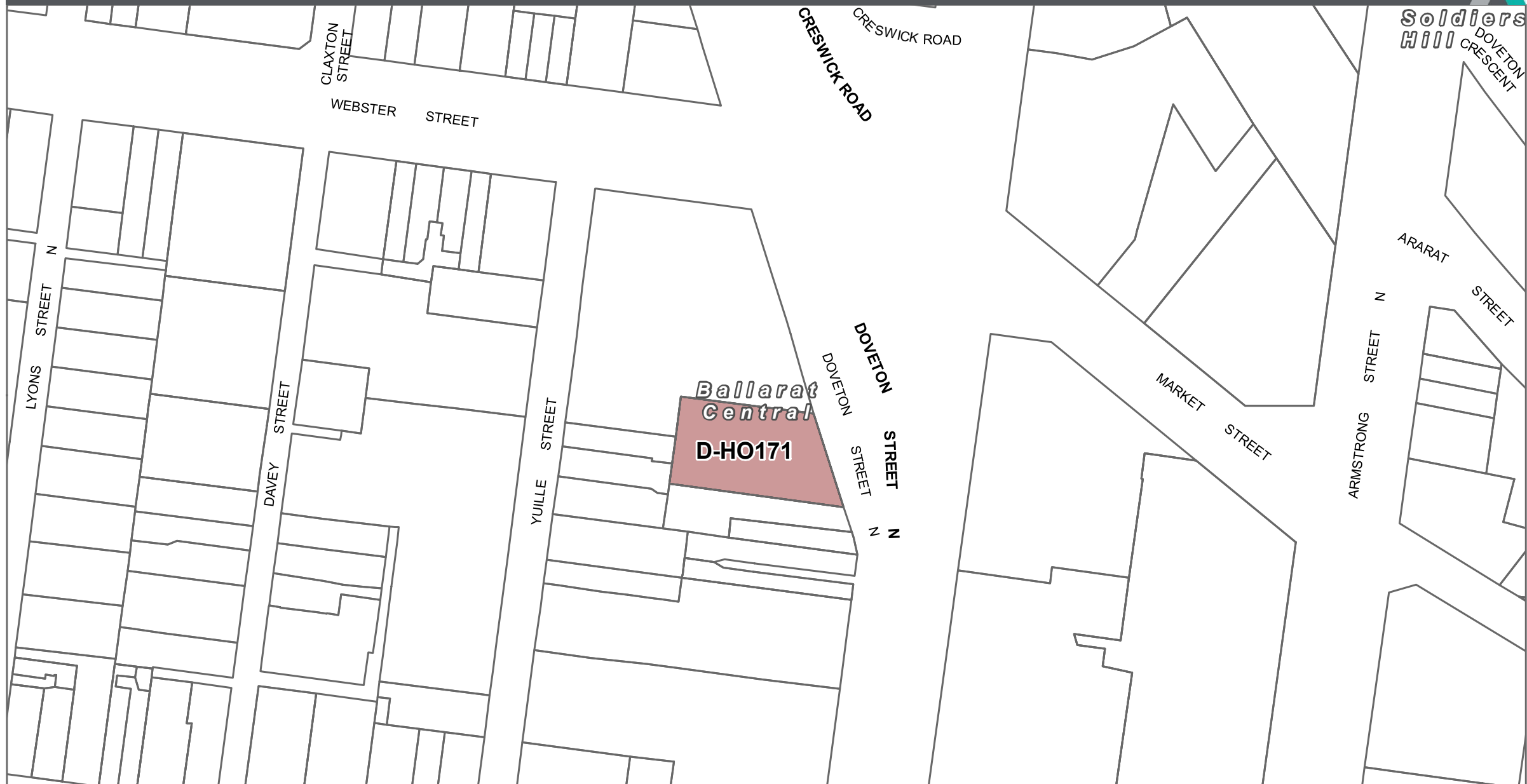
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Amendment Version: 1



Part of Planning Scheme Map 23HO



# BALLARAT PLANNING SCHEME - LOCAL PROVISION AMENDMENT C252ball



### LEGEND

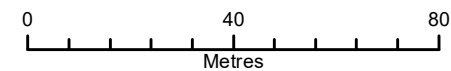
- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

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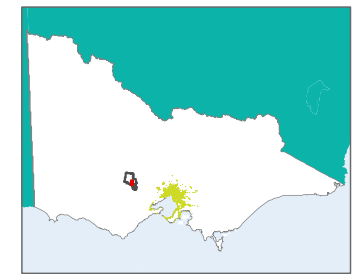
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Print Date: 23/08/2024  
Amendment Version: 1



Department of Transport and Planning

Part of Planning Scheme Map 23HO



**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 C252ball

**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**

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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**

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

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	<p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>								
HO176	<p>Bridge Mall / Bakery Hill Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>	Yes	No	Yes	Yes	No	No	No	No
HO177	<p>Victoria Street Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	<p>Ballarat East Civic Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p>	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 (August 2014)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance (Ballarat City Council, 2006)</i> <b>Heritage design guidelines:</b> <i>St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	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 (August 2014)</i> <b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance (Ballarat City Council, 2006)</i> <b>Heritage design guidelines:</b> <i>Colpin Avenue Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	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 (August 2014)</i>	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?
	<p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b>  <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)</p>								
HO186	<p>Old Showgrounds Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)</p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b>  <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)</p>	No	No	Yes	Yes	No	No	No	No
HO187	<p>Creswick Road/Macarthur Street Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)</p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b></p>	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

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Expiry date: 1 August 2025									
HO235	Former Carrier's Arms Hotel and Stables 9 Creswick Road, Ballarat Central <b>Statement of Significance:</b> <i>Former Carrier's Arms Hotel and Stables Statement of Significance</i> (City of Ballarat, January 2025)	No	No	No	Yes	Yes - former stables	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**

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

**BALLARAT PLANNING SCHEME**

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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**

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?
	<p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>								
HO166	<p>Central Ballarat Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>	No	No	Yes	Yes	No	No	No	No
HO167	<p>Sturt Street Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>	Yes	No	Yes	Yes	No	No	No	No
HO168	<p>South Ballarat Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p>	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?
	<p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>								
HO176	<p>Bridge Mall / Bakery Hill Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>	Yes	No	Yes	Yes	No	No	No	No
HO177	<p>Victoria Street Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p> <p><i>Ballarat Heritage Precincts Statements of Significance</i> (Ballarat City Council, August 2014)</p>	No	No	Yes	Yes	No	No	No	Yes VAHR 7622-0186
HO178	<p>Ballarat East Civic Heritage Precinct</p> <p><b>Incorporated plan:</b></p> <p><i>Ballarat Planning Scheme Heritage Control</i> (Ballarat City Council, 2015)</p> <p><b>Statement of significance:</b></p>	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	<p>St Aidan's Heritage Precinct</p> <p><b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i></p> <p><b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance (Ballarat City Council, 2006)</i></p> <p><b>Heritage design guidelines:</b> <i>St Aidan's Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i></p>	No	No	Yes	Yes	No	No	No	No
HO184	<p>Colpin Avenue Heritage Precinct</p> <p><b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i></p> <p><b>Statement of significance:</b> <i>Ballarat Heritage Precincts Study Part A Statements of Significance (Ballarat City Council, 2006)</i></p> <p><b>Heritage design guidelines:</b> <i>Colpin Avenue Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i></p>	No	No	Yes	Yes	No	No	No	No
HO185	<p>Dowling Street Heritage Precinct</p> <p><b>Incorporated plan:</b> <i>Ballarat Heritage Precincts Study Part A Incorporated Plan (August 2014)</i></p>	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?
	<p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b>  <i>Dowling Street Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)</p>								
HO186	<p>Old Showgrounds Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)</p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b>  <i>Old Showgrounds Heritage Precinct Design Guidelines</i> (Ballarat City Council, 2019)</p>	No	No	Yes	Yes	No	No	No	No
HO187	<p>Creswick Road/Macarthur Street Heritage Precinct</p> <p><b>Incorporated plan:</b>  <i>Ballarat Heritage Precincts Study Part A Incorporated Plan</i> (August 2014)</p> <p><b>Statement of significance:</b>  <i>Ballarat Heritage Precincts Study Part A Statements of Significance</i> (Ballarat City Council, 2006)</p> <p><b>Heritage design guidelines:</b></p>	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									
HO235	<p>Former Carrier's Arms Hotel and Stables 9 Creswick Road, Ballarat Central</p> <p><b>Statement of Significance:</b> <i>Former Carrier's Arms Hotel and Stables Statement of Significance (City of Ballarat, January 2025)</i></p>	No	No	No	Yes	Yes - former stables	No	No	No

## BALLARAT PLANNING SCHEME

15/01/2024  
VC249

## SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

## 1.0

-/-/-/-/  
Proposed C252ball

## 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>Eureka Stadium Precinct Redevelopment Project (Department of Transport and Planning, November 2024)</i>	C253ball

**BALLARAT PLANNING SCHEME**

<b>Name of document</b>	<b>Introduced by:</b>
<i>Former Carrier's Arms Hotel and Stables Statement of Significance (City of Ballarat, January 2025)</i>	C252ball
<i>Former Eureka Gold Sluicing Company Pumping Site Statement of Significance (2019)</i>	C211ball
<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

20/12/2024  
C253ball Proposed C252ball

Name of document	Introduced by:
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<i>Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC107
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<i>Waller Street Heritage Precinct Design Guidelines (Ballarat City Council, 2019)</i>	C215ball

## 6.2. PLP/2023/349 - 115 DOVETON STREET SOUTH

Division: Development and Growth  
 Director: Natalie Robertson  
 Author/Position: Wallie Cron – Principal Planning Officer

### PURPOSE

1. The purpose of this report is to advise the Planning Delegated Committee of Planning Permit Application No. PLP/2023/349, 115 Doveton Street South, Ballarat Central. The matter is before the Planning Delegated Committee for consideration as a call up by Councillors.

### SUMMARY

2. A summary of the application is provided below:

Application Number:	PLP/2023/349
Application Preamble:	Buildings and works for the construction of a five-storey building, alteration of access to a road in a Transport Zone 2 and reduction in the car parking required under Clause 52.06-3.
Subject Site:	115 Doveton Street South, Ballarat Central Lot 1 on PS 888491 (Vol: 04647, Fol: 291)
Easements, restrictive covenants, encumbrances or agreements	The title is not encumbered by any Covenants, Section 173 Agreements or Easements
Zoning:	Commercial 1 Zone (C1Z)
Overlays:	Heritage Overlay (HO168) - road reserve only
Aboriginal Cultural Heritage Sensitivity:	The site is not within an area of identified Aboriginal Cultural Heritage Sensitivity.
Permit Triggers:	Clause 34.01 - 4 – Buildings and works Clause 43.01-1 – Carry out works Clause 52.06 – Reduction of car parking requirements Clause 52.29 – Alter access to a road in a Transport Zone 2
Number of Objections:	N/A
Key Considerations:	The design response (appropriateness of five-storey office building in this context) The provision of car parking Vehicle access from Doveton Street South Impacts on the surrounding area and equitable development considerations
History	There is no relevant planning permit history for this site.

## OFFICER DIRECT OR INDIRECT INTEREST

3. No officer involved in the preparation or approval of this report has declared a general or material conflict of interest.

## BACKGROUND INFORMATION

4. This application is exempt from both public notice and third-party appeal rights, therefore neighbouring properties are not aware of the application.
5. Comments were sought from the World Heritage and Regional Development Lead who has previously requested to be informed of any proposed development five or more storeys in height in the city centre. This is to ensure oversight of any proposal exceeding the recommended heights as set out in the (draft) Urban Design Framework (UDF) for the CBD which Strategic Planning is currently developing.

## REPORT

### Subject Site and Surrounds

6. The site is located on the east side of Doveton Street South, between Dana Street and Eyre Street, in Ballarat Central. Rectangular in shape, the site has a frontage of 20.67 metres and a depth of 44.67 metres totalling 914 square metres in area. The lot has a gentle slope of approximately 1.5 metres from west to east.
7. The site contains a single storey 'L' shaped brick building positioned on the front and south side boundaries. Access to the on-site at-grade car parking area is via a crossover to the north-west corner (shared with the adjoining lot).
8. The subject site forms part of the Ballarat CBD Principal Activity Centre, where a diverse range of land uses and higher-density mixed-use developments are encouraged. Under Clause 11.03-1L-1 (Ballarat CBD), the subject site is included within Precinct 6 of the Ballarat CBD Map which is designated as 'Commercial and Service Business' (refer to Figure 1 below). This commercial precinct has been undergoing a moderate level of change in recent years and multi-level mixed-used developments are beginning to emerge and/or have previously been approved. The centre has excellent access to established services, infrastructure and public transport.

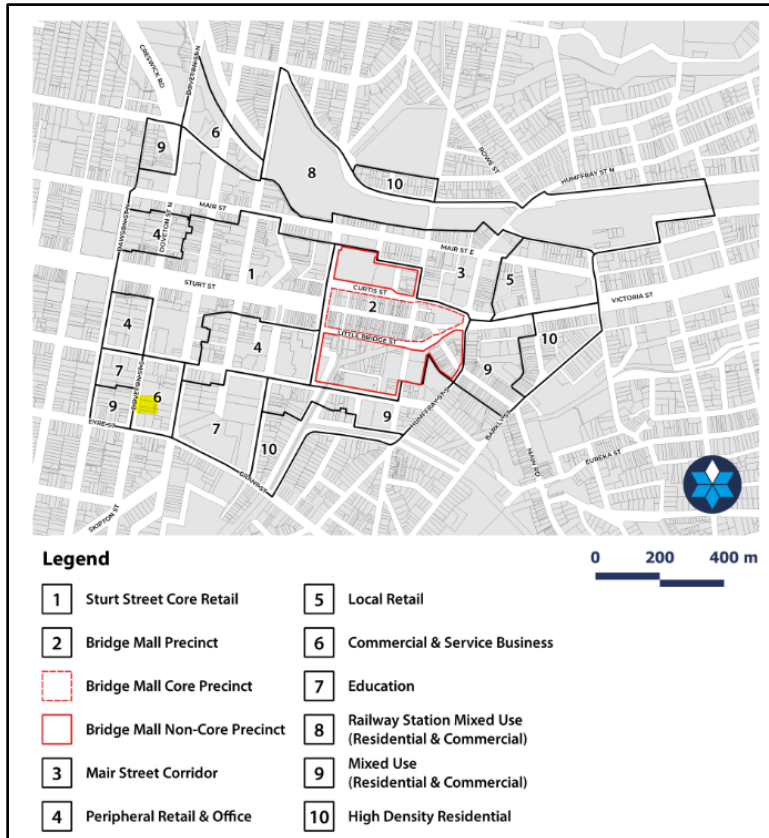


Figure 1 - Ballarat CBD Map. Source: Clause 13.01-1L-1 Ballarat Planning Scheme

9. Surrounding land uses and characteristics are outlined as follows:

North	<p>The adjoining lot to the north, at 113 Doveton Street South, is 3,266 square metres in area. The site contains a three-storey brick building used as a Telstra exchange.</p> <p>The building is setback 3.08 metres from the Doveton Street South boundary and 5.9 metres from the shared boundary with the subject site. To the rear of the building is a telecommunications tower which is approximately 48 metres in height.</p> <p>Vehicle access is via a crossover leading to a large car park located on the northern side of the building.</p> <p>Further north, at 107 Doveton Street South, a permit was issued for a six-storey residential hotel and café.</p>
South	<p>To the south, at the intersection of Doveton Street and Eyre Street, are four lots (comprising 3,074 square metres) that are occupied by a single-storey brick and steel building operated by Cameron’s Metaland (steel fabricators and suppliers).</p> <p>The building is setback 4.48 metres from the Doveton Street South boundary and is constructed adjacent to its northern boundary.</p>
East	<p>The adjoining lot to the east, at 124 Armstrong Street South, is 1,145 square metres in area. The site contains a single-storey building used as a retail premises.</p>



West	<p>To the west is Doveton Street South, an arterial road (Transport Zone 2), managed by the Department of Transport and Planning (DTP). The road incorporates a traffic lane running in each direction, kerbside parking and footpaths.</p> <p>The eastern side of Doveton Street South between Dana Street and Eyre Street contains five (5) street trees (each approximately 10 metres in height).</p> <p>Directly adjacent to the lot are five, 45-degree angled car parking spaces</p> <p>Further west lots are used for a variety of uses, including medical centres, retail and a primary school.</p>
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10. The subject site itself is not included within a Heritage Overlay however has an interface with Heritage Overlay 168 to the immediate west (South Ballarat Heritage Precinct). According to the Ballarat Heritage Precincts - Statement of Significance 2006, this precinct is characterised by a *heterogeneous combination of substantially intact residential buildings, which were constructed from early 1860s (or possibly earlier) to the 1940s, and into the early 1950s.*
11. With the land immediately adjacent to the subject site being located within Heritage Overlay (HO168), the proposed changes within the road reserve including the widened crossover require planning approval under this overlay.
12. The lots directly opposite the site are:
  - 112 Doveton Street South – Not of heritage significance; and
  - 114 Doveton Street South – *Prima facie* contributory to the significance of the precinct.
13. The subject site is within a short walking distance to numerous bus routes including Bus Route 22 (Ballarat Station to Federation University via Sebastopol) with a stop 50 metres to the north. The Ballarat Train Station is a 1.1km (16-minute) walk to the north-east.
14. The application was accompanied by a Transport Impact Assessment Report, prepared by ESR Transport Planning. The report identifies the subject site as within a 'Zone 2' parking area where parking is typically managed without parking fees however with time restrictions which generally apply between 9am and 5.30pm Monday to Saturday. At the immediate interface with the subject site, 3H parking restrictions apply along Doveton Street South.



Figure 2 – Photo of the Site,. Source (C Stathis, dated 22/1/2025)



Figure 3 – Aerial View. Source: IntraMaps dated January 2025

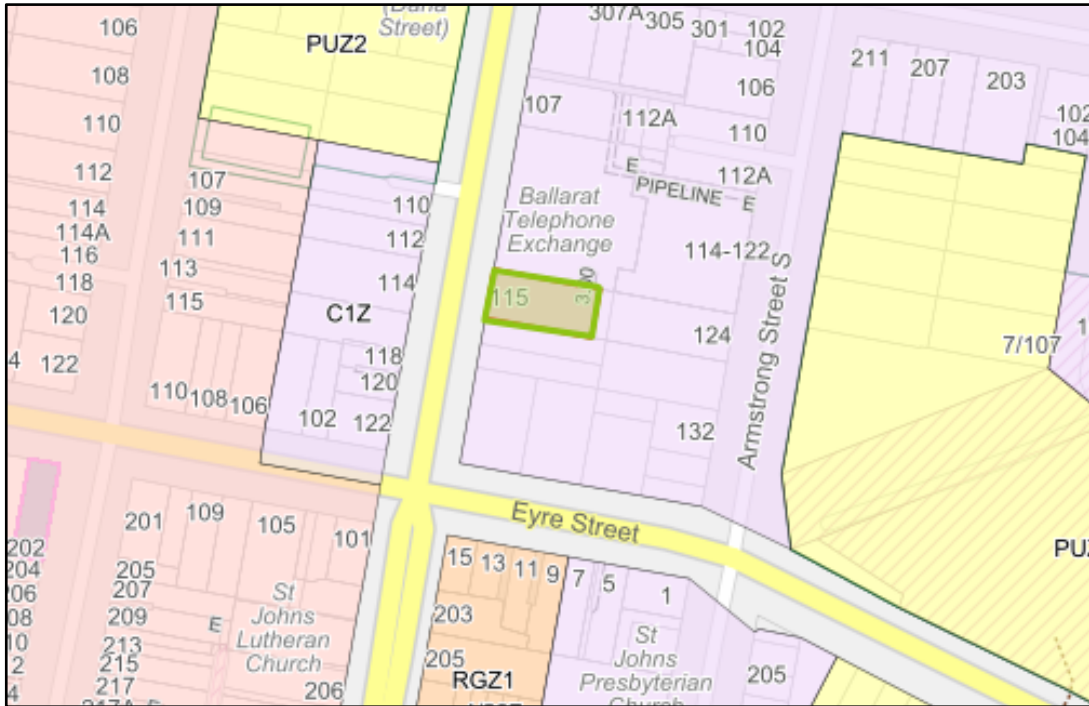


Figure 4 – Zone Source: Intramaps

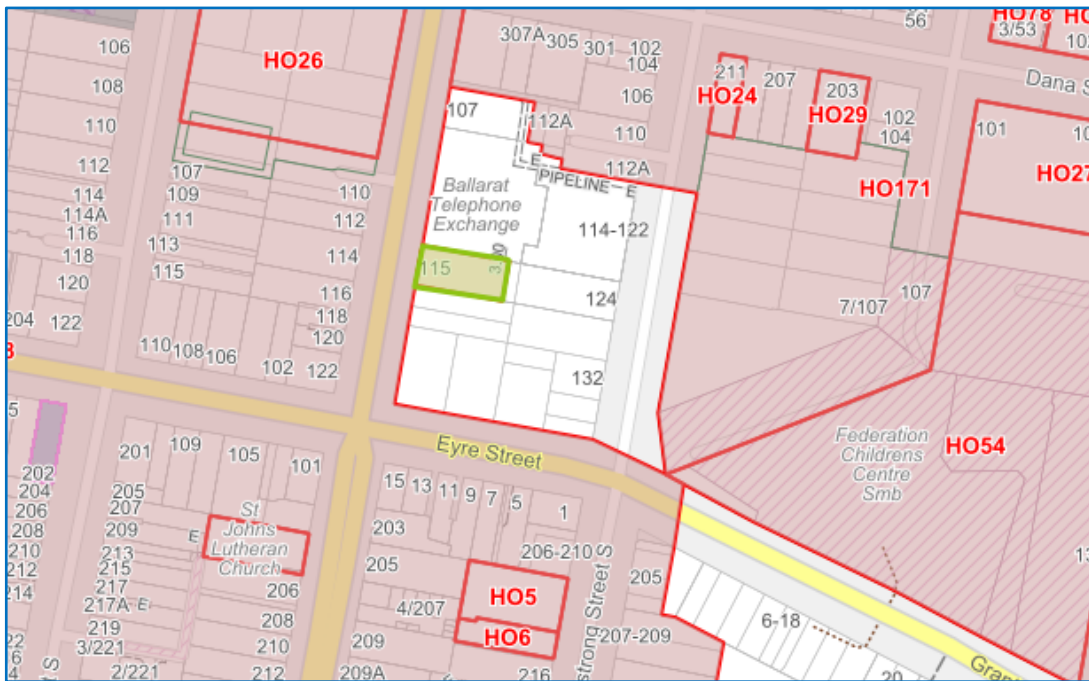


Figure 5 – Overlays Source: Intramaps



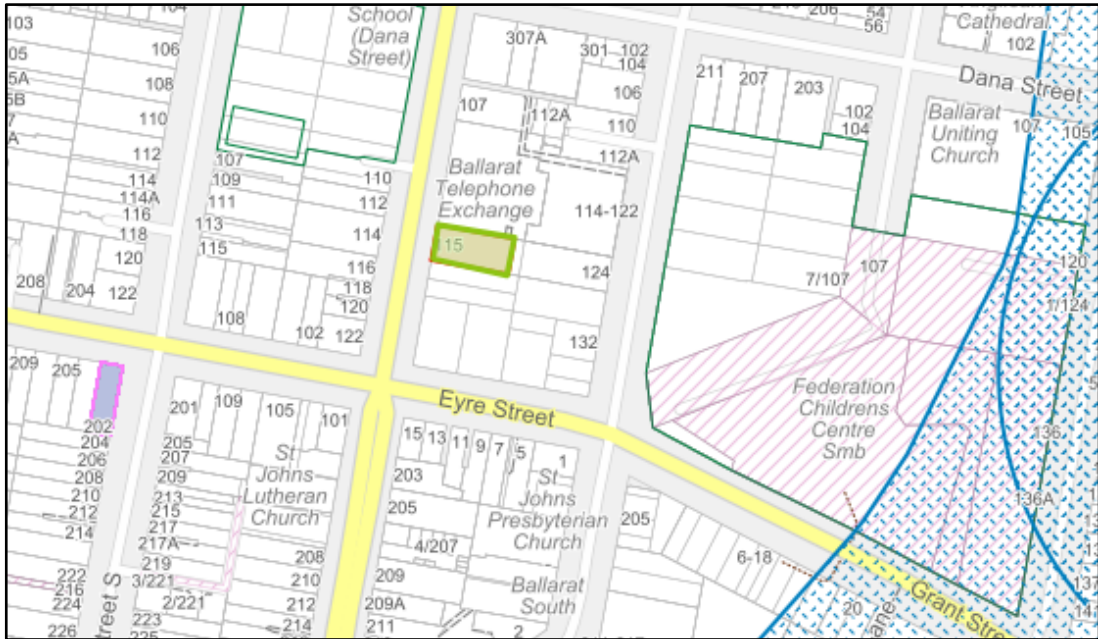


Figure 6 – Areas of Cultural Heritage Significance Source: Intramaps

Proposal

15. The plans that form the basis of Council’s consideration are

- Town Planning Drawings, prepared by Project Now Architects, Project No. 2207, Drawing Nos. TP02 through to TP17, Revision 1, dated 6 March 2023;
- Transport Impact Assessment Report, prepared by EST Transport Planning, dated 1 March 2024;
- Waste Management Plan, prepared by Makao, dated March 2024; and
- Sustainable Management Plan and WSUD Response, prepared by Makao, dated 20 June 2023.

16. Key features of the proposal are:

17. *Demolition*

- All existing buildings on site are to be demolished.

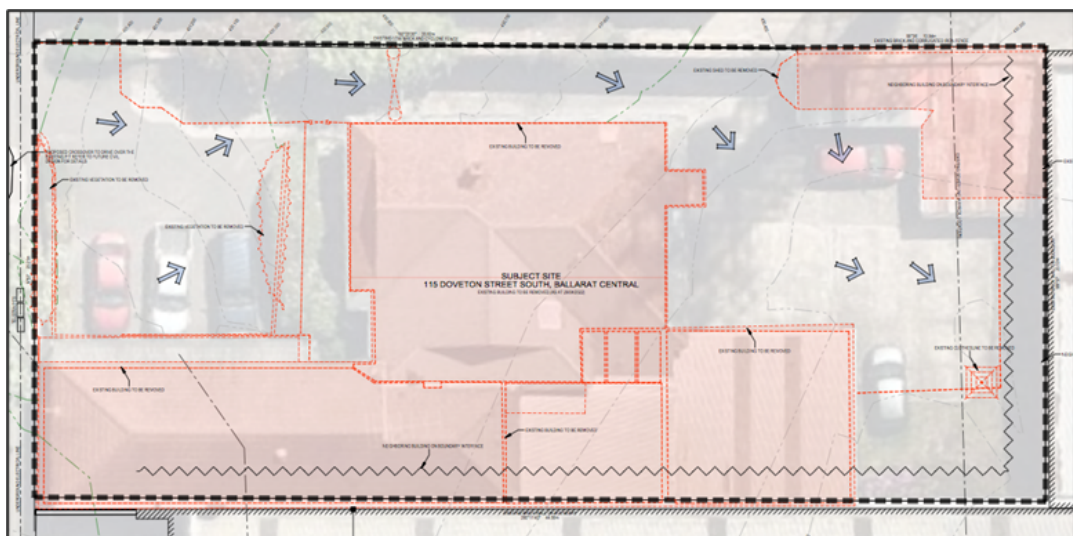


Figure 7 – Demolition plan, source Application plans Project Now Architects

18. *General:*

- The building is constructed over five levels with a maximum height of 20.15 metres at street level. The design incorporates a two-storey podium constructed over the entire site and three level tower above setback 2.01 metres from the street and 1.54 metres from the side boundaries;
- The ground level comprises an entry foyer, car parking, waste storage and commercial space. This space is to be used as a food and drink premises;
- Floor levels 1 to 4 comprise communal foyer and commercial spaces which are to be used as offices;
- The proposed uses (food and drink premises and office) are 'as-of-right' (Section 1 – No permit required) in the Commercial 1 Zone; and
- The overall building floor area is approximately 4000 square metres.

19. *Ground floor level layout*

- The ground floor is built to all boundaries;
- It comprises a pedestrian entrance foyer (with access to lift, stairwell and rear car park), 67.3 square metres of commercial space (food and drink premises) and car park area comprising 20 car parks (inclusive of an accessible space), 10 bicycle parking bays, 3 x 5,000lt water tanks, enclosed waste storage area and side stairwell (adjacent to north boundary providing access to all levels for fire access);
- Vehicle access will be via a widened crossover to the northern end of the street frontage (located within HO168). One on-street car parking space is to be deleted to allow for the widened vehicle entrance;
- Three visitor bicycle parking spaces are proposed on the footpath adjacent to the site.

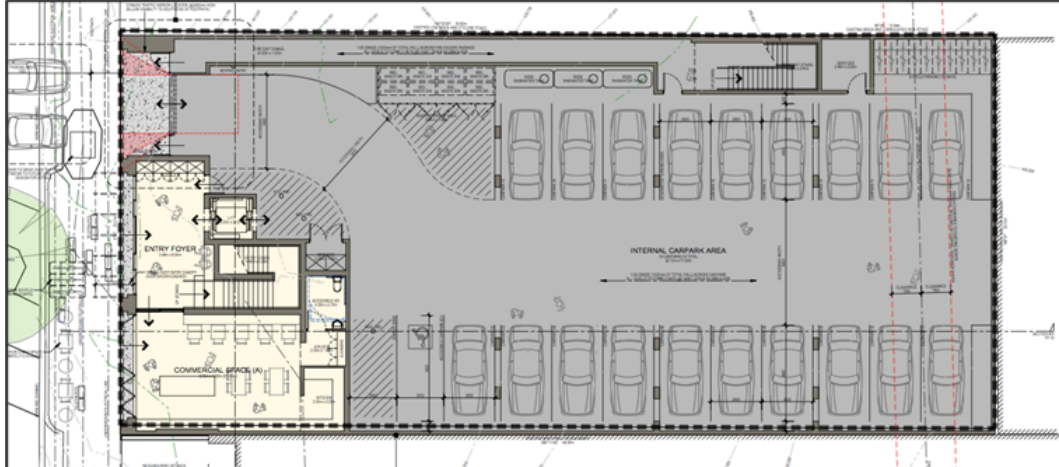


Figure 8 – Ground floor plan. Source Application plans Project Now Architects

20. *Level 1 layout:*

- Level 1 is built to all boundaries except in part to the north which is setback by 1.54 metres in two sections;
- This level comprises a communal foyer and two commercial tenancies (80sqm and 628sqm in area).

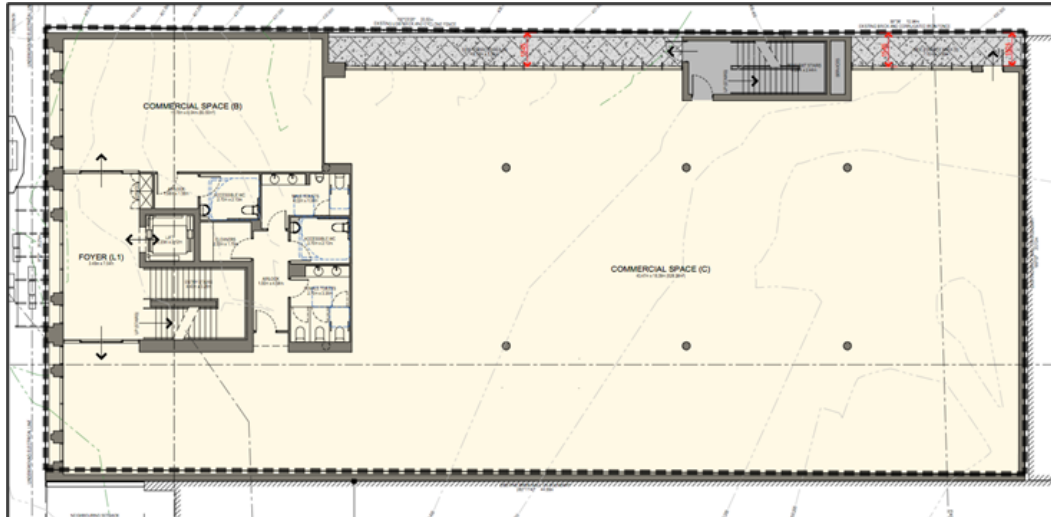


Figure 9 – First floor plan. Source Application plans Project Now Architects

21. *Levels 2 – 4 layout:*

- Levels 2 through to 4 provide for two commercial tenancies of slightly under 300 square metres in area each;
- The levels have similar floor layouts including communal foyer, office space and amenities;
- These levels are setback two metres to the street, and 1.54 metres from the north and south side boundaries and built on the east (rear) boundary.

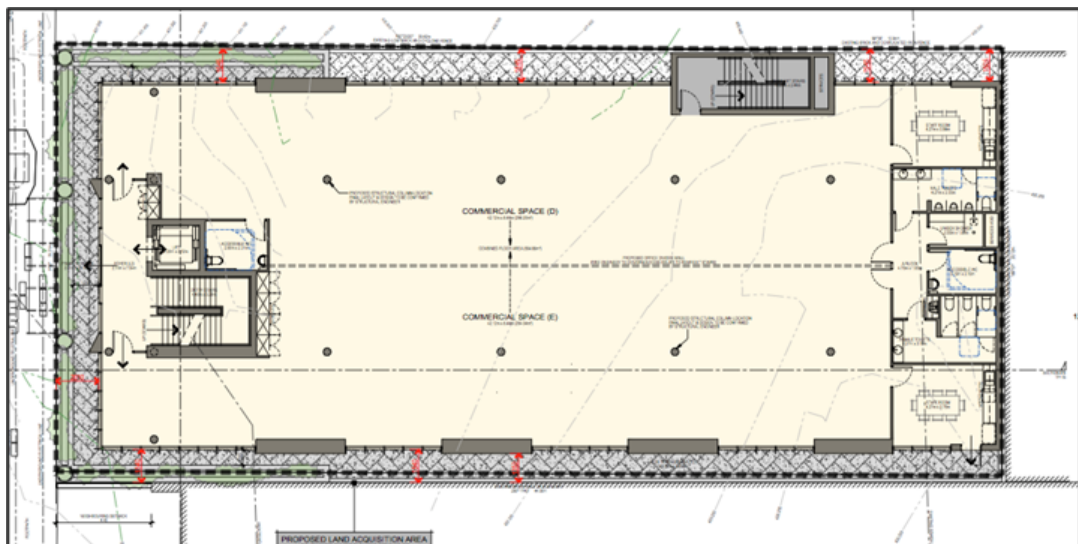


Figure 10 – Levels 2-4 floor plan. Source Application plans Project Now Architects

**22. Roof form:**

- The roof is accessed via the side stairwell and contains a plant deck of approximately 70.44 square metres (with screens) and photovoltaic panels over an area of approximately 276 square metres.

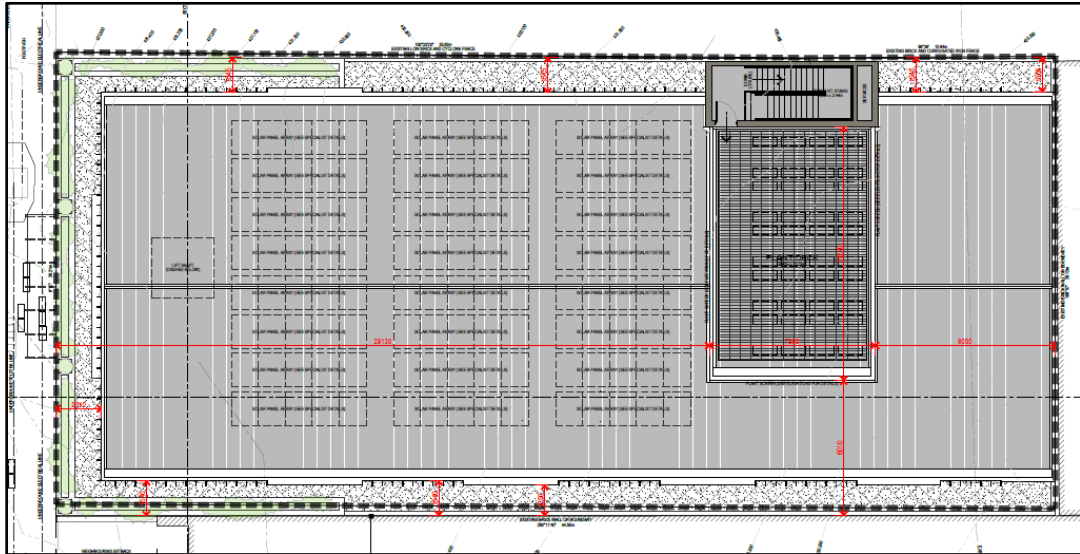


Figure 11 – Roof level plan. Source Application plans Project Now Architects

**23. Design detail:**

- The development adopts a contemporary design response and incorporates the following materials:
  - Face brickwork (Krause brick 'mid-blend') to the two-storey podium to front and part side elevations;
  - Tile cladding (Bluestone honed finish) to the base plinth to the front and part side elevations;
- Concrete panels (natural grey finish) to the side and rear elevations. Curtain wall glazing (reflective tinted glass) with feature window fins at the upper levels;
  - Colorbond garage access door (Basalt).









Figure 14 – Perspective view looking from the north. Source Application plans Project Now Architects



Figure 15 – Perspective view looking from the south. Source Application plans Project Now Architects

Planning Permit History

24. No historical planning matters for the subject site are relevant to the current application.

## PLANNING CONTROLS – BALLARAT PLANNING SCHEME

25. The following clauses are relevant in the consideration of this proposal:

### Planning Policy Framework

- Clause 02.01 Context
- Clause 02.03-1 Settlement
- Clause 02.03-5 Built Environment and Heritage
- Clause 02.03-7 Economic Development
- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Central Highlands
- Clause 11.03-1S Activity Centres
- Clause 11.03-1L Activity Centres
- Clause 11.03-1L-1 Ballarat CBD
- Clause 15.01 Built Environment and Heritage
- Clause 15.01-1S Urban Design
- Clause 15.01-1L Urban Design
- Clause 15.01-2S Building Design
- Clause 15.03-1S Heritage conservation
- Clause 15.03-1L Heritage conservation
- Clause 17.01-1S Diversified economy
- Clause 17.01-1R – Diversified economy – Central Highlands
- Clause 17.02-1S Business
- Clause 18.02-1S Walking
- Clause 18.02-2S Cycling
- Clause 18.02-3S Public Transport
- Clause 18.02-4S Road

### Other Provisions

- Clause 34.01 Commercial 1 Zone
- Clause 43.01 Heritage Overlay
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to the Principal Road Network
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

26. The following permit triggers apply:

### Zone

#### 27. Commercial 1 Zone

- Pursuant to Clause 34.01-1, a permit is **not** required for the use of land as either an office or food and drink premises (ground level café).
- Pursuant to Clause 34.01-4, a permit is required to construct a building or construct or carry out works.

**Overlay/s**

## 28. Clause 43.01 Heritage Overlay

- Pursuant to Clause 43.01-1, a permit is required to carry out works including roadworks which change the appearance of a heritage place.

**Particular Provisions**29. Clause 52.06 Car Parking

- Pursuant to Clause 52.06-2, before a new use commences the number of car parking spaces specified under Clause 52.06-5 must be provided on the land.
- Pursuant to Clause 52.06-3, a permit is required to reduce (including to zero) the number of car parking spaces required by Clause 52.06-5.
- Pursuant to Table 1 to Clause 52.06-5, the statutory rate associated with an office is 3.5 for every 100 square metres of net floor area and for a food and drink premises, four for every 100 square metres of leasable floor area.
- 2,493.35 square metres of office space will be provided equating to a requirement of 87 car parking spaces.
- 67.28 square metres of food and drink space will be provided equating to a requirement of two car parking spaces.
- A minimum of 89 car parking spaces is therefore required.
- Twenty (20) parking spaces only will be provided within the ground level parking area. A permit is required to reduce the number of parking spaces required by 69.

30. Clause 52.29 Land adjacent to the principal road network

- Pursuant to Clause 52.29-2, a permit is required to create or alter access to a road in a Transport Zone 2.
- A permit is triggered under this provision as the vehicle access and the use of the land is changing.

31. Clause 52.34 Bicycle Facilities

- Pursuant to Clause 52.34-4, before a new commences the required bicycle facilities and associated signage must be provided on the land.
- Pursuant to 52.34-2, a permit may be granted to vary, reduce or waive any requirement under Clause 52.34-5 and Clause 52.34-6.
- Pursuant to Table 1 of Clause 52.34-5, the statutory rate associated with an office is:
  - Employees: one bicycle space to each 300 square metres of net floor area if this exceeds 1,000 square metres;

- o Visitors: one to each 1000 square metres of net floor area where this exceeds 1,000 square metres.
- This equates to nine spaces for employees and 3 spaces for visitors.
- Ten (10) bicycle parking bays have been provided within the ground level parking area. A permit is not required under this provision.

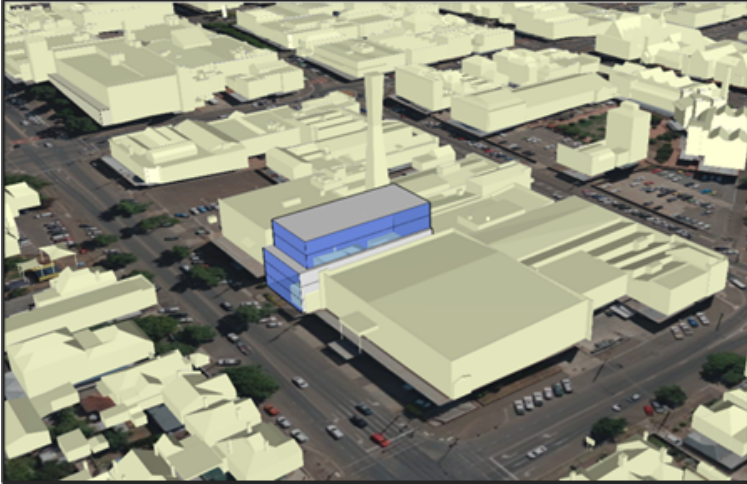
## CONSULTATION / COMMUNICATION

### Referrals

32. The following internal departments have been consulted on the proposal:

Referral	Comment
Economic Development	The City's Economic Development Department support the proposal as it will attract/support business services for Ballarat.
Engineering	<p>The City's Engineering Department support the proposal subject to conditions concerning drainage plans, civil design and construction, construction management, reinstatement of vehicle crossovers and road reconstruction works.</p> <p>Other matters to be addressed via conditions include:</p> <ul style="list-style-type: none"> <li>• Maximum slope of 1:40 (2.5%) for disabled parking spaces as per AS2890.6;</li> <li>• Driver-to-pedestrian sight lines incorporated into a revised design;</li> <li>• The use of a remote control for the roller-door to minimise obstruction times; and</li> <li>• Separate vehicle crossing from the property to the north to promote pedestrian safety.</li> </ul>
Design and Survey	The City's Design and Survey Department support the proposal subject to conditions concerning the specification of the vehicle crossover and the relocation of an existing Telstra pit.
Vegetation	<p>The City's Vegetation Officer advises the existing tree within the road reserve is in poor condition due to lopping given the overhead power lines.</p> <p>If the tree is to be retained, tree protection measures should be included as conditions on any permit issued.</p>



<p>World Heritage</p>	<p>The World Heritage and Regional Development Officer has requested that all proposals of five or more storeys be referred for comment. The key consideration is sight line impacts to ensure new development does not affect key view lines to important features of the Ballarat City Centre (and undermine the WHB application). This assessment was undertaken by the Strategic Planning team (see below).</p>
<p>Strategic Planning</p>	<p>The City's Strategic Department have referred to the <i>Skyline and View Study</i>. A draft document that has been used to guide urban design and the testing of built form outcomes.</p> <p>There are no view impacts resulting from the proposal which sits within a non-heritage streetscape.</p> <p>The referral produced the following image showing the building envelope at five storeys (indicative image only).</p>  <p><b>Figure 16: Skyline view study, source CoB Strategic Planning</b></p>
<p>Traffic and Transport</p>	<p>The City's Traffic and Transport Team are supportive of the proposal subject to:</p> <ul style="list-style-type: none"> <li>• On-site car parks are allocated to particular users and not available for casual use.</li> <li>• That a minimum of 19 car parking spaces are provided including one accessible space and that dispensation is offered for the notional shortfall in parking provided.</li> <li>• That approved parking is constructed and delineated to Council's approval generally in conformance with Clause 52.06-9;</li> <li>• That a total of 10 secure bicycle parking spaces and end of trip facilities are provided to Council's satisfaction. That no loading or unloading is permitted in any street unless from a designated loading zone.</li> <li>• That waste collections are undertaken in conformance with an approved WMP.</li> </ul>

Heritage	<p><b>Background</b>          115 Doveton Street South Ballarat Central is not within a heritage precinct or a heritage place included under the Schedule to Clause 43.01 Heritage Overlay of the Ballarat Planning Scheme. However, the proposal involves some construction affecting the footpath and road kerb and channel in front of the property which will be within the South Ballarat Heritage Precinct (HO168).</p> <p><b>Proposal</b>          The aspects of the proposal that will be within HO168 will include new bicycle hoops fitted in the footpath and new vehicle crossover.</p> <p><b>Assessment</b>          There is no concern that the bicycle hoops would have an adverse impact on the precinct's significance as long as they comply with the City of Ballarat's standard design. There is also no concern that the proposed vehicle crossover would have an adverse impact on the precinct's historic bluestone stormwater infrastructure as there is no historic bluestone stormwater infrastructure in this section of Doveton Street South only modern concrete kerb and channel.</p> <p><b>Recommendation</b>          Doveton Street South features plane trees as street trees. The Incorporated Statement of Significance for the precinct advises that the plane trees contribute to the precinct's significance. The proposal drawing appears to show that the proposed vehicle crossovers will not be within the trees' structural root zone. Nevertheless, it is recommended that the City's Arboricultural Officer still reviews the proposal and provides feedback about the crossing and trees to ensure that the work would not impact the trees' health and longevity.</p>
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33. The following external referral authorities have also been consulted:

Referral	Section 52 or 55	Comment
Department of Transport and Planning	Section 55	DTP support the proposal subject to conditions concerning separation of vehicle crossovers between the proposed accessway and to the boundary of 113 Doveton Street.
Ballarat Design Review Panel	Internal review by independent experts engaged by Development Facilitation	<p>The application was referred to the Design Review Panel (DRP) in June 2024 as the proposal has 'city shaping' potential, being five storeys in height.</p> <p>The Panel is broadly supportive of the project and acknowledged the thoughtful consideration given to the front façade and commendable study of materiality.</p> <p>The Panel however has concerns about the building obstructing the southern neighbouring property's access to northern light, particularly given that site's potential to support future residential development. The Panel considers a 4.5 metre setback on the southern side of the building to be more aligned with the objective of achieving equitable development.</p> <p>Other comments include:</p> <ul style="list-style-type: none"> <li>• The Panel supports a small tenancy at street level to encourage street activation.</li> <li>• Landscaping details for ground level garden beds and the west terrace at Level 2 must be provided.</li> <li>• A study of the glazing and the contribution of the vertical fins to passive solar design needs to be undertaken.</li> <li>• The mechanical plant on the roof needs to be clearly shown.</li> <li>• Proper consideration must be given to the housing of hydrants and services in enclosures to avoid compromising the carefully considered front façade.</li> </ul> <p>The applicant considered the request of an increased setback to the southern boundary. A three metre setback has been favourably considered, including screening to the windows to prevent overlooking. This is to be addressed via a condition on any permit issued.</p>

### Public Notification

34. The application is exempt from public notice as set out under the following planning controls:

- Under Clause 34.01-7 (Commercial 1 Zone) an application to construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d) and the review rights of Section 82(1) of the *Planning and Environment Act 1987*.
- Under Clause 43.01-4 (Heritage Overlay) an application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:
  - Construction of a vehicle crossover
  - Roadworks
- Under Clause 52.06-4 (Car parking) an application to reduce car parking is exempt from the notice requirements of Section 52(1)(a), (b) and (d) and the review rights of Section 82(1) of the *Planning and Environment Act 1987*.
- Under Clause 52.29-5 (Land Adjacent to the Principal Road Network) an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d) and the review rights of section 82(1) of the *Planning and Environment Act 1987*.

### **PLANNING ASSESSMENT**

35. The key matters to be considered are:

- The alignment of the development with relevant planning scheme policies;
- Whether the proposed built form responds to the surrounding context and character appropriately;
- Whether the proposal will result in any unreasonable amenity impacts;
- Whether the changes within the road reserve will have a detrimental heritage impact; and
- Whether the reduction of car parking is appropriate.

36. Key policies and matters are discussed in turn:

#### **The alignment of the development with relevant planning scheme policies**

37. The Ballarat Planning Scheme contains overarching state and local strategic policies which support the enhancement of commercial facilities within the Ballarat CBD Principal Activity Centre.



38. The following table summarises the policies relevant to the consideration of the application.

Clause	Comment
Clause 02.01 - Context	<p>This clause recognises:</p> <ul style="list-style-type: none"> <li>• The population in Ballarat in 2021 was approximately 113,482 people and is forecast to grow to approximately 156,000 by 2041 which is an average growth rate of 1.6% (Victoria in Future). This growth makes Ballarat one of Australia's fastest growing inland centres.</li> <li>• Approximately 90% of residents in the City of Ballarat live in urban areas. It is these urban areas that are expected to accommodate the greatest growth in population over the coming years.</li> <li>• Ballarat is a significant source of jobs for regional Victoria</li> </ul>
Clause 02.03-1 - Settlement	<p>Policy seeks to manage urban growth by encouraging a compact settlement and supporting a pattern of growth that reinforces the '10 Minute City'.</p> <p>This Clause refers to 'Activity Centres' and identifies that Ballarat supports a strong and diverse network of centres providing shopping, employment, entertainment, social and community focal points throughout the city.</p> <p>The subject site is located within the Principal Activity Centre which is the key employment hub.</p> <p>Policy seeks to:</p> <ul style="list-style-type: none"> <li>• Reinforce the primacy of the Ballarat CBD;</li> <li>• Support use and development that reinforces the role of the centre within the hierarchy.</li> </ul>
Clause 02.03-5 – Built environment and heritage	<p>This clause recognises:</p> <p><u>Urban Design</u></p> <ul style="list-style-type: none"> <li>• The quality of design is crucial to Ballarat's identity. High-quality streetscapes and open spaces increase amenity and functionality making places more attractive to visitors, investors, retailers and consumers.</li> </ul> <p>Council supports:</p> <ul style="list-style-type: none"> <li>o Encouraging development that enhances the visual qualities and character of built areas, taking into account context;</li> <li>o Improving the amenity of the public realm. Increasing the municipality's tree canopy coverage to enhance the 'urban forest'.</li> </ul> <p>Sustainability:</p> <ul style="list-style-type: none"> <li>• Built form and the pattern of land use can contribute to the overall sustainability of the municipality. It can also assist in making the built environment resilient to heatwaves, water shortages and other effects of climate change.</li> </ul> <p>Council supports:</p>

	<ul style="list-style-type: none"> <li>• Encouraging development that achieves energy conservation and emissions reduction.</li> <li>• Supporting a compact urban form based on the 10-minute city principal.</li> <li>• Encouraging new development to maximise the use of passive systems to achieve comfortable indoor conditions.</li> </ul>
Clause 02.03-7 – Economic development	<p>This clause identifies:</p> <ul style="list-style-type: none"> <li>• Ballarat’s economic development is growing and evolving. Service industries from professional services, education, health and government are all represented in Ballarat and have been growing strongly over the past decade.</li> </ul> <p>Council supports:</p> <ul style="list-style-type: none"> <li>• Providing sufficient land supply for economic growth.</li> <li>• Supporting the CBD as the primary economic centre in Ballarat.</li> </ul> <p>The Ballarat CBD is a Regionally Significant Precinct that:</p> <ul style="list-style-type: none"> <li>• Contributes to Ballarat’s economy and which requires targeted planning and infrastructure support to maximise its long-term potential.</li> </ul>
Clause 02.03-8 - Transport	<p>This clause identifies:</p> <ul style="list-style-type: none"> <li>• While private cars provide the highest levels of mobility, there is a need to transition to a more sustainable transport system that achieves a greater balance between cars and other modes such as walking, cycling and public transport.</li> </ul> <p>Council supports:</p> <ul style="list-style-type: none"> <li>• Transitioning Ballarat towards using more sustainable transport modes.</li> <li>• Improving the connectivity, safety and quality of walking and cycling networks to link activity centres.</li> </ul>
Clause 11.01-1R – Settlement – Central Highlands	<p>The relevant strategies include to:</p> <ul style="list-style-type: none"> <li>• Support Ballarat as the main centre for regional growth, services and employment with major growth focused to the west.</li> <li>• Maintain Ballarat’s Central Business District as the primary focus for commercial, retail and service activity in the city and region.</li> </ul>
Clause 11.03-1L – Activity Centres	<p>Strategies include to:</p> <ul style="list-style-type: none"> <li>• Align the location and scale of retail development with the hierarchy of activity centres.</li> <li>• Provide active street frontages, legible pedestrian routes and minimise pedestrian disruption from car access.</li> </ul>
Clause 11.03-1L-1 – Ballarat CBD	<p>Relevant strategies include to:</p> <ul style="list-style-type: none"> <li>• Facilitate significant mixed-use development in the CBD.</li> <li>• Facilitate the redevelopment of vacant upper floor space within Ballarat CBD.</li> </ul>

	<ul style="list-style-type: none"> <li>• Prioritise pedestrian amenity, pedestrian interaction with the public realm and a ‘people’ first approach to managing space.</li> <li>• Maintain important views and vistas within the Ballarat CBD including skyline views of spires and towers and the Yarrowee escarpment.</li> <li>• Facilitate the activation of streets, CBD laneways and public spaces.</li> </ul>
<p>Clause 15.01-1S – Urban Design</p>	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</li> </ul> <p>Relevant strategies include to:</p> <ul style="list-style-type: none"> <li>• Require development to respond to its context in terms of character, cultural identity and surrounding landscape.</li> <li>• Ensure development contributes to community and cultural life by improving the quality of working environments, facilitating accessibility and providing for inclusiveness.</li> <li>• Ensure the interface between the private and public realm protects and enhances personal safety.</li> <li>• Promote good urban design along and abutting transport corridors.</li> </ul>
<p>Clause 15.01-1L – Urban Design</p>	<p>Strategies include to:</p> <ul style="list-style-type: none"> <li>• Design development to promote surveillance of the public realm and encourage opportunities for social interaction at the interface between the private and public realms in activity centres.</li> <li>• Ensure the scale, bulk and quality of new development contributes to the character and amenity of the built environment.</li> </ul>
<p>Clause 15.01-2S – Building Design</p>	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>• To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.</li> </ul> <p>Strategies include to:</p> <ul style="list-style-type: none"> <li>• Ensure development responds and contributes to the strategic and cultural context of its location.</li> <li>• Improve the energy performance of buildings through siting and design measures that encourage:             <ul style="list-style-type: none"> <li>◦ Passive design responses that minimise the need for heating, cooling and lighting.</li> <li>◦ On-site renewable energy generation and storage technology.</li> <li>◦ Use of low-embodied energy materials.</li> </ul> </li> <li>• Minimise stormwater discharge through site layout and landscaping measures that support on-site infrastructure.</li> </ul>
<p>Clause 15.03 -1S</p>	<p>The objective of this clause is:</p>

	<ul style="list-style-type: none"> <li>To ensure the conservation of places of heritage significance.</li> </ul> <p>Strategies include to:</p> <ul style="list-style-type: none"> <li>Encourage appropriate development that respects places with identified heritage values.</li> <li>Retain those elements that contribute to the importance of the heritage place.</li> <li>Ensure an appropriate setting and context for heritage places is maintained or enhanced.</li> </ul>
<p>Clause 15.03-1L</p>	<p>Strategies include to:</p> <ul style="list-style-type: none"> <li>Encourage sympathetic forms of development adjacent to heritage sites.</li> <li>Ensure alterations to heritage places are carried out in a sympathetic manner with consideration to the 'Burra Charter'.</li> <li>Require that new development interprets culturally significant places and respects heritage and cultural boundaries.</li> </ul>
<p>Clause 17.01-1R – Diversified economy – Central Highlands</p>	<p>Strategies include to:</p> <ul style="list-style-type: none"> <li>Support greater economic self-sufficiency for the region.</li> <li>Support growth through the development of employment opportunities in towns identified for population growth.</li> </ul>
<p>Clause 17.02-1S - Business</p>	<p>The objective of this clause is:</p> <ul style="list-style-type: none"> <li>To encourage development that meets the community's needs for retail, office and other commercial uses.</li> </ul> <p>Strategies include to:</p> <ul style="list-style-type: none"> <li>Plan for an adequate supply of commercial land in appropriate locations.</li> <li>Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.</li> </ul>
<p>Commercial Zone 1</p>	<p>The objectives of this clause are:</p> <ul style="list-style-type: none"> <li>To implement the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>To create vibrant mixed-use commercial centres for retail, office, business, entertainment and community uses.</li> </ul>

39. The following figure is an extract from Clause 02.04 (Strategic Framework Plan, Activity Centres) showing the subject site within the Principal Activity Centre.

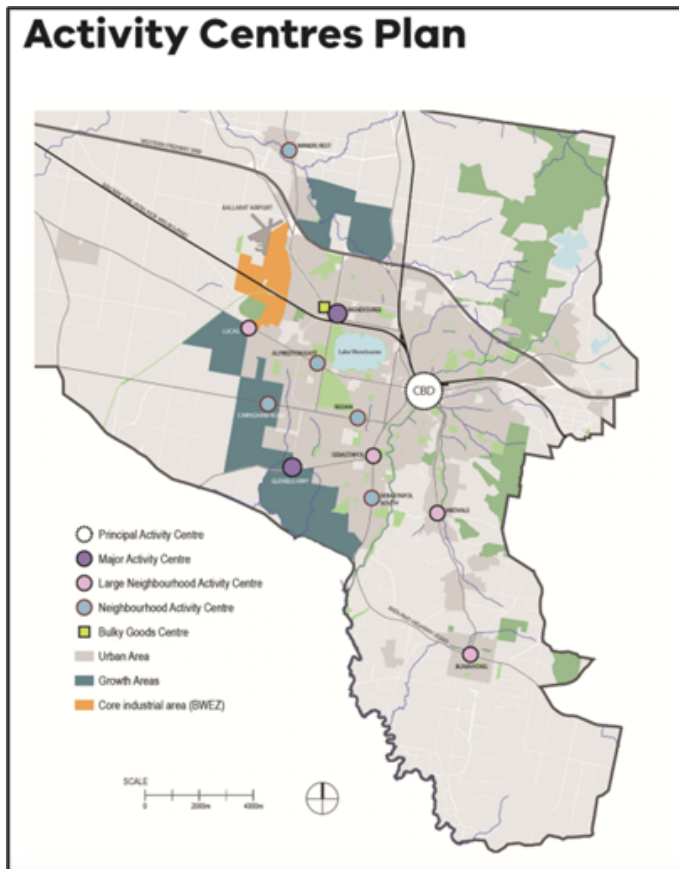


Figure 17 – Map showing Activity Centres within City of Ballarat.  
Source: Clause 02.04 Strategic Framework Plan

### Commercial 1 Zone

40. The proposal seeks to develop a five-storey building comprising a ground level foyer and food and drink premises and upper-level offices. These uses are 'as-of-right' within the Commercial 1 Zone and are considered contributory to the mix of uses contemplated by the zone and state and local policies as outlined above.
41. The site is within the Ballarat CBD Principal Activity Centre where policy encourages significant mixed-use developments to contribute to the precinct's vibrancy. The proposed building's uses will achieve this by activating the site with a ground level café and providing dedicated office floor plates above; a facility generally lacking in the Ballarat CBD. The office floor space will accommodate additional workers who will, in turn, provide economic support for city retail uses. This will only add to the vibrancy of the city centre as advocated by policy.
42. In terms of the context, the site is well serviced by public transportation and located within an identified 'Principal Activity Centre' where redevelopment at densities complementary to the role and scale of this centre are encouraged.
43. Overall, the proposal meets the intent of the Commercial 1 Zone.

### Context and character response

44. There is strong planning policy support for a vibrant and mixed-use development at the subject site. However, development and infill opportunities need to be tempered in relation to policy considerations concerning urban design (Clauses 02.03-5 and 15.01-1L) and building design (Clause 15.01-2S). Collectively, these clauses encourage development that enhance the visual qualities and character of built areas, respect neighbourhood character and improve the amenity of the public realm.
45. The proposed development is considered to respond positively to the area. It is a well-considered and contemporary design that responds to the strategic context of this location and offers an appropriate height, mass and form.
46. The height of the building responds to the emerging built form character within the street and the wider CBD area, which includes approval for a six-storey (20 metres high) hotel building 60 metres to the north (107 Doveton Street South), development of the Quest Hotel as part of the Ballarat Train Station precinct development, the GovHub development at 300 Mair Street, and recent approval for a six-storey development at 222 Mair Street. The overall height does not dominate the skyline and five-storeys is an appropriate scale and responds to the CBD aspirations of the planning scheme.
47. The following streetscape image shows the proposed building within the existing built form context and with the approved six-storey building to the north.

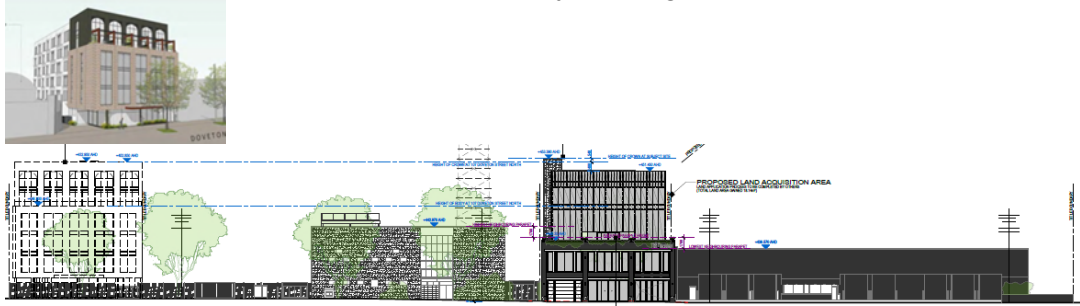


Figure 18 – Streetscape view . Source Application plans by Project Now Architects

48. The massing of the building is cleverly broken down into two distinct yet complementary building forms. This includes a two-level brick podium built to all boundaries with the upper three levels recessed. The two-storey podium creates a compatible scale with the adjoining developments to the north and south and the extent of upper-level recession moderates the massing so as to not overwhelm the setting.
49. Clause 15.01-1L (Urban Design) seeks to *design development to promote surveillance of the public realm and encourage opportunities for social interaction at the interface between the private and public realms in activity centres*. The proposal activates the ground level via the foyer and food and drink premises (with outdoor dining). Apart from the vehicle access, the ground floor plane is almost entirely glazed with separate pedestrian entrances to the foyer and food and drink premises. It is recommended a glazed awning be introduced across the front facade for weather protection and enhanced pedestrian experience. This will be addressed as a condition of the permit.
50. The following image depicts how the development promotes surveillance and social interaction at ground level.





Figure 19 – Perspective drawing of front façade showing a strong level of surveillance and ground level activation

51. Equitable development is the concept of not unreasonably impacting on the development potential of other properties, particularly in areas where a high level of development and change is anticipated. This is an important factor due to the redevelopment potential to the south. Negotiated outcomes with the applicant have achieved appropriate equitable development principals including an increased setback to three metres from the south boundary and obscure glazing of windows to 1.7 metres above finished floor level.
52. Generally, a setback of 4.5 metres is recommended to address equitable development (as recommended by the Design Review Panel) and to address overlooking between adjoining sites. By addressing the overlooking potential through screening measures, a three-metre setback is considered acceptable to allow for reasonable access to daylight to the property to the south. These changes are addressed through conditions set out in the recommendation.

### Heritage matters

53. The subject site and adjoining lots to the north, east and south are not affected by heritage controls (refer to Figure 5 above) however Doveton Street South and all lots further west are included within a heritage precinct. (South Ballarat Heritage Precinct (Heritage Overlay, 168)). The lots directly opposite the subject site are 'contributory' to this precinct except for 112 Doveton Street South which is a contemporary retail building and 'non-contributory'.
54. Clause 02.03-5 (Heritage) states Ballarat's *heritage and historic character are among its most valued features and must be retained into the future*. Therefore, it is important to ensure the new building is respectful to the identified values of the adjoining precinct.
55. The immediate setting has a mixed built-form context including utilitarian (adjoining Telstra exchange to the north) and industrial (adjoining building to the south) styles along the east side of Doveton Street South and single storey heritage buildings to the

west (noting the non-contributory retail building). In effect, the area is not intact nor has a homogenous heritage streetscape.

56. This mixed built form context makes the subject site suited to an architecturally innovative design approach. The interfacing front façade of the development establishes a sympathetic scale with the two-storey podium adopting a more traditional design and materiality (brick and tile cladding). The upper levels are moderated via their recession and a contemporary light-weight appearance (curtain wall glazing).
57. In terms of the proposed changes within the road reserve, being the widened crossover, bicycle racks and removal of line-making to one on-street car space, all these items are minor in nature and will not have a detrimental impact on the heritage values of the South Ballarat Heritage Precinct. Importantly the street tree will not be compromised which is the key feature within this section of the road reserve to be protected. Conditions outlined in the officer's recommendation below include requirements which will ensure this street tree will also be protected during the construction phase of this development. The bicycle hoops and any other changes within the road reserve, including the crossover will be required to be undertaken in accordance with the City of Ballarat's design standards, which is consistent across the entire CBD area. The City's Heritage Advisor has confirmed the proposed works within the road will have no impact on the heritage place.
58. The proposal responds to the transition between the historic, industrial and modern elements that characterise this section of Doveton Street South. The proposal enhances this interface by introducing a contextually responsive, high-quality contemporary design. It will not exert an unacceptable impact on the adjoining heritage precinct at the overall height and scale proposed. Furthermore, sight analysis undertaken by the Strategic Planning unit confirms the development will not impact view lines to important heritage features in the surrounding area or undermine the World Heritage Bid.

### **Car Parking Assessment**

59. Clause 52.06 (Car Parking) sets out planning controls with respect to parking rates. The purposes of the clause are:
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
  - To support sustainable transport alternatives to the motor car.
  - 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.
60. Within the Ballarat Planning Scheme, there are various policies, strategies and objectives encouraging the following:
- Reduced reliance on private motor vehicles;
  - Promotion of sustainable transport;
  - Efficient car parking through the consolidation of facilities and their shared use; and



- Concentrating higher intensity development within activity zones leading to sustainable transport outcomes.
61. The proposed uses (office and food and drink premises) generate a statutory requirement for 89 car parking spaces. Given 20 spaces only will be provided on site, this equates to a proposed reduction of 69.
62. Clause 52.06-7 requires the submission of a Car Parking Demand Assessment when a proposal seeks a reduction of car parking requirements. The application is supported by such an assessment which considers the proposed reduction in the context of the site and anticipated car parking rates.
63. Section 4.2 (Car Parking Demand Assessment) examines empirical data that provides insight into office peak parking needs. Based on this data, it is expected that the proposed development could be expected to generate a peak parking demand in the order of 2.2 spaces per 100 square metres of gross floor area, equating to a peak demand of approximately 68 spaces (in excess of the on site supply by 48 spaces).
64. Section 2.4 (Car Parking Supply) analyses the availability of on-street and off-street parking available nearby the site. The survey of 272 on-street spaces surrounding the site found a peak occupancy rate of 73%. This indicates significant numbers of vacant parking spaces are typically available and convenient to the site.
65. The site is constrained by its area and the provision of a multi-level car park is not practical and typically cost prohibitive for relatively small property developments. It is not feasible for a multi-storey development to provide on-site parking commensurate with anticipated peak parking activity. Additionally, requiring the provision of car parking on this site would further instigate an undesirable urban design outcome by way of the forced inactivation of street fronts. This is opposed as a basic principle in commercial areas given the availability of shared spaces.
66. It is common practice to apply a centre-based approach to car parking, particularly in the context of any CBD where sites are largely unable to provide the required statutory rates of parking. In short, if many smaller sites such as this were required to comply with the parking provisions of Clause 52.06, many tenancies would remain vacant on the basis car parking could not be provided in a workable manner. In a commercial context such as this, this is the value of on-street parking and public transport services. These facilities and modes of transport provide alternatives to private car usage and in the interests of both urban design outcomes and limiting inner city congestion, the absence of on-site car parking facilities associated with commercial uses is entirely acceptable and common practice.
67. In *Sansmark Pty Ltd and Ors v Boroondara CC (1998) 22 AATR 103* (editorial comment 22 AATR 103), it was held that car parking waivers should be applied on a centre-based approach in activity centres rather than on a site-by-site basis:

*'The basic approach in these decisions is that in important activity centres car parking considerations should not be determinative, instead the land use mix in a centre should arise from a combination of strategic planning and the economic forces at work in the centre, car parking issues have a part in this but should not dominate. At the level of the individual site where there is a change of use or an extension to an existing building in most situations car parking shortfalls should be waived if it is consistent plan for the centre, firstly because the most equitable solution is to deal with car parking on a centre wide basis,*

*and secondly because even in saturated car parking conditions a balance will occur between the level of activity and the car parking supply.'*

68. Similarly, in *Great Oaks Pty Ltd v Greater Dandenong CC (Red Dot) [2015] VCAT 1673* it was found that the preferable decision would be to grant permission for the reduction in the required car parking because any adverse consequences would be outweighed by the social and economic benefits flowing from the proposal and to the activity centre more broadly. This approach was also applied in *Dinopoulos v Darebin CC [2017] VCAT 118 (2 February 2017)*, where VCAT also found that:

*'As with any proposal, a decision to reduce parking ultimately must be tested on its own merits with competing issues balanced to achieve net community benefit. Any potential adverse impacts from parking on-street will need to be assessed against the benefits a proposal may bring to the community where car parking forms only one part of a use or development proposal'.*

69. The site is highly accessible within the Ballarat CBD and is within general proximity to the Ballarat Railway Station, including the main bus interchange for Ballarat. The site is also serviced via bus, walking and bicycle networks which provide access to the broader CBD and surrounding suburbs. The site is located within proximity of substantial car parking opportunities, including on-street car parking and large multi-level car parks.
70. On the basis of the above, a reduction in on-site car parking requirements is supported.

### **Traffic Generation**

71. A traffic generation assessment indicates the proposed office use is likely to generate traffic movements additional to those generated by the site's previous use in the order of 55 movements during peak hours and 320 vehicle movements over the course of a day. A proportion of these movements will be to/from the on-site car park and others will be to/from surrounding public car parking facilities.
72. The total traffic generation associated with the proposed development will be relatively minor in comparison to the many thousands of vehicle movements along adjacent and nearby roadways each day. Therefore, it is anticipated that traffic generated by the development can be absorbed by the local road network without significant impacts to efficiencies or flows.

### **Access and Car Park Design**

73. The existing vehicle crossover will be utilised to provide access to the new car park. Both Council's Traffic and Transport team and DTP require separation of vehicle crossovers between the proposed accessway and to the boundary of 113 Doveton Street South to improve vehicle and pedestrian safety.
74. The car park design is a common 90-degree space layout which can be entered and exited in a forward direction. Proposed space and aisle dimensions are consistent with the requirements of Clause 52.06 and the Australian Standard for Parking Facilities (AS2890.6) for accessible spaces.
75. The car space between 16 and 17 is identified as a 'designated turning area'. As the accessway aisle width is 6.4 metres with sufficient reversing opportunity, this can be a car parking space.

76. Clause 52.06-9 specifies a passing area at the entrance of at least 6.1 metres in width and seven metres in length that enables entering and exiting vehicles to pass. Whilst a two-way passing area is not provided, the relatively large width between the property boundary and Doveton Street South (southbound traffic lane) accommodates a passing area of 7 metres and this is considered an appropriate design response.

### **Bicycle facilities**

77. The objectives of Clause 52.34 (Bicycle parking) include:

- To encourage cycling as a mode of transport.
- To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

78. The proposed on-site bicycle parking provision of ten spaces for employees and three visitor spaces (located on Doveton Street South) meets statutory requirements and plays a role in supporting alternative modes of transport to the development.

79. Tables 2 and 3 to Clause 52.34-5 requires change rooms and shower facilities. The commercial tenancies on Levels 2-4 include such facilities, therefore this requirement has been satisfied.

### **Waste Management**

80. A Waste Management Plan has been prepared for the proposed development. Waste storage occurs within 8 x 660L bins within an enclosure at ground floor level (adjacent to Car Space 19). The plan requires waste collection via a low-profile rear-load vehicle (e.g. iDump Mini, 6.4 metres length, 2.3 metres width and 2.1 metres height).

81. A swept path analysis has been prepared. This analysis demonstrates that small and standard sized waste collection vehicles can undertake a three-point turn within the proposed car park utilising several vacant parking spaces. As the car park is not open to the public, the body corporate will be able to ensure the car parking bays are kept available during waste collection times.

### **Environmentally Sustainable Design (ESD)**

82. Clause 15.01-2S (Building Design) provides policy support for high-quality design outcomes which are environmentally sustainable.

83. The application has addressed Clause 15.01 through the provision of a Sustainability Management Plan prepared by Makao. As indicated in this Plan, the development includes a number of key ESD initiatives to ensure the building is adopting a best practice approach to design, renewable energy performance (a 37.8kW solar rooftop photovoltaic system), resource recovery and water efficiency, stormwater treatment (RWT of 15,000L capacity), indoor environment quality, building materials, transport and waste management.

84. A condition on any permit issued will require the development plans to reflect all sustainability features indicated in the Sustainability Management Plan and implemented to the satisfaction of the Responsible Authority.

## CONCLUSION

85. Having assessed the application against the relevant planning controls, it is recommended that the Planning Delegated Committee direct to issue a Planning Permit subject to the conditions outlined in the Officer Recommendation.

## OPTIONS

86. The Planning Delegated Committee, acting as the responsible authority for administering the Planning Scheme, may resolve to:

- a. grant a permit;
- b. grant a permit with conditions; or
- c. refuse to grant a permit.

**OFFICER RECOMMENDATION****87. That the Planning Delegated Committee:**

**87.1 Having considered all the matters required under Section 60 of the *Planning and Environment Act 1987*, it is recommended that in accordance with the provisions of the Ballarat Planning Scheme in respect of the land known and described as 115 Doveton Street South, Ballarat Central, the Council resolve to issue a Planning Permit for buildings and works for the construction of a five-storey building, alteration of access to a road in a Transport Zone and reduction in the parking requirements of Clause 52.06-3 subject to the following conditions:**

**PROPOSED CONDITIONS****Amended Plans**

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved in writing 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. The plans must be generally in accordance with the plans prepared by Protect Now Architects #1, dated 6 March 2023, but modified to show:
  - a) A 3.0 metre setback provided from the south boundary to Levels 2, 3 and 4 above the podium.
  - b) The south-facing windows at Levels 2, 3 and 4 to incorporate screening measures up to a height of 1.7 metres above finished floor level.
  - c) The details of all ground level services including hydrants and meters that are required by service authorities. Such services must be sensitively designed into the architecture of the building and not undermine the design quality at street level.
  - d) Elevation details of all roof top plant and the lift overrun and associated screening materials.
  - e) A roofing cover applied to the awning above the entry foyer and the ground level commercial tenancy.
  - f) Development plans to reflect all sustainability features indicated in the submitted Sustainability Management Plan prepared by Makao. Where features cannot be visually shown, include a note/table providing details of the requirements (i.e. energy and water efficiency ratings for heating/cooling systems and plumbing fittings and fixtures, etc.).
  - g) The space between car parking bay 16 and 17 to be nominated as a car parking space.
  - h) An amended Sustainable Management Plan in accordance with Condition 3.
  - i) A Façade Strategy Plan in accordance with Condition 5.
  - j) A Landscape Plan in accordance with Condition 6.
  - k) All the requirements set out by the Department of Transport and Planning clearly annotated on the plans in accordance with Condition 29.

**Compliance with documents approved under this permit**

2. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

**Layout not altered**

3. The layout of the development hereby approved must not be altered from the layout on the approved and endorsed plans without the written consent of the Responsible Authority.

**Sustainable Management Plan**

4. Before the development starts, an amended Sustainable Management Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the permit. The plan must be generally in accordance with the Plan prepared by Makae, dated 20 June 2023, but modified to show:
  - a) The Plan to reflect the changes to the plans as required by Condition 1 of this permit.
  - b) A study of the glazing and the contribution of the vertical window fins to passive solar design.

**Façade Strategy**

5. Before the development starts, a Façade Strategy must be submitted to and approved in writing by the Responsible Authority. The Façade Strategy must detail a full schedule of materials, finishes and details, including, but not limited to, the colour, type of materials and appearance. The Façade Strategy must also:
  - a) Deliver high quality materials and finishes to the Council's satisfaction.
  - b) Undertake an exploration of finer detail of the development, including the manner in which shrouds are attached to the building and services are incorporated into the façade;
  - c) Demonstrate how the weather protection will be implemented across the pedestrian footpath area including the entrance foyer and ground level commercial space.
  - d) Be updated to reflect the changes required by Condition 1 of this Permit, as necessary.

Once approved, the Façade Strategy will be endorsed to form part of the permit.

**Landscape Plan**

6. Prior to the commencement of any works, including demolition or bulk excavation, a landscape plan must be submitted to and approved by the Responsible Authority. Once approved, the landscape plan will be endorsed to form part of the permit. The landscape plan must detail:
  - a) Details of surface finishes and garden beds within the terrace areas.
  - b) A planting schedule of all proposed vegetation, including botanical names, common names, pot sizes, size at planting, sizes at maturity and quantities of each plant (including soil type and profile for any deep soil planting).
  - c) A response to water sensitive urban design principles and type of irrigation systems to be used.
  - d) Show the tree protection zone and measures being implemented in accordance with Condition 7 herein.

All landscaping works must be carried out in accordance with the approved landscape plan and Council's Landscape Design Manual (August 2012).

**Completion and Maintenance of Landscaping Works**

7. Prior to the use of the buildings commencing all landscape works forming part of the approved Landscape Plans must be 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. Any dead, diseased or damaged vegetation or landscaped areas are to be repaired or replaced to the satisfaction of the Responsible Authority.



**Street Tree Protection Fencing**

8. A tree protection fence to the satisfaction of the Responsible Authority must be erected around the street tree adjacent to the site at a radius of two metres from the base of the trunk(s) to define 'Tree Protection Zone'; and  
The ground surface of the Tree Protection Zone within the fence must be covered by a 100mm deep layer of mulch, to the satisfaction of the Responsible Authority.

The Tree Protection Zone is to be established and maintained in accordance with Australian Standard AS4970 Protection of Trees on development sites.

**Sustainable Management Plan**

9. Prior to the occupation of any building approved under this permit, a report from the author of the endorsed SMP report, or similarly qualified persons or companies, outlining how the performance outcomes specified in the endorsed SMP report have been implemented must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved SMP report have been implemented in accordance with the relevant approved plans. This may include a GBCA Green Star Design and As Built Design Review Rating to confirm compliance with the stated Green Star targets where required.

**Vehicle Access**

10. Prior to the commencement of the use or occupation of the development (whichever occurs first), vehicle access to the site 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.

**Footpaths**

11. The existing footpath must be rehabilitated as necessary following the construction phase along the Doveton Street South frontage to the satisfaction of the Responsible Authority.

Prior to works commencing on the rehabilitation works of the footpath, plans must be submitted to and approved by the Responsible Authority. The plans must accord with the Infrastructure Design Manual. All works must be constructed in accordance with the approved plans and completed to a standard satisfactory to the Responsible Authority prior to the commencement of the first use of the development.

**Internal Access Ways and Car Parking**

12. Prior to the commencement of the use or occupation of the development (whichever occurs first), the areas set aside for the parking of vehicles and access lanes as shown on the approved plans must to the satisfaction of the Responsible Authority be:

- a) Constructed with a suitable concrete seal;
- b) Properly formed to such levels that they can be used in accordance with the plans;
- c) Drained to the Legal Point of Discharge (LPOD);
- d) Line-marked to indicate each car space and all access lanes; and;
- 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.

Prior to the commencement of the use or occupation of the development (whichever occurs first), all works shall be completed in accordance with Clause 52.06-9 (Design Standards) and in accordance with the plans submitted to and approved by the Responsible Authority.

#### **Number of Car Spaces Required.**

13. No fewer than twenty (20) car spaces must be provided on the land for the use and development, including one (1) space clearly marked for use for accessible purposes and designed in accordance with Australian Standard AS 2890.6 – 2009.

No fewer than ten (10) secure bicycle parks and end of trip facilities must be provided on the land for the use and development.

#### **Car Park access**

14. The car parking area must not be accessible to the public for casual use. All car parking spaces are to be allocated for tenant use only. Any security boom, barrier or similar device controlling vehicular access to the premises must be remotely operated, and located a minimum of six metres inside the property to allow vehicles to store clear of the Doveton Street South pavement.

#### **Loading / Unloading**

15. The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be conducted entirely within the site and/or the designated loading zone hereby approved and must not disrupt the circulation and parking of vehicles on the land or street network to the satisfaction of the Responsible Authority.

#### **Green Travel Plan**

16. Prior to the first occupation of the development, a Green Travel Plan (GTP) must be prepared to the satisfaction of the Responsible Authority. The Plan must be prepared by a suitably qualified person and must encourage the use of non-private vehicle transport modes by the occupiers of the land. The plan must address, but is not necessarily limited to, the following:

- a) A designated 'manager' or 'champion' responsible for co-ordination and implementation.
- b) Possible staff incentives (e.g., provision of subsidised public transport travel cards);
- c) Provision of Public Transport maps, timetables and/or real time information of nearby services.
- d) Details of GTP funding and management responsibilities, including ongoing monitoring and review; and
- e) Include provisions to be updated not less than every 5 years.

When approved, the GTP will form part of the permit. The City of Ballarat may request a copy of any monitoring data as required by Condition (d) above at any time for review.



**Bicycle Facilities**

17. Prior to the first occupation of the building, the bicycle storage area and change room facilities must be completed. No fewer than 10 bicycle spaces are required to be provided on the site.

The bicycle storage area must be designed and constructed in accordance with the requirements of Clause 52.34-6.

**Drainage Plans and Construction**

18. Prior to the issuing of a Building Permit and prior to the commencement of works on site (whichever occurs first), drainage, stormwater detention and stormwater treatment plans & computations must be submitted to and approved by the Responsible Authority. The drainage, stormwater detention and stormwater treatment plans & computations must accord with the Infrastructure Design Manual and Melbourne Water's WSUD Guidelines. All drainage works must be constructed in accordance with the approved plans and shall be completed to a standard satisfactory to the Responsible Authority prior to the commencement of the use or occupation of the development (whichever occurs first).

Stormwater from all roofs, gutters, downpipes, and paved areas shall be drained to a legal point of discharge to the satisfaction of the Responsible Authority. The Legal Point of Discharge [LPOD] is to the kerb and channel in Doveton Street South.

The whole of the subject land, including landscaped and paved areas, must be graded and drained to the satisfaction of the Council as the Responsible Drainage Authority to prevent the discharge of water from the subject land across any road or footpath or onto adjoining lands.

Any rain gardens and rainwater tanks forming part of the approved drainage plans/system must be installed and maintained in good operational condition on an ongoing basis to the satisfaction of the Responsible Authority.

At the completion of the works 'as constructed' civil plans shall be submitted to the Responsible Authority by a suitably experienced and qualified engineer.

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.

**Section 173 Agreement – OSD/WSUD**

19. If for the purpose of meeting On-Site Stormwater Detention (OSD) and/or Water Sensitive Urban Design (WSUD) requirements rainwater tanks and/or rain gardens are proposed, and if rainwater tanks and/or rain gardens are approved for such use by the Responsible Authority, then;

Prior to the commencement of the use or occupation of the development (whichever occurs first), an Agreement pursuant to Section 173 of the Planning & Environment Act 1987 shall be entered into between the owner and the Responsible Authority. The Agreement shall be prepared and registered on the Certificate of Title of the subject land, requiring the owner to install and maintain a rainwater tank and/or rain gardens as a designated OSD/WSUD system in a condition and to a standard that ensures its correct operation and otherwise to the satisfaction of the Responsible Authority.

Prior to the commencement of the use or occupation of the development (whichever occurs first), 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 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, lodgement, registration, amending and ending of the Agreement must be borne by the owner, including all notification costs and legal fees.

### **Sediment of Roadways**

20. No material shall 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.

### **Street Tree Protection**

21. The following activities or works shall not be undertaken on or adjacent to an existing street tree without the further written approval of the Responsible Authority:

- a) Excavation within two metres of the sides of any street tree trunk or the drip line of the canopy, whichever is greater;
- b) Excavation for crushed rock base leading to the crossing exceeding 75mm in depth;
- c) Damaging or cutting any street tree roots exceeding 30mm in diameter (root pruning will only be permitted under the supervision of the Responsible Authority);
- d) Stockpiling of building or toxic materials adjacent to any street tree;
- e) Damaging or cutting any street tree branches;
- f) Removal of any street tree.

Note: The construction or altering of a vehicle crossing, footpath, road reserve or any other Council asset may require a Crossing Permit, Road Opening Permit, Temporary Crossing Permit or other City of Ballarat approval. This permit does not constitute such approval.

### **Construction Management Plan**

22. Prior to the commencement of any works on the site, including demolition of bulk excavation, a detailed Construction Management Plan must be submitted to and approved in writing by the Responsible Authority. The Plan must consider, as a minimum:

- 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 and surrounding streets.

- 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 properties and surrounding streets.
- f) The measures to minimise disruption to pedestrian movements along adjacent footpaths; and
- g) 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.

### **Waste Management Plan**

23. All waste storage and collection must be undertaken by a private contractor in accordance with the endorsed waste management plan forming part of this permit to the satisfaction of the Responsible Authority. The collection of waste must occur outside the operating hours to ensure there is sufficient capacity to manoeuvre the vehicles.

### **Projections**

24. All projections over the street alignment, including the awning, must conform to the Building Regulations 2018 to the satisfaction of the Responsible Authority.

### **Baffled Lighting**

25. Outdoor lighting, where provided, must be designed, baffled and located to the satisfaction of the responsible authority such that no direct light is emitted outside the boundaries of the subject land.

### **Plant Equipment**

26. Any equipment required for the lifts, refrigeration, air-conditioning, heating and the like must be suitably insulated to EPA standards for the purpose of reducing noise emissions and must be located so as to not be highly visible from the street to the satisfaction of the responsible authority.

### **Active Retail Frontages**

27. The ground floor retail frontages as shown on the endorsed plans must be provided with clear glazing and maintain permanent views into the tenancies to the satisfaction of the responsible authority.

### **Department of Transport and Planning**

28. Prior to commencement of buildings and/or works amended plans must be submitted to and approved by the head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans prepared by Project Now, but modified to show:

- a) Compliance with the following design standard from Clause 52.06-9 of the Ballarat Planning Scheme.
- b) Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road.
- c) Separation of vehicle crossovers between the proposed accessway and to the boundary of 113 Doveton Street South generally in accordance with Figure 7.2

of 'Proposed Office Development, 115 Doveton Street South Traffic Impact Assessment Report' (ESR Transport Planning).

d) Inclusion of signage/mirrors/other pedestrian safety systems.

Prior to the occupation of the development, the crossover shown on the endorsed plans is to be constructed to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria.

### **Permit Expiry – Development**

29. This permit 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).

### **Notes:**

#### Department of Transport

The proposed development requires the construction/modification of a crossover. Separate approval under the Road Management Act 2004 for this activity may be required from the Head, Transport for Victoria. Please contact the Department of Transport prior to commencing any works.

#### Heritage Act

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 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 including Asset Protection and any road closure. The works hereby approved must accord with the requirements of the Building Act 1993, Building Regulations 2018 and Building Code of Australia 2019.

## ATTACHMENTS

1. Governance Review [**6.2.1** - 2 pages]
2. PLP 2023 349 115 Doveton Street South Ballarat Central Town Planning Plans [**6.2.2** - 17 pages]
3. PLP 2023 349 115 Doveton Street South Ballarat Central Render Images [**6.2.3** - 28 pages]

## OFFICIAL

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

1. The 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 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. There are no legal and risk considerations identified for the subject of this report.

**HUMAN RIGHTS CONSIDERATIONS**

8. 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**

9. Community consultation and engagement is not required for the subject of this report. Clause The planning application is exempt from Public Notice and review rights under Clause 34.01-7 of the Ballarat Planning Scheme

**GENDER EQUALITY ACT 2020**

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

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

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

**PROCUREMENT COLLABORATION**

12. (For Contracts Only)

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PROPOSED DEVELOPMENT  
 AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL  
 TOWN PLANNING DRAWINGS

NUMBER	DATE	AMENDMENT
01	18/08/2024	ISSUE FOR DISCUSSION

PROJECT OUTLINE	
TP-01	COVER PAGE
TP-02	SITE LOCATION PLAN
TP-03	EXISTING CONDITIONS PLAN
TP-04	DESIGN RESPONSE STATEMENT
TP-05	SITE DEVELOPMENT PLAN GROUND FLOOR
TP-06	SITE DEVELOPMENT PLAN LEVEL ONE
TP-07	SITE DEVELOPMENT PLAN LEVEL TWO
TP-08	SITE DEVELOPMENT PLAN LEVEL THREE
TP-09	SITE DEVELOPMENT PLAN LEVEL FOUR
TP-10	SITE DEVELOPMENT PLAN ROOF PLAN
TP-11	ARTISTS IMPRESSIONS
TP-12	ARTISTS IMPRESSIONS
TP-13	PROPOSED ELEVATIONS
TP-14	PROPOSED ELEVATIONS
TP-15	TYPICAL SECTIONS
TP-16	COLOURS & MATERIALS SCHEDULE
TP-17	STREETSCAPE

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COVER PAGE  
 PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER: 2024-108  
 DRAWING NUMBER: TP-01  
 DATE: FEBRUARY 2024  
 ISSUED FOR DISCUSSION  
 SHEET: 01 OF 17  
 SCALE:  
 REGISTERED BUILDING PRACTITIONER: [REDACTED] (P-40 3568)



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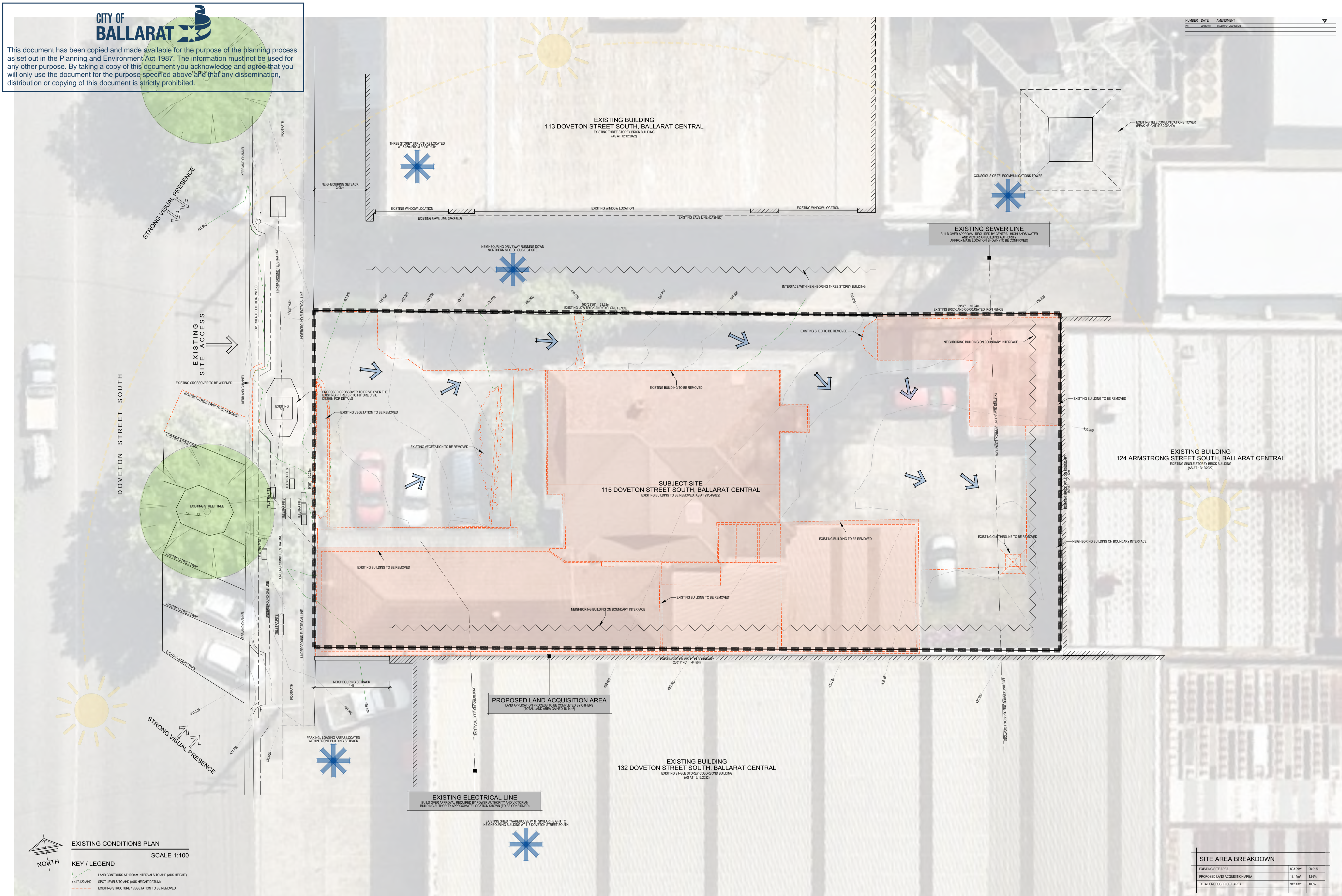


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**SITE LOCATION PLAN**  
PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER: 2020-108  
DATE: FEBRUARY 2024  
DRAWING NUMBER: TP-02  
ISSUED FOR DISCUSSION  
SHEET: 02 OF 17  
SCALE: 1:1500 @ A1  
REGISTERED BUILDING PRACTITIONER: [REDACTED] (P-40 3008)





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**EXISTING CONDITIONS PLAN**  
SCALE 1:100

**KEY / LEGEND**

- LAND CONTOURS AT 100mm INTERVALS TO AND ABOVE HEIGHT
- SPOT LEVELS TO AND ABOVE HEIGHT DATUM
- EXISTING STRUCTURE (VEGETATION TO BE REMOVED)

SITE AREA BREAKDOWN	
EXISTING SITE AREA	803.99m <sup>2</sup> 96.01%
PROPOSED LAND ACQUISITION AREA	18.14m <sup>2</sup> 1.99%
TOTAL PROPOSED SITE AREA	812.13m <sup>2</sup> 100%

<p><b>PROJECTNOW ARCHITECTS</b></p> <p>602 Sturt Street Ballarat Central PO Box 627 Ballarat VIC 3302 3997 www.projectnow.com.au</p>	<p><b>EXISTING CONDITIONS PLAN</b> PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL</p>	PROJECT NUMBER: 2025-108	DRAWING NUMBER: TP-03
		DATE: FEBRUARY 2024	ISSUED: FOR DISCUSSION
		SHEET: 03 OF 17	SCALE: 1:100 @ A1
		REGISTERED BUILDING PRACTITIONER: [REDACTED]	PF-AD 30483



NUMBER	DATE	AMENDMENT
01	2024	ISSUED FOR DISCUSSION

**DESIGN RESPONSE STATEMENT  
PROPOSED 'PODIUM' BASE WITH FAMILIAR FORMS AND  
PROPORTIONS INSPIRED BY LOCAL ARCHITECTURE**

**SYMMETRY**

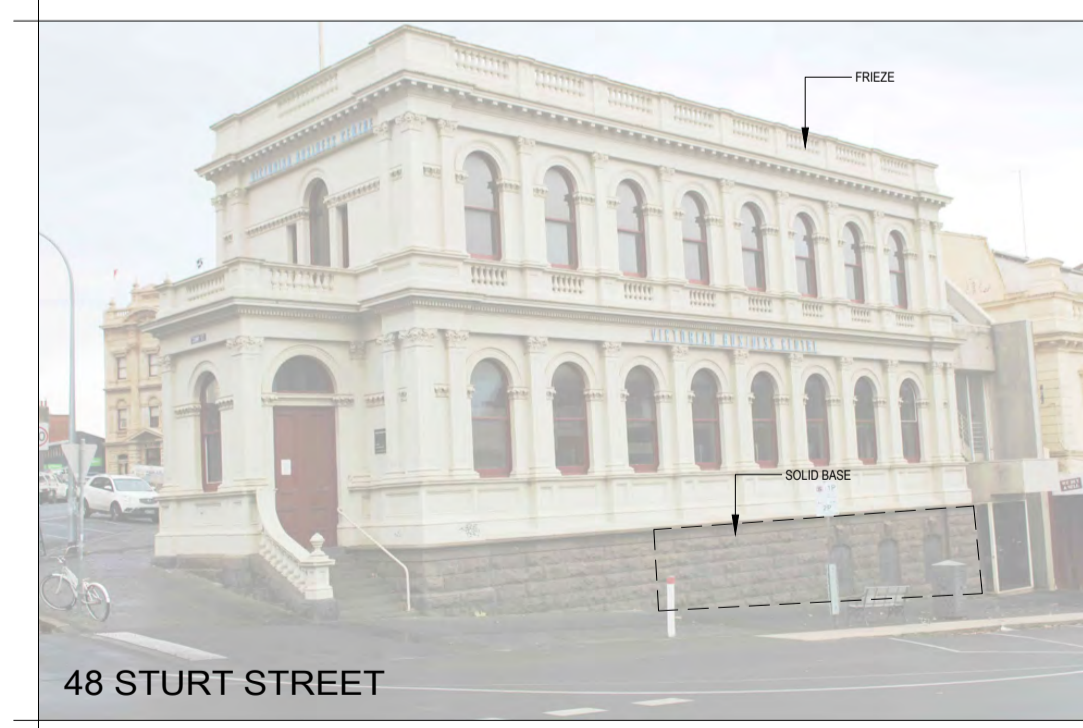
BALLARAT'S HERITAGE ARCHITECTURE EXPRESSES A VERY BALANCED, SYMMETRICAL AND STRUCTURED FORM. MANY OF THE MAJOR BUILDINGS IN BALLARAT EXPRESS THIS FORM FROM THE BALLARAT TOWN HALL TO THE OLD COLONISTS HALL TO THE FORMER MINING EXCHANGE. OUR DESIGN EXPRESSES A SIMILAR BALANCED AND PERFECTLY SYMMETRICAL FORM WITH ITS LEFT SIDE BEING THE EXACT DUPLICATE OF ITS RIGHT SIDE.

**PROPORTION**

IT IS EXTREMELY COMMON WITHIN BALLARAT'S HERITAGE ARCHITECTURE TO CREATE A CENTRAL, FOCAL ENTRY WITHIN A THREE PROPORTIONED BUILDING FACADE. TAKE FOR EXAMPLE THE FORMER MINING EXCHANGE, THE ART GALLERY, BALLARAT MECHANICS INSTITUTE, THE TRADES HALL AND THE FORMER ANA HALL, ALL HAVING THREE VERY EASILY IDENTIFIABLE PROPORTIONS TO THE MAIN FACADE. OUR DESIGN EXPRESSES A SIMILAR THREE PROPORTIONED BUILDING FORM TO THE LOWER STREETSCAPE INTERFACE WITH A CENTRALISED ENTRY.

**VERANDAH**

WITHIN BALLARAT'S HERITAGE ARCHITECTURE THERE IS LESS OF AN EMPHASIS ON FULL WIDTH VERANDAH'S IN PREFERENCE FOR SMALLER CANOPIES OVER THE CENTRALISED ENTRY, OR NONE AT ALL! EXAMPLES OF THIS ARE THE TRADES HALL, THE FORMER ANA HALL, THE BALLARAT TOWN HALL, THE FORMER POST OFFICE BUILDING AS WELL AS A WHOLE STRIP OF BUILDINGS ALONG LYDIARD STREET AS WELL AS CAMP STREET. NOTABLE EXCEPTIONS TO THIS ARE THE FORMER MINING EXCHANGE AND THE BALLARAT MECHANICS INSTITUTE, BUT OTHER FULL WIDTH VERANDAH'S ARE TYPICALLY WITH BALCONIES OVER AND DOUBLE LEVEL, WHICH IN OUR CASE IS NOT ENCOURAGED. OUR DESIGN EXPRESSES A SIMILAR MODEST AND DISCRETE, CENTRAL ENTRY CANOPY COVER.



**SOLID BASE**

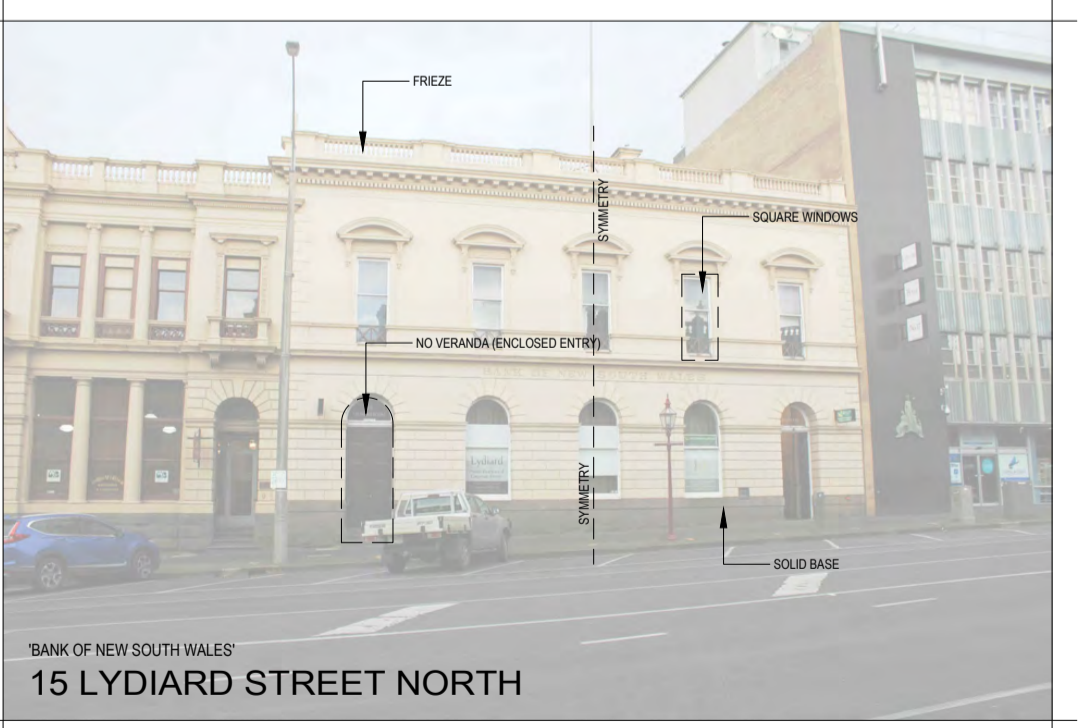
BALLARAT'S HERITAGE ARCHITECTURE WAS COMMONLY BUILT UP OUT OF THE GROUND AND THE BASE WAS CONSTRUCTED OF A TEXTURE BLUESTONE PLINTH. EXAMPLES OF THIS ARE THE BALLARAT TOWN HALL, CRAIG'S ROYAL HOTEL, THE FORMER POST OFFICE BUILDING, THE FORMER BANK OF AUSTRALASIA AND A STRIP OF BUILDINGS ALONG LYDIARD STREET. OUR DESIGN USES THE SAME MATERIAL, AS A FOUNDING PLINTH, BUT IN A CONTEMPORARY TWIST, IT IS PROPOSED TO BE A SMOOTH FACE BLUESTONE FINISH.

**SQUARE WINDOWS**

MANY OF BALLARAT'S HERITAGE ARCHITECTURE EXPRESSES A SQUARE TOP OR FLAT WINDOW HEAD AND TYPICALLY WITH SOME DECORATIVE MOLDINGS. BUILDING SUCH AS THE BALLARAT MECHANICS INSTITUTE, THE FORMER POST OFFICE BUILDING, THE TRADES HALL, THE FORMER UNICORN HOTEL, THE FORMER BANK OF AUSTRALASIA AND A STRIP OF BUILDINGS ALONG LYDIARD STREET ALL HAVE MOLDINGS AND MORE SQUARE OR FLATTER WINDOW HEADS. THE PROPOSED WINDOWS HAVE BEEN DEVELOPED AS A SERIES OF LARGER SQUARE OR FLAT TOP WINDOWS TO BE SYMMETRICAL IN THE OVERALL FORM, CREATING A BALANCED AND WELL PROPORTIONED OVERALL WINDOW FORMATION. A FRESH TAKE ON THE WINDOW MOLDINGS HAS BEEN INCLUDED WITH LAYERING OF THE BRICKS AND RENDER FORMS AROUND THE WINDOWS TO CREATE A MODERN TWIST ON THE WINDOW MOLDINGS.

**FRIEZE**

THE CROWNING JEWEL OF BALLARAT'S HERITAGE ARCHITECTURE OFTEN WAS THE DECORATIVE FRIEZE OR ENTABLATURE. EXAMPLES OF THIS ARE HER MAJESTY'S THEATRE, THE BALLARAT MECHANICS INSTITUTE, THE ART GALLERY AND THE FORMER MINING EXCHANGE. THE DESIGN PLAYS WITH THESE VERY TRADITIONAL DESIGN ASPECTS IN A CONTEMPORARY WAY, BY CROWNING THE LOWER BRICK BUILDING FORM WITH A SERIES OF PLANTER BOWLS AND CASCAING LANDSCAPE, CREATING A TRANSITION FROM THE LOWER LEVEL TO THE UPPER LEVELS AND ALSO PROVIDING A BALCONY OR TERRACE AREA.



**DESIGN RESPONSE STATEMENT  
PROPOSED 'TOWER' INSPIRED BY  
CONTEMPORARY LOCAL ARCHITECTURE**

**ARCHITECTURAL FINS AND SHADE DEVICES**

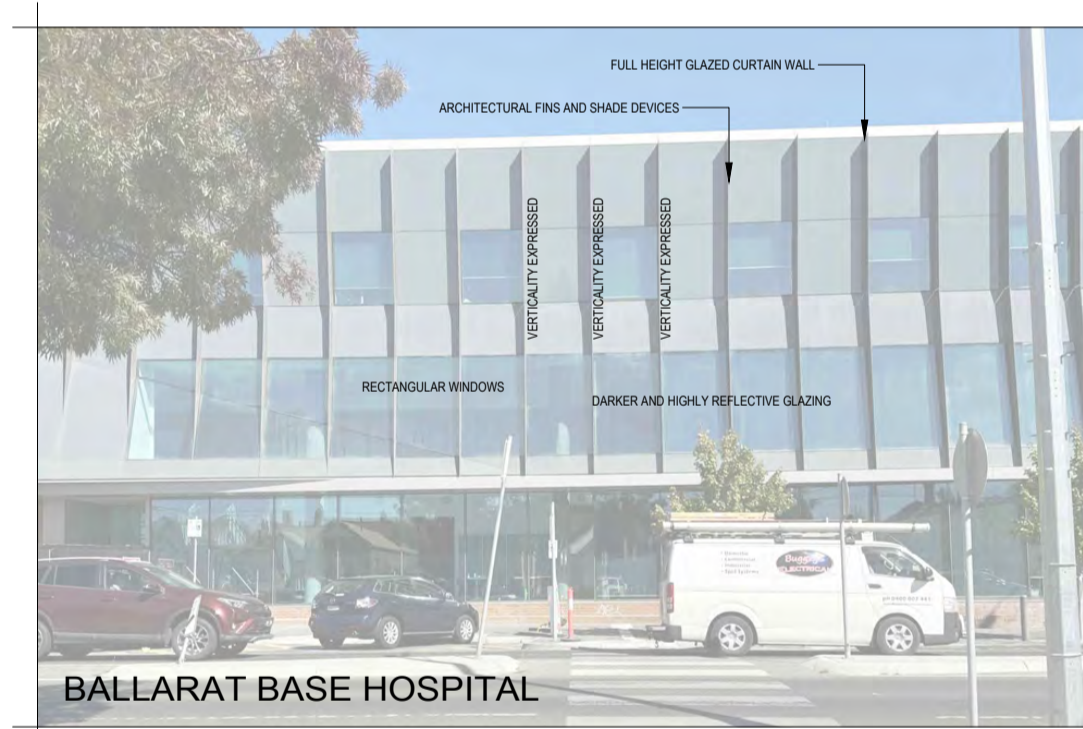
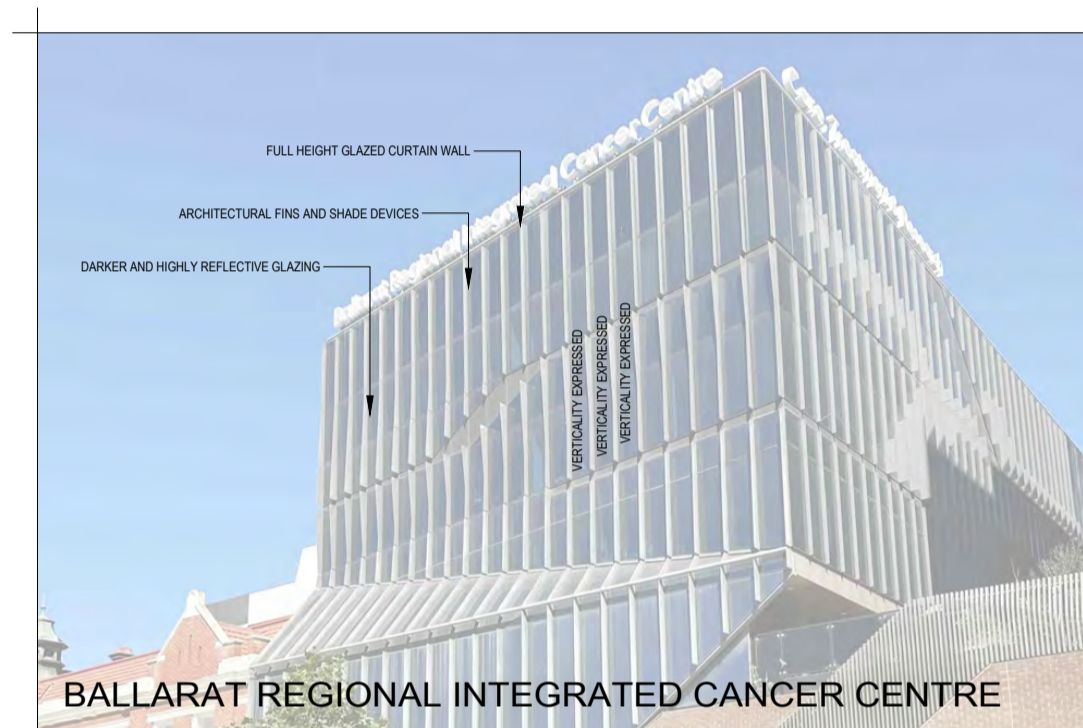
EXTERNAL SOLID SHADE DEVICES SUCH AS PANELS MOUNTED ON THE OUTSIDE OF THE BUILDING ARE EFFECTIVE AT REDUCING SOLAR GAIN WHILST STILL ADMITTING AN ABUNDANCE OF NATURAL LIGHT INTO THE OCCUPIED SPACE. THE SHADING DEVICES IN CONJUNCTION WITH THE INTENDED INTERNAL BLINDS WILL REDUCE THE NEED FOR AIR CONDITIONING AND ASSIST IN REDUCING GLAUR INTO THE OCCUPIED SPACE. NOTABLE USES OF THESE EXTERNAL SHADE DEVICES WITHIN BALLARAT WOULD BE THE BALLARAT REGIONAL INTEGRATED CANCER CENTRE, OR THE BALLARAT BASE HOSPITAL, ALONG WITH COUNTLESS DEVELOPMENTS THROUGHOUT THE MELBOURNE SKYLINE.

**FULL HEIGHT GLAZED CURTAIN WALL**

A FULL HEIGHT GLAZED CURTAIN WALL IS WHERE THE WINDOW SYSTEM IS POSITIONED TO THE EXTERIOR OF THE BUILDING STRUCTURE, WHICH ALLOWS THE COMBINED WINDOW AND FRAMING TO SPAN MULTIPLE LEVELS, ULTIMATELY FORMING A CONTINUOUS AND DEGLUTTERED FACADE. THIS MINIMALIST FACADE ELIMINATES DISTRACTIONS AND ENHANCES THE VISUAL APPEAL FOR A CLEAN AND RECESSIVE OUTCOME. A HIGHLY REFLECTIVE FILM IS APPLIED TO THE GLAZING, DEFLECTING THE SUN'S RAYS FROM THE BUILDING GLAZING, THEREBY REDUCING SOLAR GAIN WITHIN THE OCCUPIED SPACE, WHILST ALSO CREATING A MIRROR LIKE FINISH TO THE EXTERIOR THAT REFLECTS THE SKY AND CLOUDS, TO ALSO REDUCE THE VISUAL BULK.

**EXPRESSED VERTICALITY**

THROUGH THE USE OF THE ELONGATED AND VERTICAL PROPORTIONS OF THE FULL HEIGHT GLAZED CURTAIN WALL, PLUS THE VERTICALITY AND ELONGATION OF THE ARCHITECTURAL FINS AND SHADE DEVICES, THE HEIGHT OF THE BUILDING IS EXPRESSED IN A SIMILAR FASHION TO THAT OF THE BALLARAT REGIONAL INTEGRATED CANCER CENTRE AND THE BALLARAT BASE HOSPITAL. GIVEN THE ARTICULATED AND VISUALLY DIFFERENT PODIUM BASE RELATES TO THE RHYTHM, SCALE AND PROPORTIONS OF THE NEIGHBOURHOOD, THE RECESSED UPPER SECTION WAS INTENDED TO COMMUNICATE A NEW STREETSCAPE LANGUAGE THAT WAS MORE CONTEMPORARY AND ASPIRATIONAL, AIMING TO CREATE A NEW LANDMARK, STRATEGICALLY DESIGNED AS A BEACON, AND A CLEAN, FRESH AND MODERN STATEMENT TO PROGRESS BALLARAT INTO THE FUTURE.



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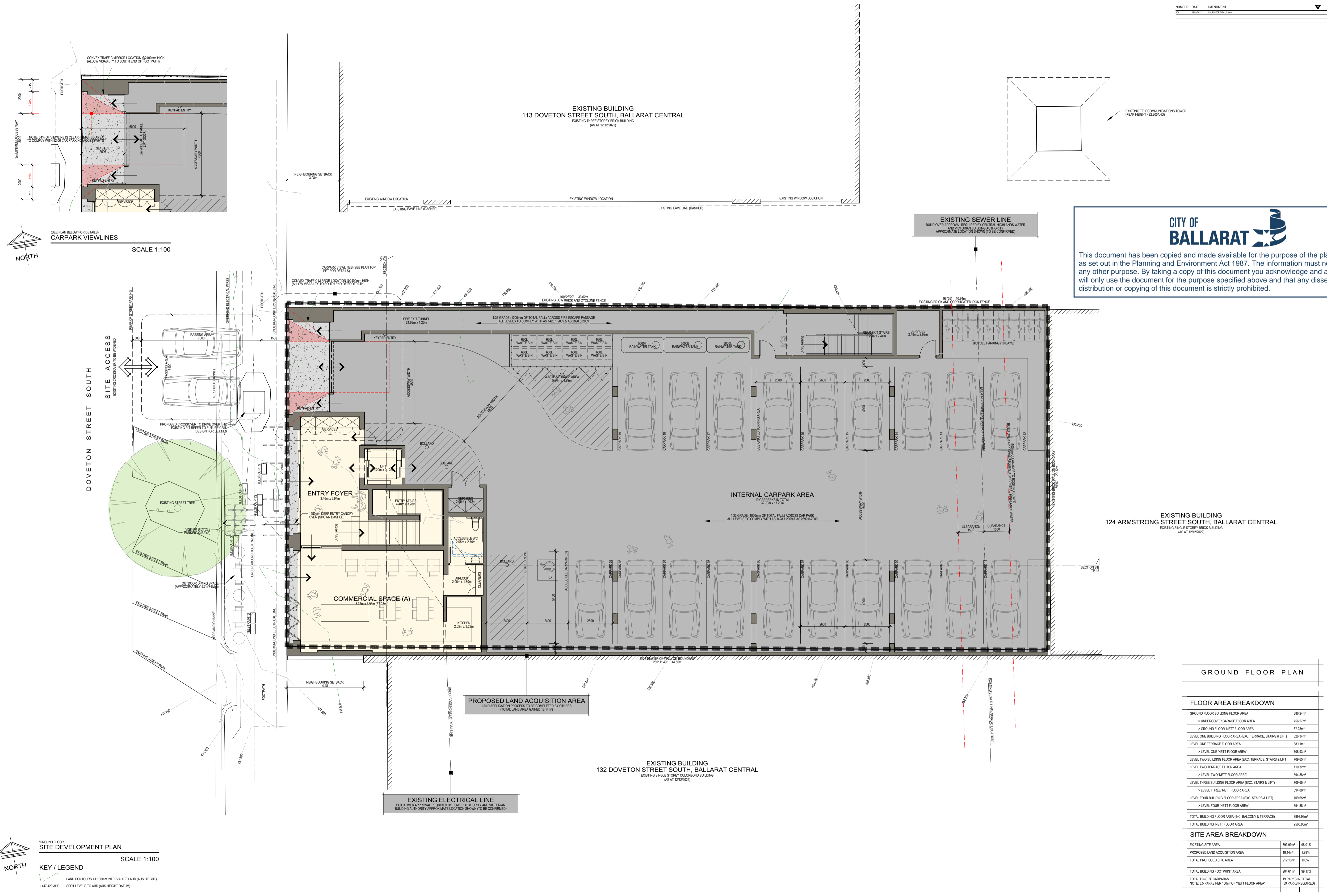
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DESIGN RESPONSE STATEMENT  
PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER	2024-108	DRAWING NUMBER	TP-04
DATE	FEBRUARY 2024	ISSUED FOR DISCUSSION	
		SHEET	04 OF 17
		SCALE	

REGISTERED BUILDING PRACTITIONER





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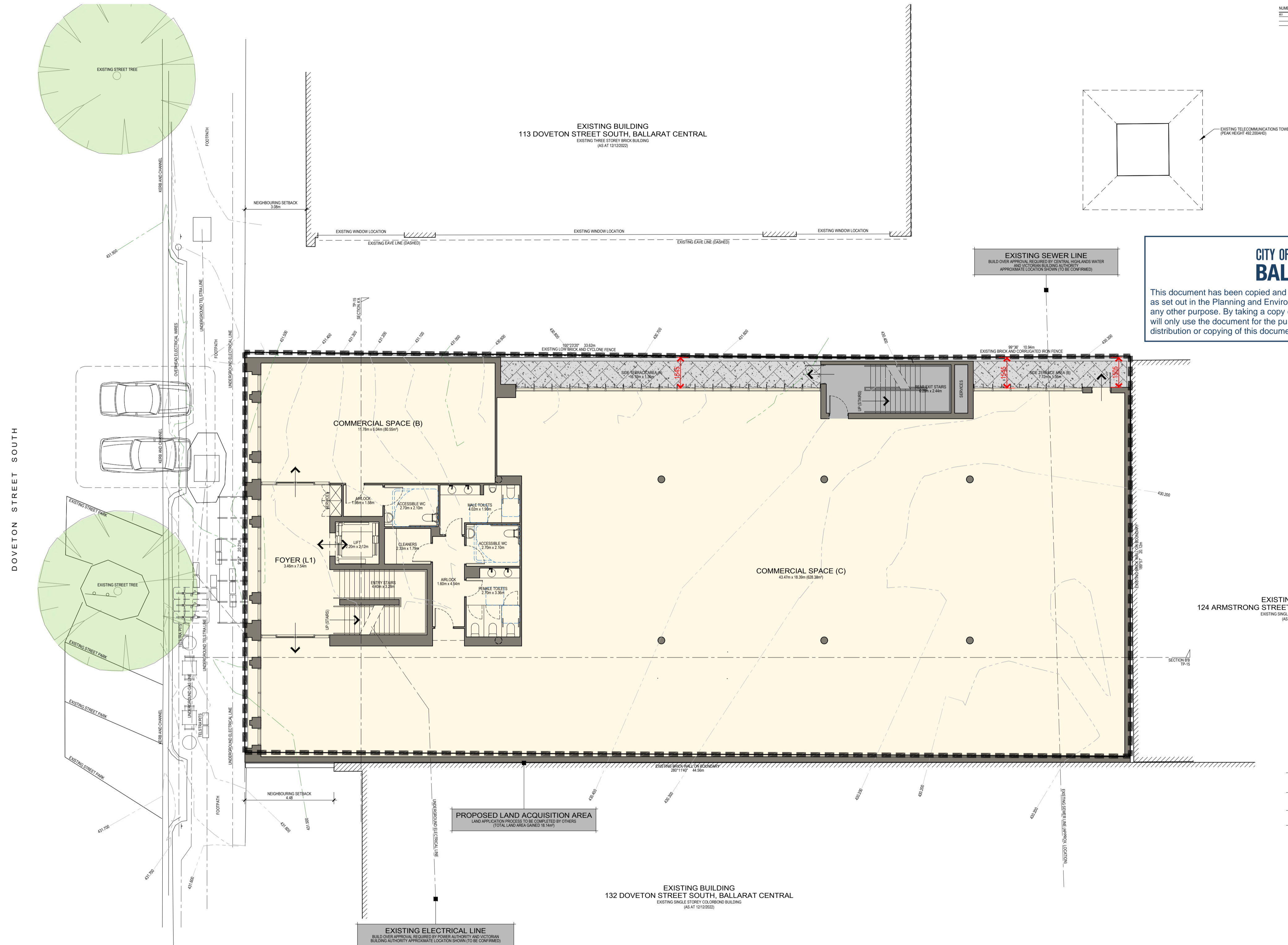
**GROUND FLOOR PLAN**

FLOOR AREA BREAKDOWN	
GROUND FLOOR BUILDING FLOOR AREA	836.24m <sup>2</sup>
- UNDERCOVER GARAGE FLOOR AREA	759.27m <sup>2</sup>
- GROUND FLOOR NET FLOOR AREA	87.28m <sup>2</sup>
LEVEL ONE BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	828.34m <sup>2</sup>
LEVEL ONE TERRACE FLOOR AREA	38.11m <sup>2</sup>
- LEVEL ONE NET FLOOR AREA	798.89m <sup>2</sup>
LEVEL TWO BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	798.89m <sup>2</sup>
LEVEL TWO TERRACE FLOOR AREA	179.32m <sup>2</sup>
- LEVEL TWO NET FLOOR AREA	894.88m <sup>2</sup>
LEVEL THREE BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	799.65m <sup>2</sup>
- LEVEL THREE NET FLOOR AREA	894.88m <sup>2</sup>
LEVEL FOUR BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	799.65m <sup>2</sup>
- LEVEL FOUR NET FLOOR AREA	894.88m <sup>2</sup>
TOTAL BUILDING FLOOR AREA (INC. BALCONY & TERRACE)	3998.96m <sup>2</sup>
TOTAL BUILDING NET FLOOR AREA	2990.99m <sup>2</sup>
SITE AREA BREAKDOWN	
EXISTING SITE AREA	893.99m <sup>2</sup> 96.01%
PROPOSED LAND ACQUISITION AREA	18.16m <sup>2</sup> 1.99%
TOTAL PROPOSED SITE AREA	912.15m <sup>2</sup> 100%
TOTAL BUILDING FOOTPRINT AREA	954.61m <sup>2</sup> 96.17%
TOTAL ON-SITE CARPARKS	19 PARKS IN TOTAL (89 PARKS REQUIRED)
NOTE: 3.5 PARKS PER 100M <sup>2</sup> OF NET FLOOR AREA	

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**SITE DEVELOPMENT PLAN 'GROUND FLOOR'**  
 PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER: 2025-108 DRAWING NUMBER: TP-05  
 DATE: FEBRUARY 2024 ISSUED: FOR DISCUSSION  
 SHEET: 05 OF 17  
 SCALE: 1:100 @ A1  
 REGISTERED BUILDING PRACTITIONER: [REDACTED] P-40 3048



**CITY OF BALLARAT**

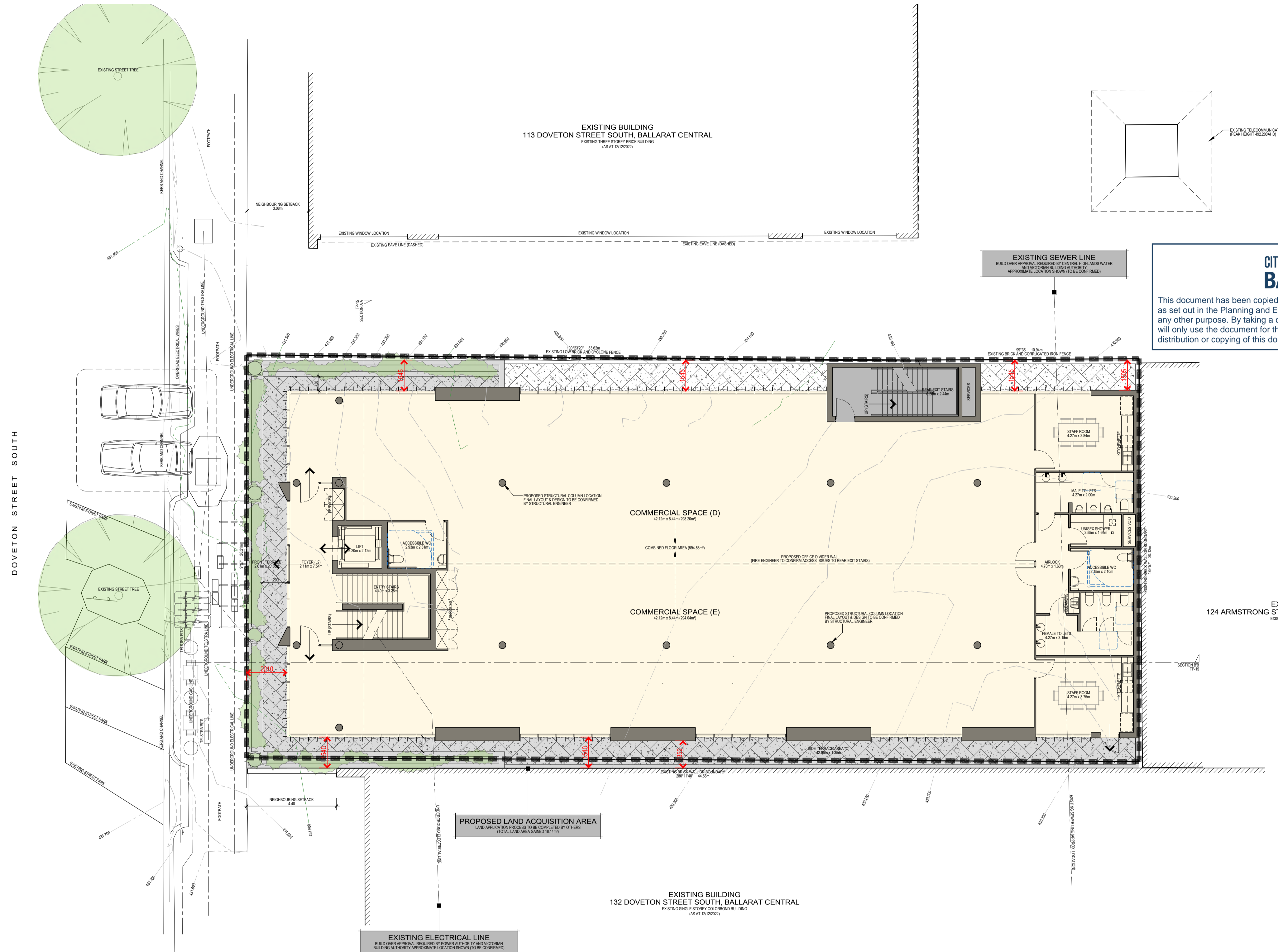
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NUMBER	DATE	AMENDMENT
01	08/08/2024	ISSUED FOR DISCUSSION



LEVEL ONE PLAN	
<b>FLOOR AREA BREAKDOWN</b>	
GROUND FLOOR BUILDING FLOOR AREA	836.24m <sup>2</sup>
- UNDERCOVER GARAGE FLOOR AREA	759.27m <sup>2</sup>
- GROUND FLOOR NET FLOOR AREA	87.28m <sup>2</sup>
LEVEL ONE BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	826.34m <sup>2</sup>
LEVEL ONE TERRACE FLOOR AREA	38.11m <sup>2</sup>
- LEVEL ONE NET FLOOR AREA	708.83m <sup>2</sup>
LEVEL TWO BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	708.83m <sup>2</sup>
LEVEL TWO TERRACE FLOOR AREA	179.32m <sup>2</sup>
- LEVEL TWO NET FLOOR AREA	584.88m <sup>2</sup>
LEVEL THREE BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.83m <sup>2</sup>
- LEVEL THREE NET FLOOR AREA	584.88m <sup>2</sup>
LEVEL FOUR BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.83m <sup>2</sup>
- LEVEL FOUR NET FLOOR AREA	584.88m <sup>2</sup>
TOTAL BUILDING FLOOR AREA (INC. BALCONY & TERRACE)	3098.96m <sup>2</sup>
TOTAL BUILDING NET FLOOR AREA	2590.89m <sup>2</sup>
<b>SITE AREA BREAKDOWN</b>	
EXISTING SITE AREA	893.99m <sup>2</sup> 96.01%
PROPOSED LAND ACQUISITION AREA	18.16m <sup>2</sup> 1.99%
TOTAL PROPOSED SITE AREA	912.15m <sup>2</sup> 100%
TOTAL BUILDING FOOTPRINT AREA	854.61m <sup>2</sup> 93.7%
TOTAL ON-SITE CARPARKS	19 PARKS IN TOTAL (89 PARKS REQUIRED)
NOTE: 3.5 PARKS PER 100M <sup>2</sup> OF NET FLOOR AREA	





**CITY OF BALLARAT**

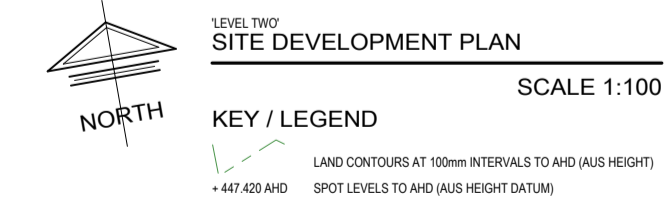
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NUMBER	DATE	AMENDMENT
01	08/08/2024	ISSUED FOR DISCUSSION

**LEVEL TWO PLAN**

FLOOR AREA BREAKDOWN	
GROUND FLOOR BUILDING FLOOR AREA	886.24m <sup>2</sup>
-> UNDERCOVER GARAGE FLOOR AREA	759.27m <sup>2</sup>
-> GROUND FLOOR NET FLOOR AREA	87.28m <sup>2</sup>
LEVEL ONE BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	828.34m <sup>2</sup>
LEVEL ONE TERRACE FLOOR AREA	38.11m <sup>2</sup>
-> LEVEL ONE NET FLOOR AREA	708.89m <sup>2</sup>
LEVEL TWO BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	708.89m <sup>2</sup>
LEVEL TWO TERRACE FLOOR AREA	179.32m <sup>2</sup>
-> LEVEL TWO NET FLOOR AREA	584.86m <sup>2</sup>
LEVEL THREE BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
-> LEVEL THREE NET FLOOR AREA	584.86m <sup>2</sup>
LEVEL FOUR BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
-> LEVEL FOUR NET FLOOR AREA	584.86m <sup>2</sup>
TOTAL BUILDING FLOOR AREA (INC. BALCONY & TERRACE)	3998.96m <sup>2</sup>
TOTAL BUILDING NET FLOOR AREA	2500.89m <sup>2</sup>

SITE AREA BREAKDOWN	
EXISTING SITE AREA	883.99m <sup>2</sup> 96.01%
PROPOSED LAND ACQUISITION AREA	18.16m <sup>2</sup> 1.99%
TOTAL PROPOSED SITE AREA	912.13m <sup>2</sup> 100%
TOTAL BUILDING FOOTPRINT AREA	954.61m <sup>2</sup> 96.17%
TOTAL ON-SITE CARPARKS	19 PARKS IN TOTAL (89 PARKS REQUIRED)
NOTE: 3.5 PARKS PER 100M <sup>2</sup> OF NET FLOOR AREA	

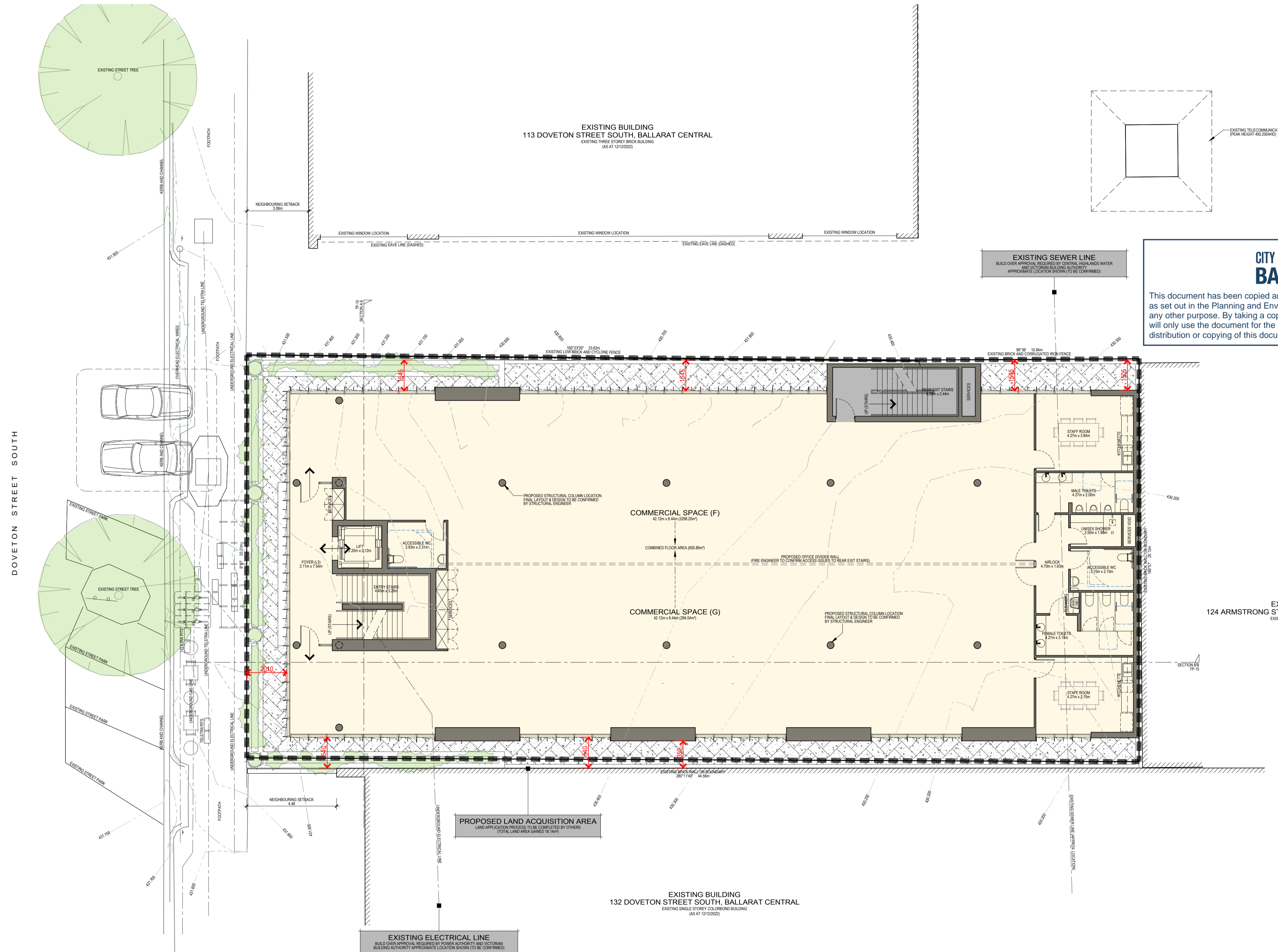


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**SITE DEVELOPMENT PLAN 'LEVEL TWO'**  
 PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER	2025-108	DRAWING NUMBER	TP-07
DATE	FEBRUARY 2024	ISSUED FOR	DISCUSSION
		SHEET	07 OF 17
		SCALE	1:100 @ A1
		REGISTERED BUILDING PRACTITIONER	PA-AD 30083



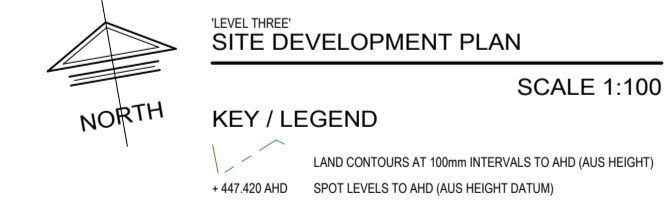


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**LEVEL THREE PLAN**

FLOOR AREA BREAKDOWN	
GROUND FLOOR BUILDING FLOOR AREA	886.24m <sup>2</sup>
- UNDERCOVER GARAGE FLOOR AREA	756.27m <sup>2</sup>
- GROUND FLOOR NET FLOOR AREA	87.28m <sup>2</sup>
LEVEL ONE BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	826.34m <sup>2</sup>
LEVEL ONE TERRACE FLOOR AREA	38.11m <sup>2</sup>
- LEVEL ONE NET FLOOR AREA	708.89m <sup>2</sup>
LEVEL TWO BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	708.89m <sup>2</sup>
LEVEL TWO TERRACE FLOOR AREA	178.32m <sup>2</sup>
- LEVEL TWO NET FLOOR AREA	564.86m <sup>2</sup>
LEVEL THREE BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
- LEVEL THREE NET FLOOR AREA	564.86m <sup>2</sup>
LEVEL FOUR BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
- LEVEL FOUR NET FLOOR AREA	564.86m <sup>2</sup>
TOTAL BUILDING FLOOR AREA (INC. BALCONY & TERRACE)	3998.96m <sup>2</sup>
TOTAL BUILDING NET FLOOR AREA	2590.89m <sup>2</sup>
SITE AREA BREAKDOWN	
EXISTING SITE AREA	853.99m <sup>2</sup> 96.01%
PROPOSED LAND ACQUISITION AREA	18.16m <sup>2</sup> 1.99%
TOTAL PROPOSED SITE AREA	912.13m <sup>2</sup> 100%
TOTAL BUILDING FOOTPRINT AREA	654.61m <sup>2</sup> 96.17%
TOTAL ON-SITE CARPARKS	19 PARKS IN TOTAL (89 PARKS REQUIRED)
NOTE: 3.5 PARKS PER 100M <sup>2</sup> OF NET FLOOR AREA	

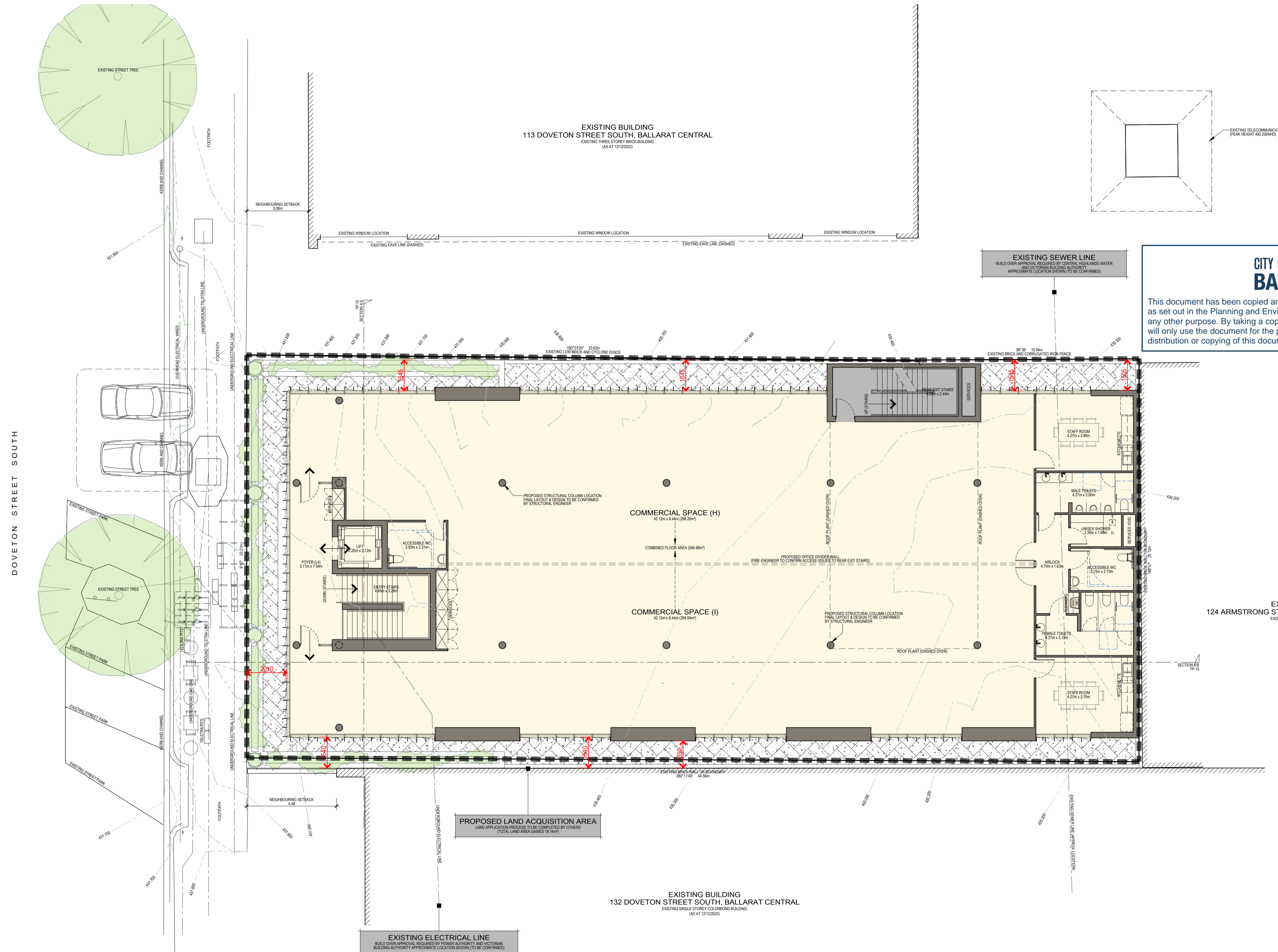


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**SITE DEVELOPMENT PLAN 'LEVEL THREE'**  
 PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER	2025-108	DRAWING NUMBER	TP-08
DATE	FEBRUARY 2024	ISSUED	FOR DISCUSSION
		SHEET	08 OF 17
		SCALE	1:100 @ A1
		REGISTERED BUILDING PRACTITIONER	PA-40 30488





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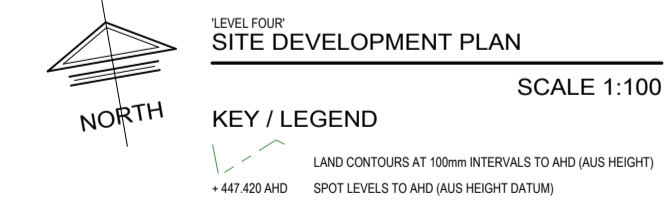
NUMBER	DATE	AMENDMENT
01	08/08/2024	ISSUED FOR DISCUSSION

**LEVEL FOUR PLAN**

FLOOR AREA BREAKDOWN	
GROUND FLOOR BUILDING FLOOR AREA	836.24m <sup>2</sup>
- UNDERCOVER GARAGE FLOOR AREA	759.27m <sup>2</sup>
- GROUND FLOOR NET FLOOR AREA	87.28m <sup>2</sup>
LEVEL ONE BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	826.34m <sup>2</sup>
LEVEL ONE TERRACE FLOOR AREA	38.11m <sup>2</sup>
- LEVEL ONE NET FLOOR AREA	708.89m <sup>2</sup>
LEVEL TWO BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	708.89m <sup>2</sup>
LEVEL TWO TERRACE FLOOR AREA	179.32m <sup>2</sup>
- LEVEL TWO NET FLOOR AREA	564.86m <sup>2</sup>
LEVEL THREE BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
- LEVEL THREE NET FLOOR AREA	564.86m <sup>2</sup>
LEVEL FOUR BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
- LEVEL FOUR NET FLOOR AREA	564.86m <sup>2</sup>
TOTAL BUILDING FLOOR AREA (INC. BALCONY & TERRACE)	3998.96m <sup>2</sup>
TOTAL BUILDING NET FLOOR AREA	2950.95m <sup>2</sup>

SITE AREA BREAKDOWN	
EXISTING SITE AREA	853.99m <sup>2</sup> 96.01%
PROPOSED LAND ACQUISITION AREA	18.16m <sup>2</sup> 1.99%
TOTAL PROPOSED SITE AREA	912.13m <sup>2</sup> 100%
TOTAL BUILDING FOOTPRINT AREA	654.61m <sup>2</sup> 96.17%
TOTAL ON-SITE CARPARKS	19 PARKS IN TOTAL (89 PARKS REQUIRED)
NOTE: 3.5 PARKS PER 100M <sup>2</sup> OF NET FLOOR AREA	

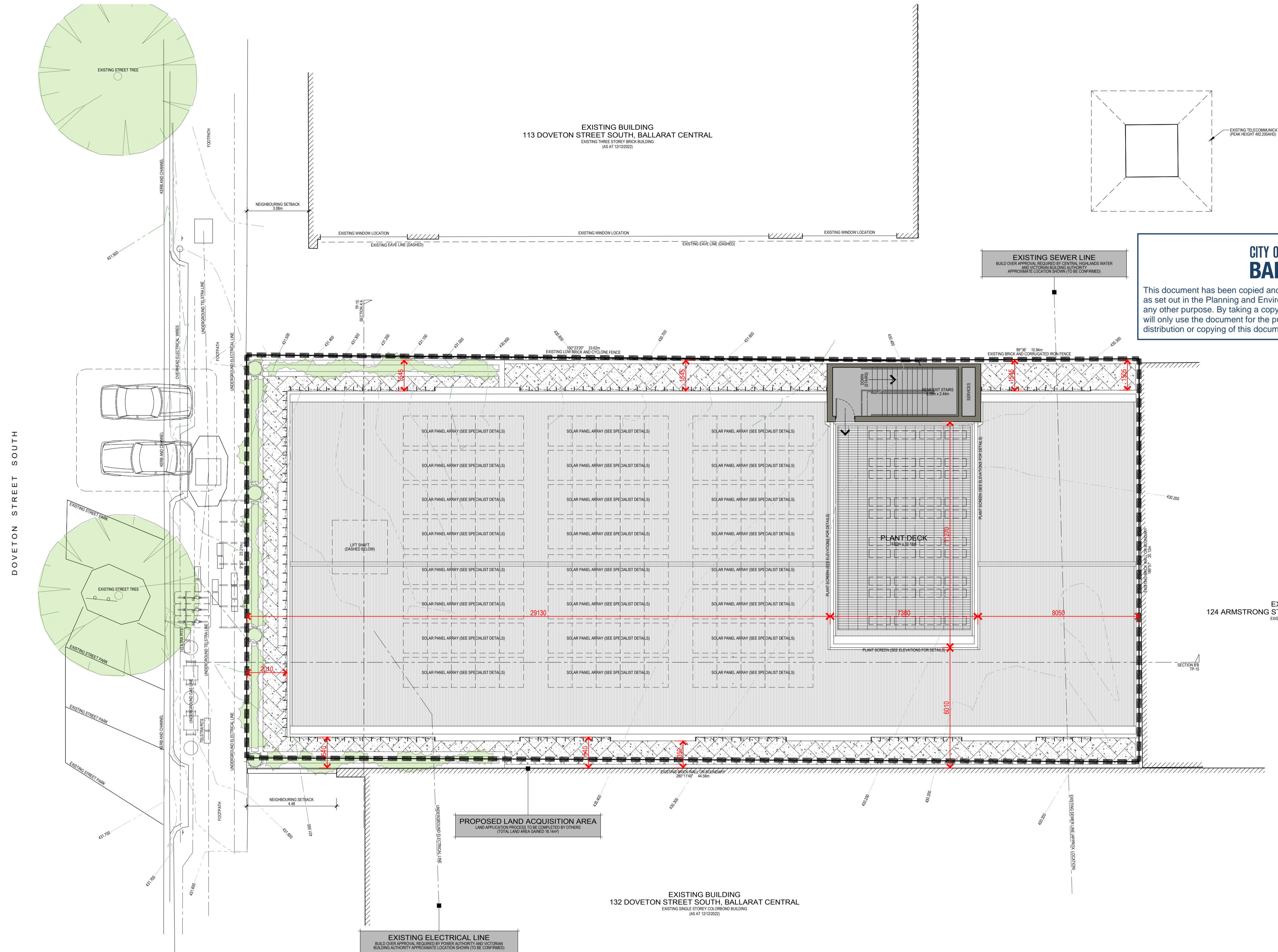


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**SITE DEVELOPMENT PLAN 'LEVEL FOUR'**  
 PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER	2025-108	DRAWING NUMBER	TP-09
DATE	FEBRUARY 2025	ISSUED FOR	DISCUSSION
		SHEET	09 OF 17
		SCALE	1:100 @ A1
		REGISTERED BUILDING PRACTITIONER	DP-AD 30083



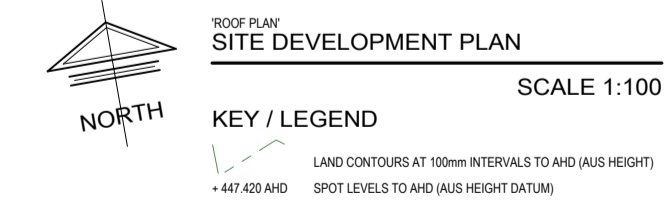


NUMBER	DATE	AMENDMENT
01	08/08/2024	ISSUED FOR DISCUSSION

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ROOF PLAN	
<b>FLOOR AREA BREAKDOWN</b>	
GROUND FLOOR BUILDING FLOOR AREA	836.24m <sup>2</sup>
> UNDERCOVER GARAGE FLOOR AREA	756.27m <sup>2</sup>
> GROUND FLOOR NET FLOOR AREA	87.28m <sup>2</sup>
LEVEL ONE BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	826.34m <sup>2</sup>
LEVEL ONE TERRACE FLOOR AREA	38.11m <sup>2</sup>
> LEVEL ONE NET FLOOR AREA	708.89m <sup>2</sup>
LEVEL TWO BUILDING FLOOR AREA (EXC. TERRACE, STAIRS & LIFT)	708.89m <sup>2</sup>
LEVEL TWO TERRACE FLOOR AREA	179.32m <sup>2</sup>
> LEVEL TWO NET FLOOR AREA	564.88m <sup>2</sup>
LEVEL THREE BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
> LEVEL THREE NET FLOOR AREA	564.88m <sup>2</sup>
LEVEL FOUR BUILDING FLOOR AREA (EXC. STAIRS & LIFT)	708.89m <sup>2</sup>
> LEVEL FOUR NET FLOOR AREA	564.88m <sup>2</sup>
TOTAL BUILDING FLOOR AREA (INC. BALCONY & TERRACE)	3998.96m <sup>2</sup>
TOTAL BUILDING NET FLOOR AREA	2500.95m <sup>2</sup>
<b>SITE AREA BREAKDOWN</b>	
EXISTING SITE AREA	853.99m <sup>2</sup> 96.01%
PROPOSED LAND ACQUISITION AREA	18.16m <sup>2</sup> 1.99%
TOTAL PROPOSED SITE AREA	912.13m <sup>2</sup> 100%
TOTAL BUILDING FOOTPRINT AREA	954.61m <sup>2</sup> 96.17%
TOTAL ON-SITE CARPARKS	19 PARKS IN TOTAL (89 PARKS REQUIRED)
NOTE: 3.5 PARKS PER 100M <sup>2</sup> OF NET FLOOR AREA	



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 622 Sturt Street, Ballarat Central, PO Box 622, Ballarat, VIC 3377  
 www.projectnow.com.au

**SITE DEVELOPMENT PLAN 'ROOF PLAN'**  
 PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER	DATE	DRAWING NUMBER
2024-108	FEBRUARY 2024	TP-10
		ISSUED FOR DISCUSSION
		SHEET 10 OF 17
		SCALE: 1:100 @ A1
		REGISTERED BUILDING PRACTITIONER: [REDACTED] (P-40 3048)



NUMBER	DATE	AMENDMENT
1	18/02/2024	ISSUED FOR DISCUSSION



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625 Sturt Street  
Ballarat Central  
PO Box 622 Ballarat  
VIC 3302 0397  
P:03 9370 1000

**ARTISTS IMPRESSIONS**  
PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL



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PROJECT NUMBER	2023-108	DRAWING NUMBER	TP-11
DATE	FEBRUARY 2024	ISSUED	FOR DISCUSSION
		SHEET	11 OF 17
		SCALE	
		REGISTERED BUILDING PRACTITIONER	DP-40 35883



NUMBER	DATE	AMENDMENT



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601 Sturt Street  
Ballarat Central  
PO Box 107, Ballarat  
(03) 3322 3337  
info@projectnow.com.au

**ARTISTS IMPRESSIONS**  
PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

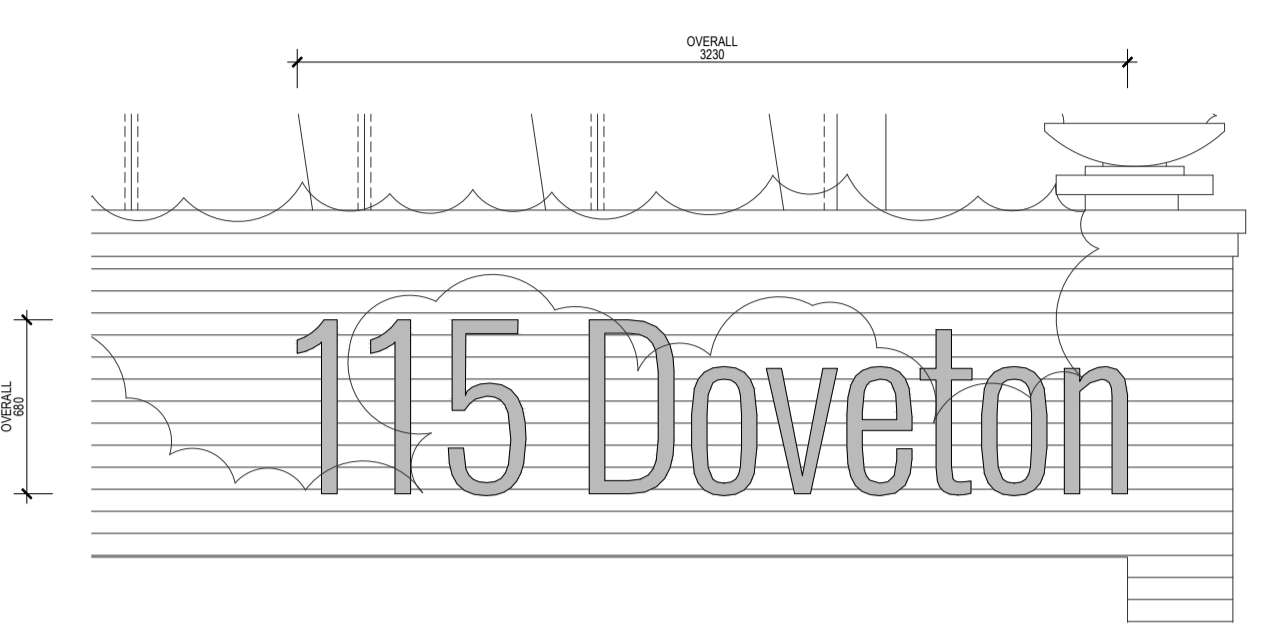
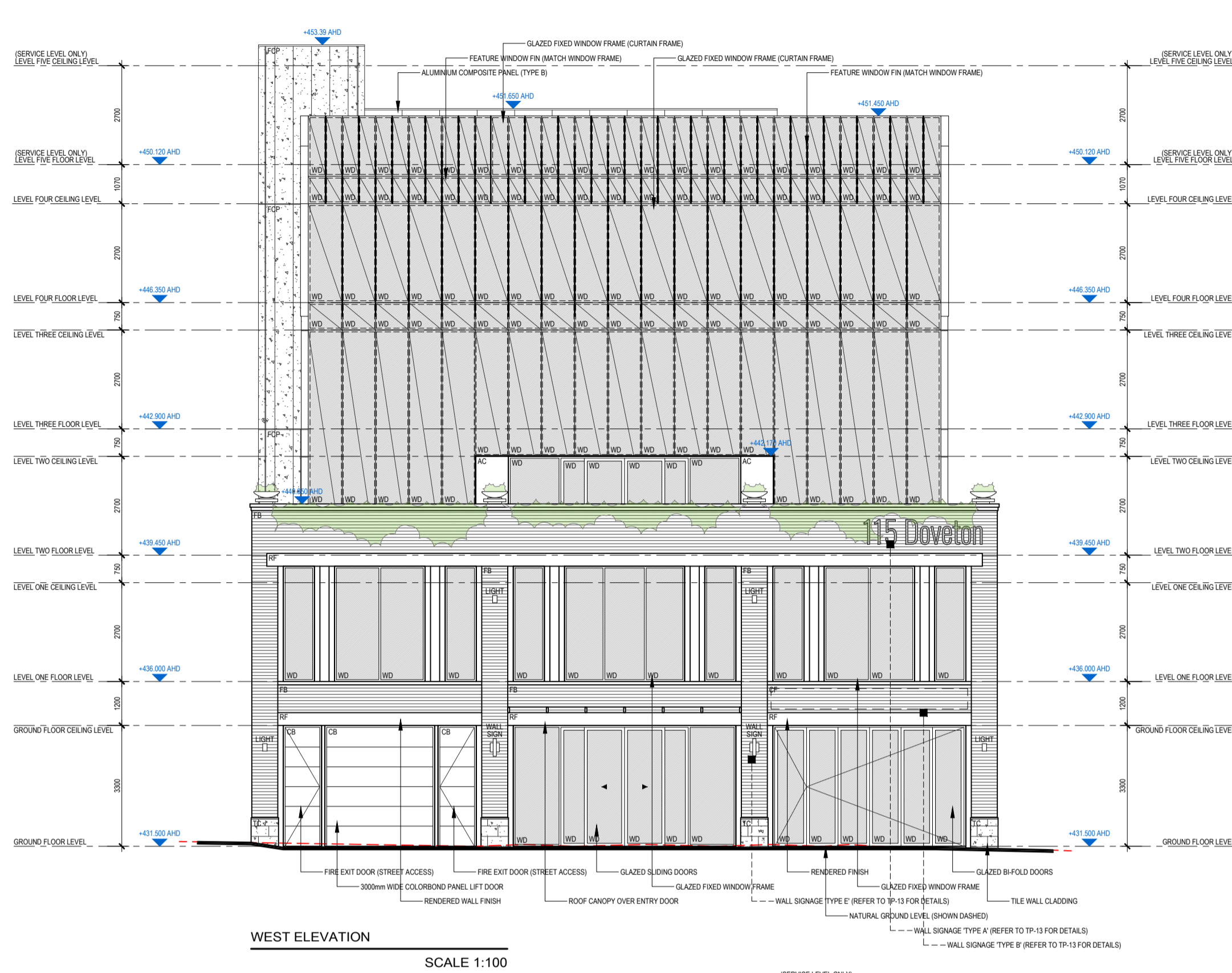
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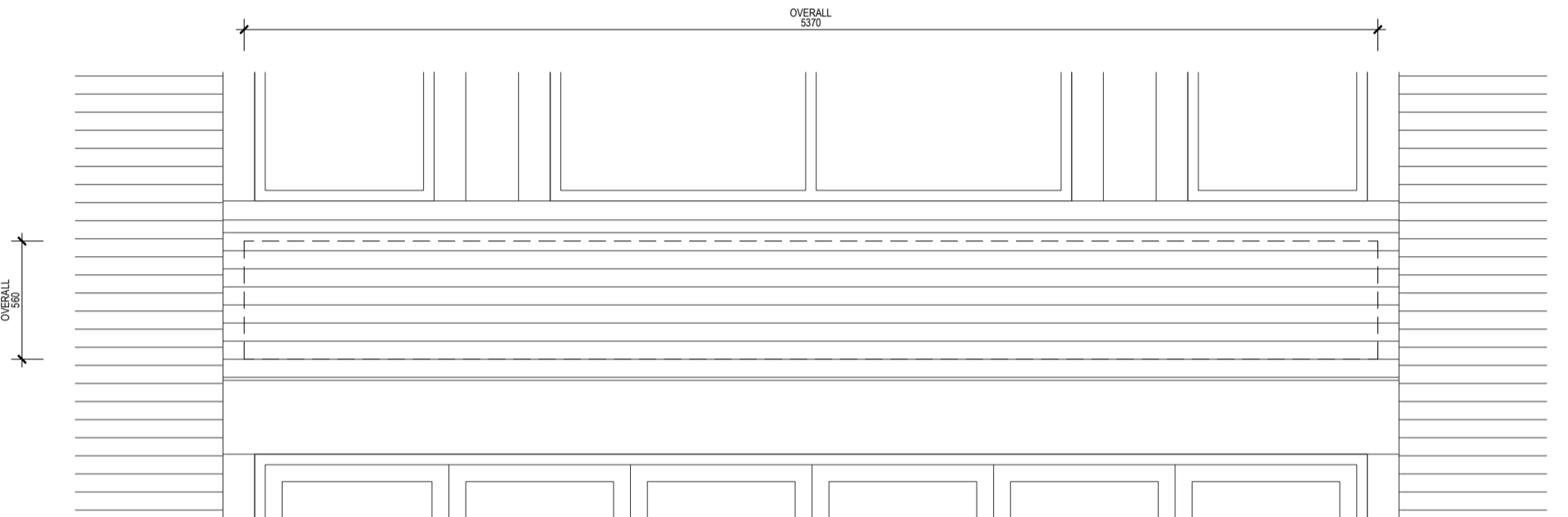
PROJECT NUMBER:	2020-108	DRAWING NUMBER:	TP-12
DATE:	FEBRUARY 2024	ISSUED:	FOR DISCUSSION
		SHEET:	12 OF 17
		SCALE:	

REGISTERED BUILDING PRACTITIONER: [REDACTED] (P-40 3093)

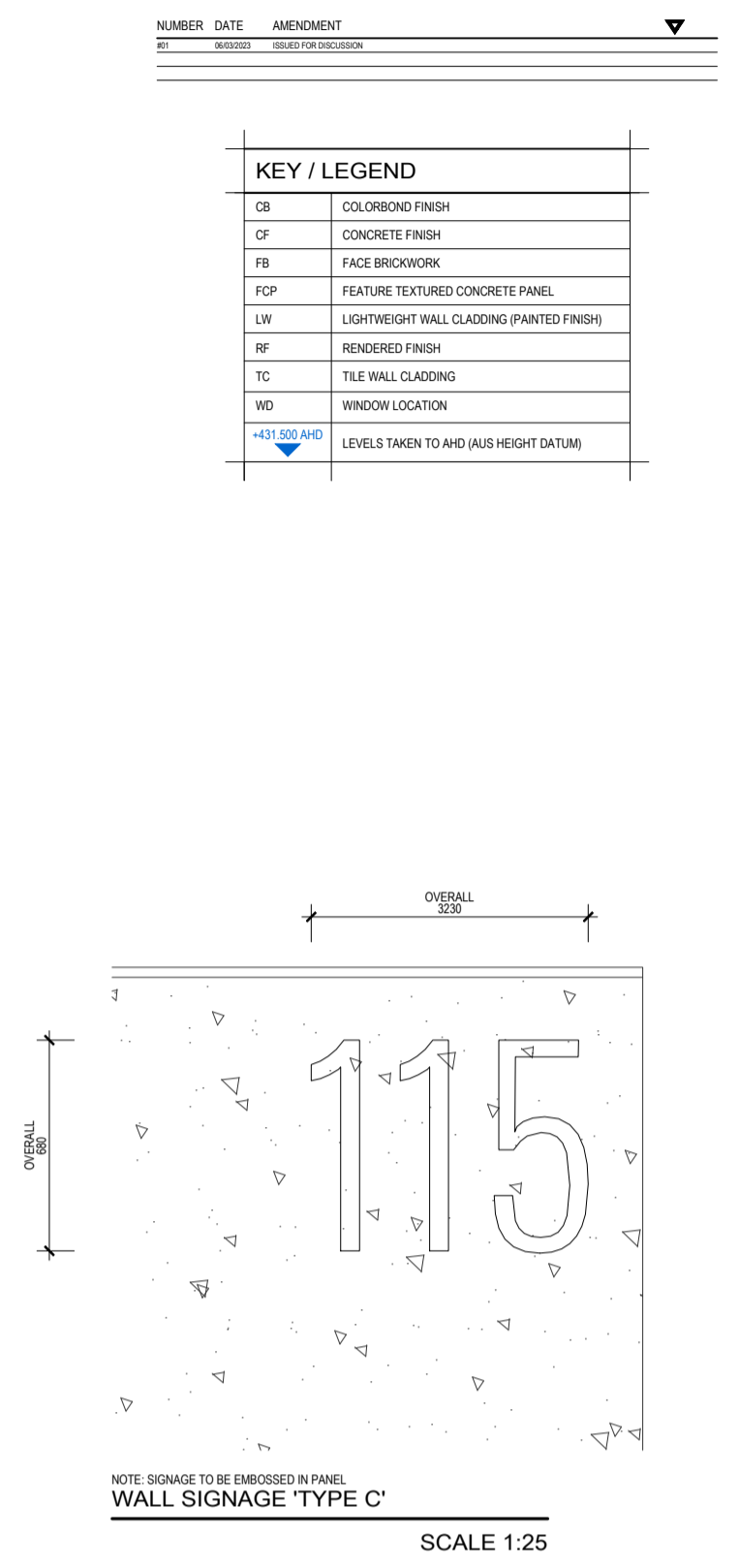




WALL SIGNAGE 'TYPE A'  
SCALE 1:25



WALL SIGNAGE 'TYPE B'  
SCALE 1:25

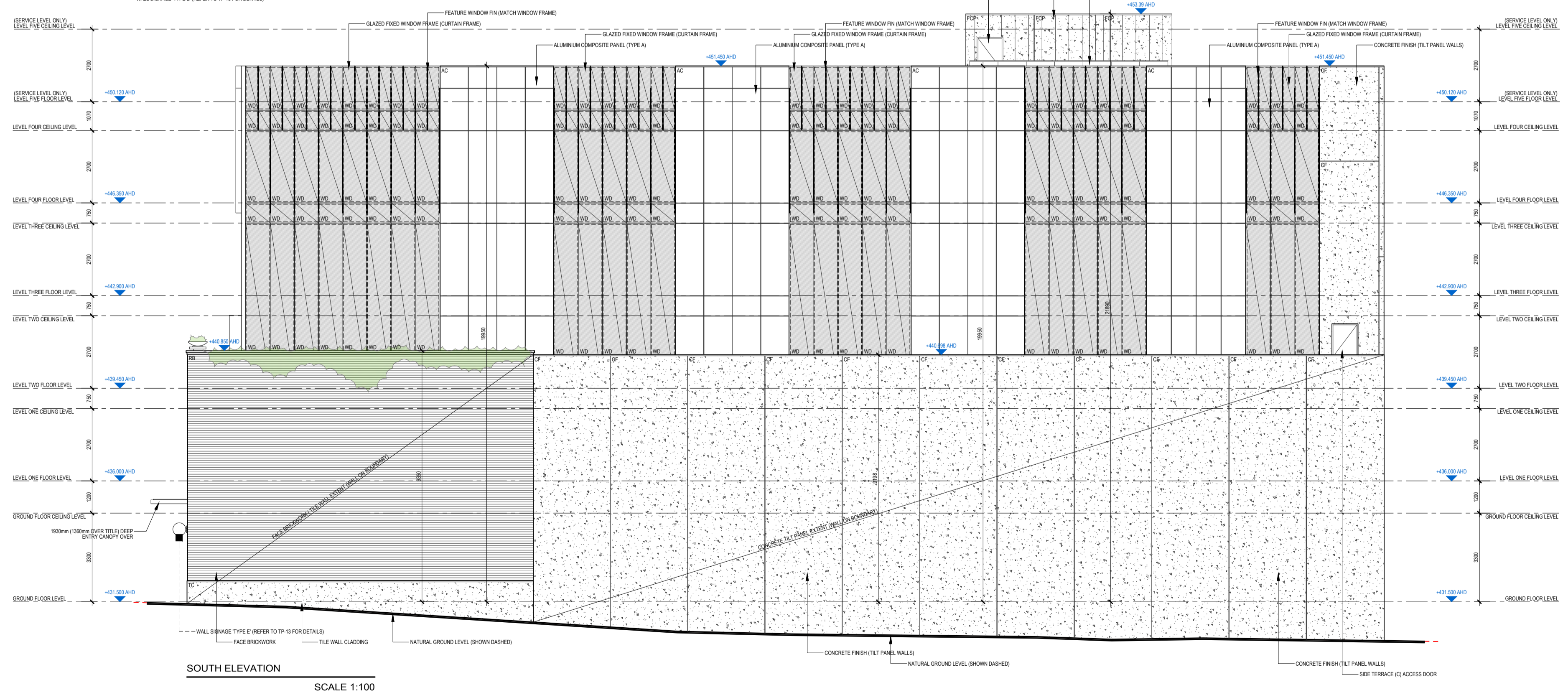


WALL SIGNAGE 'TYPE C'  
SCALE 1:25

NUMBER	DATE	AMENDMENT
01	08/08/2024	ISSUED FOR PERMIT

KEY / LEGEND	
CB	COLORBOND FINISH
CF	CONCRETE FINISH
FB	FACE BRICKWORK
FPC	FEATURE TEXTURED CONCRETE PANEL
LW	LIGHTWEIGHT WALL CLADDING (PAINTED FINISH)
RF	RENDED FINISH
TC	TILE WALL CLADDING
WD	WINDOW LOCATION
+41.300 AHD	LEVELS TAKEN TO AHD (AIR HEIGHT DATUM)

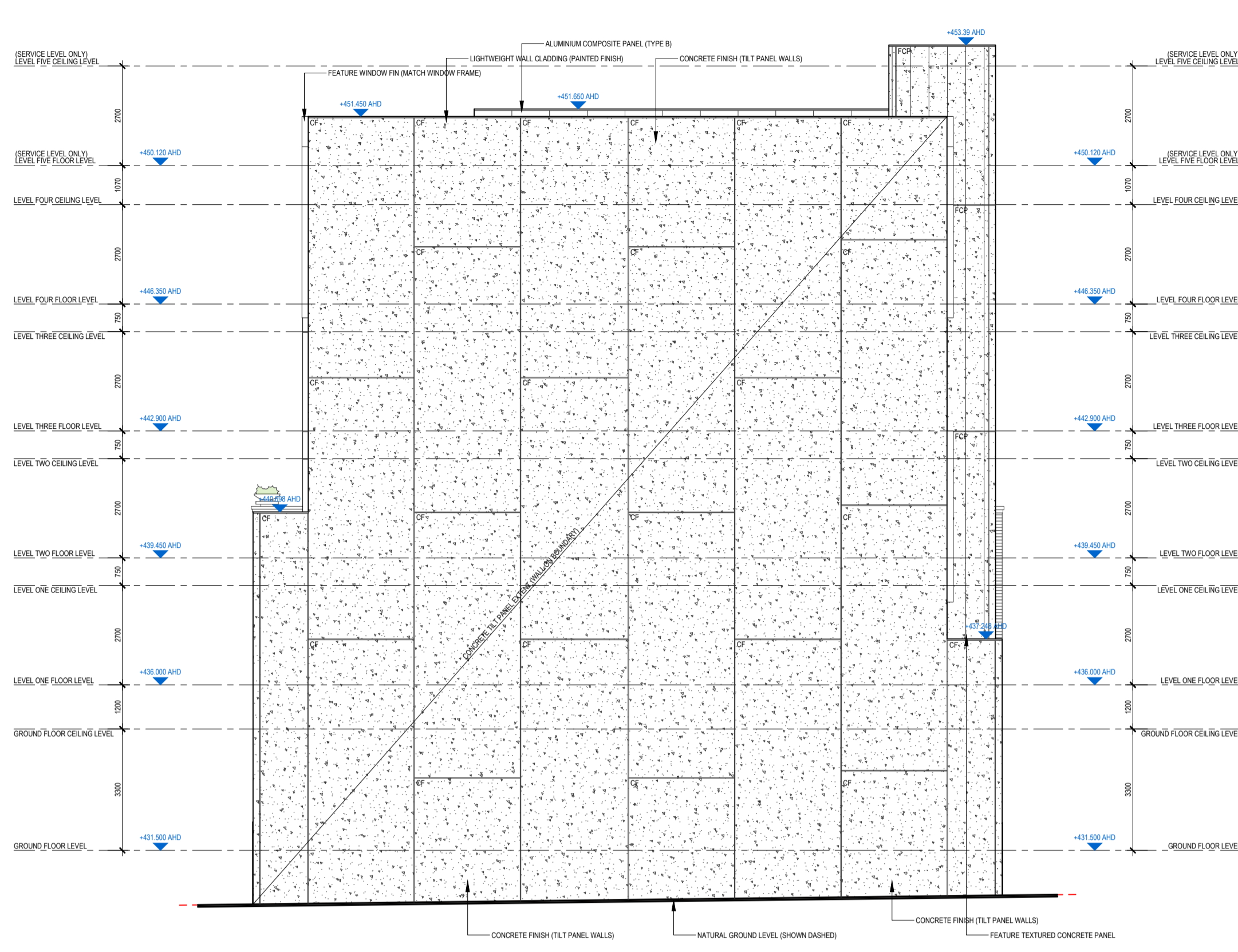


SOUTH ELEVATION  
SCALE 1:100

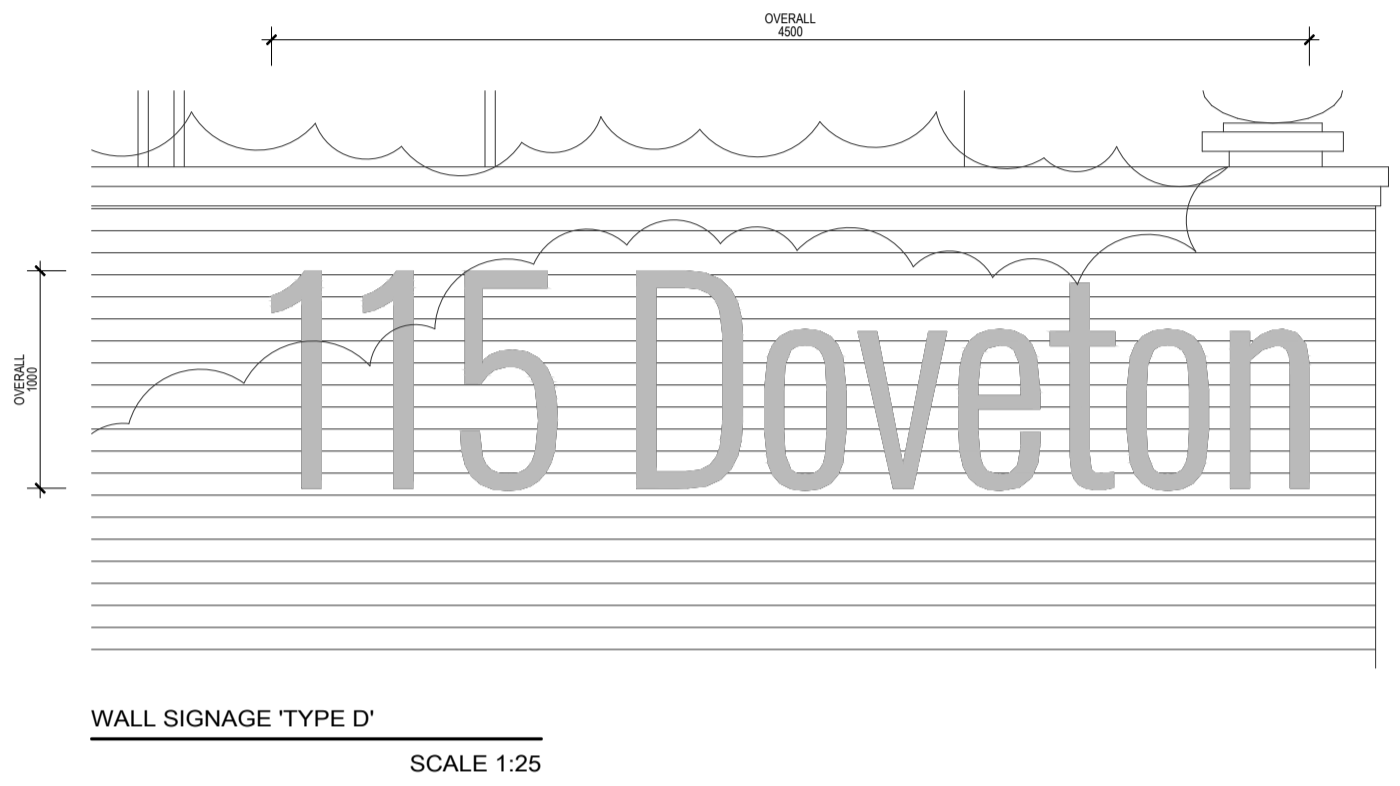
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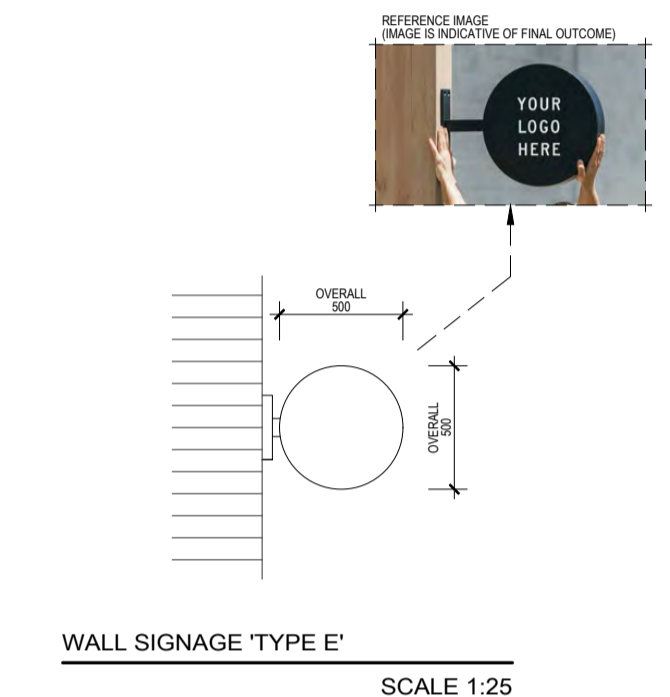




EAST ELEVATION  
SCALE 1:100



WALL SIGNAGE 'TYPE D'  
SCALE 1:25

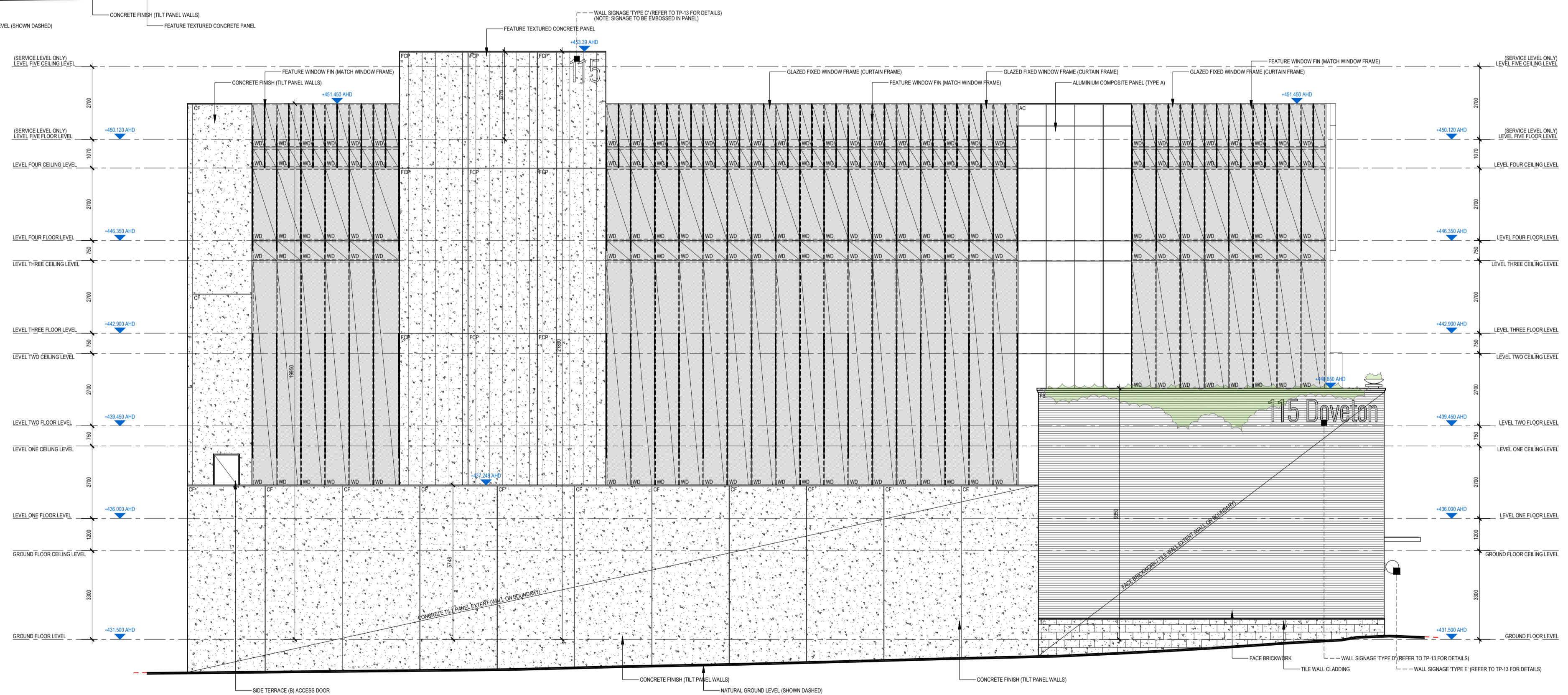


WALL SIGNAGE 'TYPE E'  
SCALE 1:25

NUMBER	DATE	AMENDMENT
01	08/08/2024	ISSUED FOR DISCUSSION

KEY / LEGEND	
CB	COLORBOND FINISH
CF	CONCRETE FINISH
FB	FACE BRICKWORK
FOP	FEATURE TEXTURED CONCRETE PANEL
LW	LIGHTWEIGHT WALL CLADDING (PAINTED FINISH)
RF	RENDED FINISH
TC	TILE WALL CLADDING
WD	WINDOW LOCATION
+41.300 AHD	LEVELS TAKEN TO AHD (AIR HEIGHT DATUM)



NORTH ELEVATION  
SCALE 1:100

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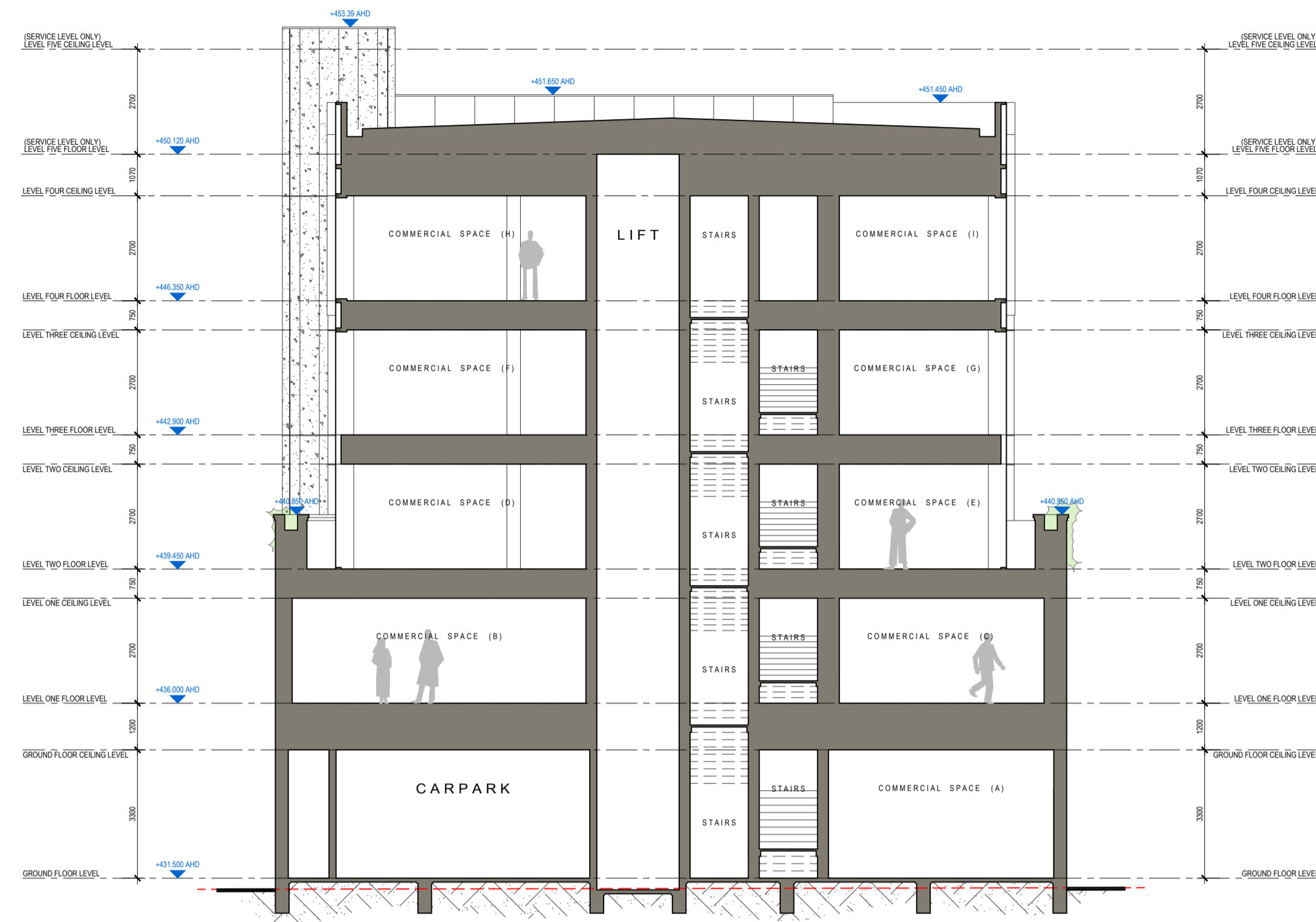
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PROPOSED ELEVATIONS  
PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

PROJECT NUMBER: 2024-108  
DRAWING NUMBER: TP-14  
DATE: FEBRUARY 2024  
ISSUED FOR DISCUSSION  
SHEET: 14 OF 17  
SCALE: AS SHOWN @ A1  
REGISTERED BUILDING PRACTITIONER: [REDACTED] (P-40 3048)

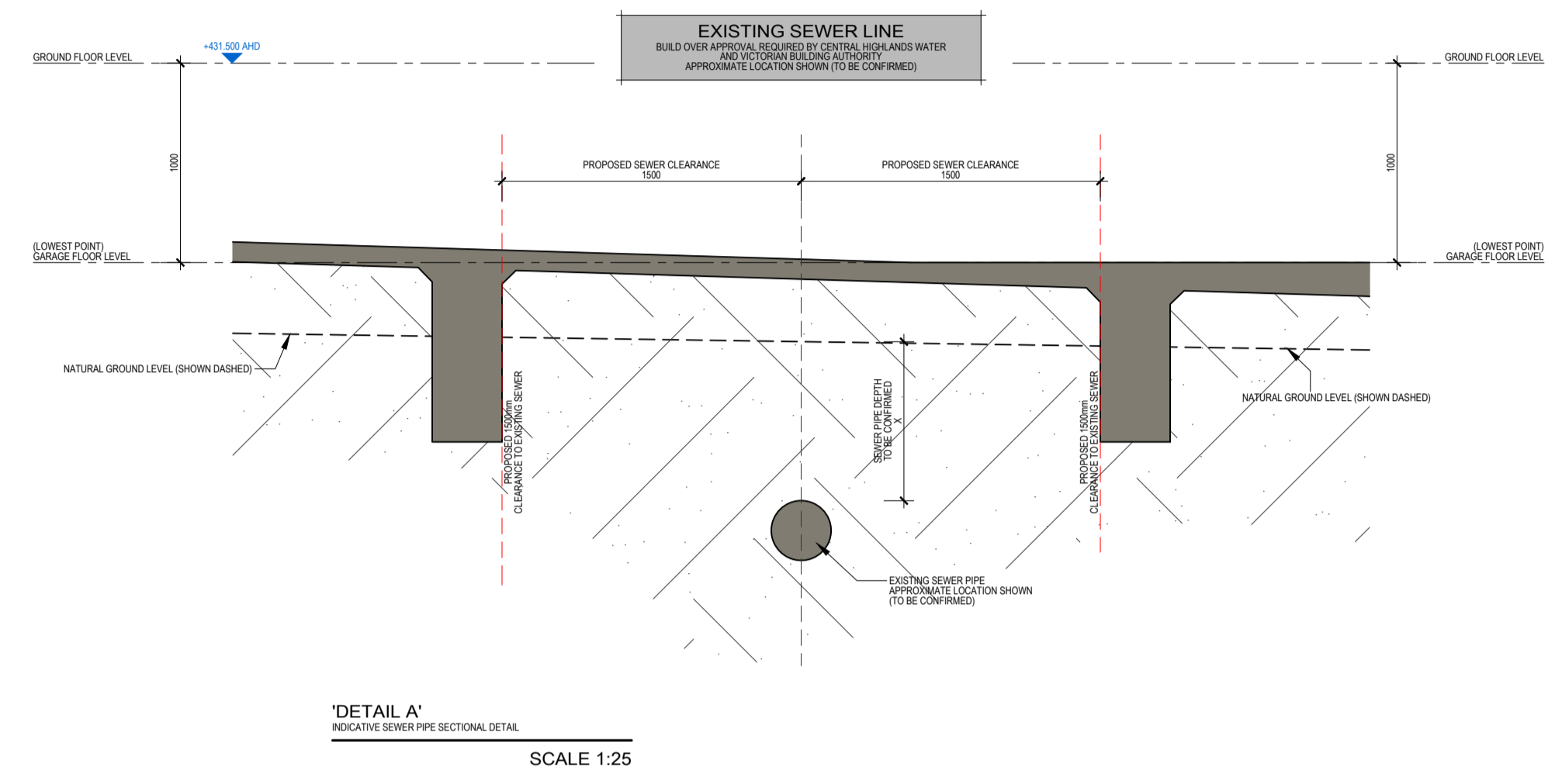




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NUMBER	DATE	AMENDMENT
01	08/08/2024	ISSUED FOR DISCUSSION

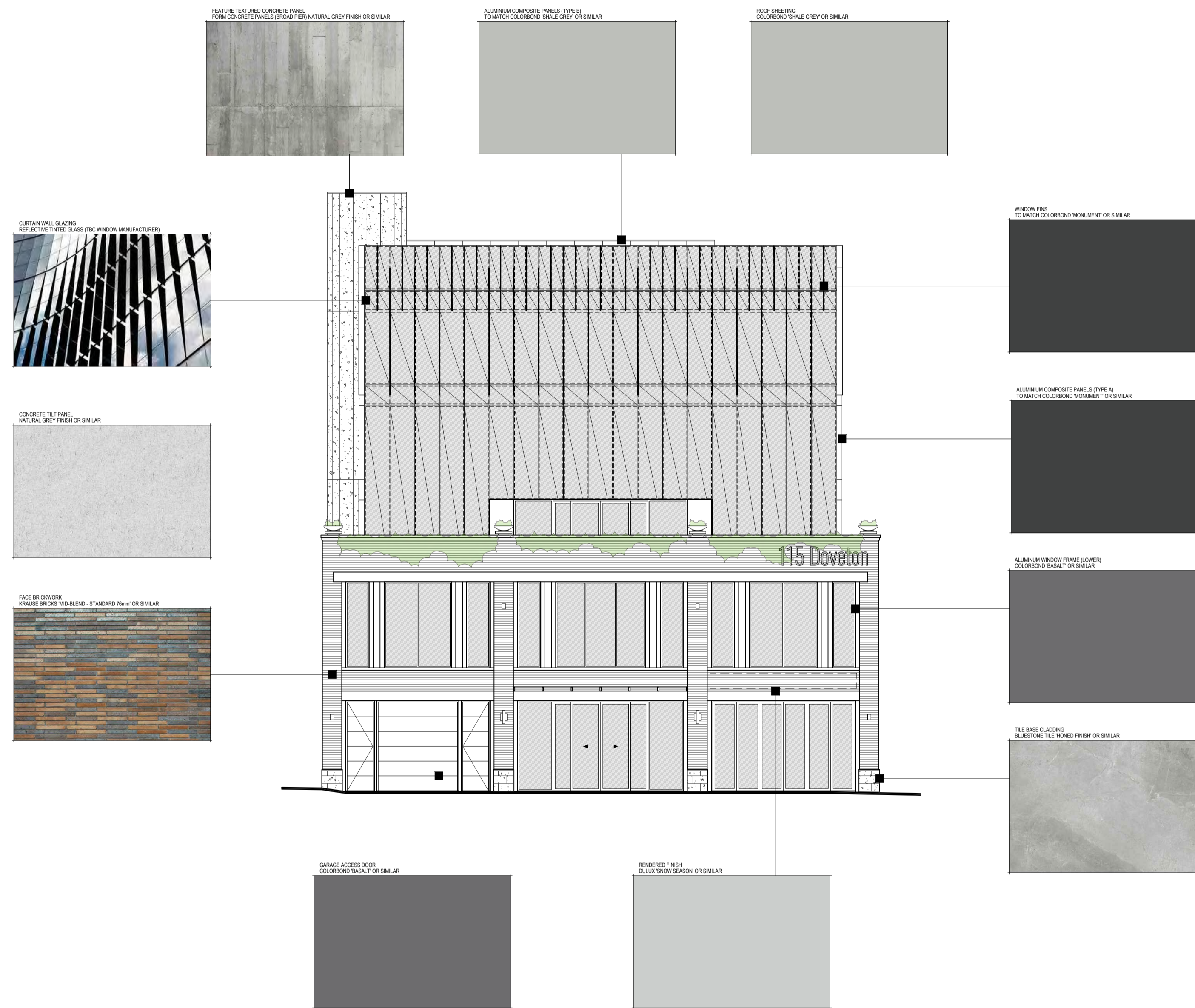


<b>PROJECTNOW</b> ARCHITECTS 602 Sturt Street Ballarat Central PO Box 627 Ballarat 037 332 2397 #000970700/000164	<b>TYPICAL SECTIONS</b> PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL	PROJECT NUMBER: 2020-108	DRAWING NUMBER: TP-10
		DATE: FEBRUARY 2024	ISSUED FOR DISCUSSION
		SHEET: 15 OF 17	SCALE: AS SHOWN @ A1
		REGISTERED BUILDING PRACTITIONER: [REDACTED]	DP-40 3043



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NUMBER	DATE	AMENDMENT
01	18/02/2024	ISSUED FOR DISCUSSION



WEST ELEVATION SHOWN AS EXAMPLE  
THE MATERIAL AND COLOURS SHOWN HEREIN IS INTENDED AS A GUIDE ONLY  
**COLOURS AND MATERIALS SCHEDULE**  
SCALE 1:100

EXTERNAL FINISHING SCHEDULE			
CONCRETE TILT PANEL	NATURAL GREY FINISH OR SIMILAR	ALUMINUM CARPINGS & FLASHINGS	COLORBOND MONUMENT OR SIMILAR
FACE BRICKWORK	KINGSIDE BRICKS MID-BLEND - STANDARD 75mm OR SIMILAR	CURTAIN WALL GLAZING	REFLECTIVE TINTED GLASS (TBC WINDOW MANUFACTURER)
RENDERED FINISH	DULUX SNOW SEASON OR SIMILAR	WINDOW FINIS	COLORBOND MONUMENT OR SIMILAR
GARAGE ACCESS DOOR	COLORBOND BASALT 7 OR SIMILAR	ALUMINUM COMPOSITE PANELS (TYPE A)	TO MATCH COLORBOND MONUMENT OR SIMILAR
ROOF SHEETING	COLORBOND SHALE GREY OR SIMILAR	ALUMINUM COMPOSITE PANELS (TYPE B)	TO MATCH COLORBOND SHALE GREY OR SIMILAR
ALUMINUM WINDOW FRAME (LOWER)	COLORBOND BASALT 7 OR SIMILAR	TILE WALL CLADDING	BLUESTONE TILE HONED FINISH OR SIMILAR
ALUMINUM WINDOW FRAME (UPPER)	COLORBOND MONUMENT OR SIMILAR	FEATURE TEXTURED CONCRETE PANEL	OPEN CONCRETE PANELS BRAD PER NATURAL GREY FINISH OR SIMILAR

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**COLOURS & MATERIALS SCHEDULE**  
PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL

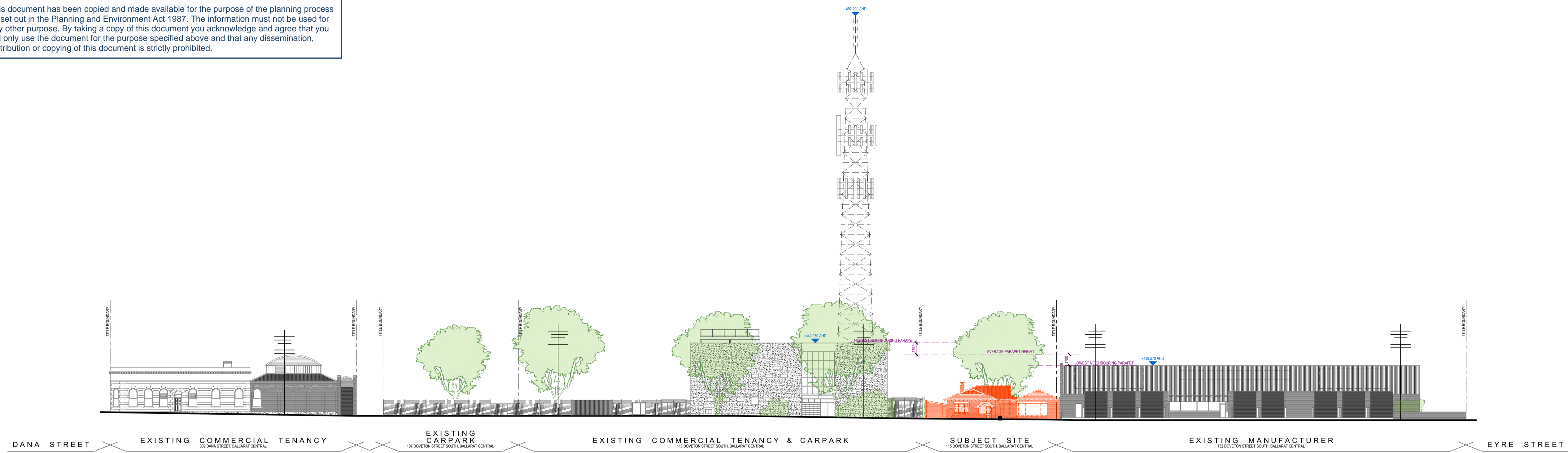
PROJECT NUMBER	2024-108	DRAWING NUMBER	TP-16
DATE	FEBRUARY 2024	ISSUED FOR	DISCUSSION
		SHEET	16 OF 17
		SCALE	1:100 @ A1
REGISTERED BUILDING PRACTITIONER: [REDACTED] (P-AD 3048)			



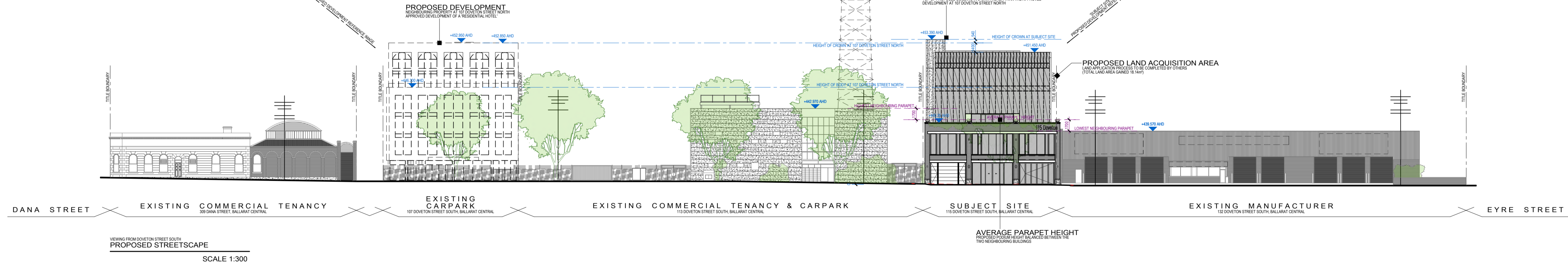


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NUMBER	DATE	AMENDMENT
01	18/02/2025	ISSUED FOR DISCUSSION



VIEWING FROM DOVETON STREET SOUTH  
EXISTING STREETSCAPE  
SCALE 1:300




VIEWING FROM DOVETON STREET SOUTH  
PROPOSED STREETScape  
SCALE 1:300

<b>PROJECT NOW</b> ARCHITECTS 602 Sturt Street Ballarat Central PO Box 627 Ballarat 037 332 3397 #000790701VIC.AU	<b>STREETScape</b> PROPOSED DEVELOPMENT AT 115 DOVETON STREET SOUTH, BALLARAT CENTRAL	PROJECT NUMBER: 2025-108	DRAWING NUMBER: TP-17
		DATE: FEBRUARY 2024	ISSUED FOR DISCUSSION
		SHEET: 17 OF 17	SCALE: 1:300 @ A1
		REGISTERED BUILDING PRACTITIONER: [REDACTED]	DP-AD 30483






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**7. GENERAL BUSINESS - MATTERS ARISING FROM THE AGENDA**

**8. CLOSE**