

Heritage Gaps

Review Program

Heritage Gaps Study – Factsheet

What is the Heritage Gaps Study?

The Heritage Gaps Study is about finding and protecting important places in Ballarat that may have been overlooked in previous heritage assessments. Our goal is to ensure that all places of heritage significance are properly identified, valued, and considered for protection. This project is part of our broader [Heritage Gaps Review Program](#).

Why is this Study happening?

Ballarat's heritage is a key part of what makes our municipality special, but not all significant places have been formally identified or protected. This study is being undertaken to identify these places and ensure our city's heritage is protected now and into the future. Identified gaps in the Heritage Overlay include places which:

- Were constructed in a particular period.
- Represent an important historic theme to the municipality.
- Are in particular geographic areas.

Why is this important?

Identifying and incorporating significant places into the Heritage Overlay ensures that as Ballarat continues to grow and evolve, its heritage is recognised and appropriately considered in planning decisions.

This planning tool plays a vital role in protecting valued heritage places. When a property is covered by the Heritage Overlay, any proposed changes are carefully considered to avoid compromising the heritage values of the place.

By addressing heritage gaps, the study ensures that heritage assets are thoughtfully managed and protected, balancing the need for growth with the importance of conserving Ballarat's unique history.

What is involved in the study?

This is a multi-year project being delivered in stages – stage 1 and stage 2 – followed by a rolling program of Planning Scheme Amendments to implement the projects findings and recommendations.

Stage 1 Identifying Potential Heritage Places (Preliminary Assessment) 2025

In this initial stage, the study will focus on building a foundation of knowledge about Ballarat's heritage by:

- Reviewing historical records to understand the city's development and cultural significance.
- Gathering local knowledge through community engagement and nominations.
- Conducting windscreen surveys to visually scan areas for potential heritage value.
- Undertaking site visits to observe and document places of interest.
- Assessing community nominations to ensure local voices are reflected in the study.
- Review the City of Ballarat Thematic Environmental History to reflect the findings of the preliminary study.
- Providing recommendations as to how the Stage 2 heritage assessments should be prioritised.

This stage aims to create a more comprehensive picture of Ballarat's heritage and identify places that may warrant protection.



Scan the QR code to learn more about the Heritage Gaps Review Program, including details about this project.



Stage 2 Heritage Assessments 2026–2030

Stage 2 will involve comprehensive Heritage Assessments to determine the significance of places and precincts across the municipality. These projects will focus on detailed evaluation and preparation for the formal Planning Scheme Amendment process. Key activities will include:

- Documenting new heritage places identified in Stage 1 using the City of Ballarat's Heritage Study and Assessment Model Methodology.
- Applying an appropriate Heritage Overlay curtilage (or boundary showing the extent to which the Heritage Overlay should be applied).
- Updating the Schedule to the Heritage Overlay to include newly assessed places.
- Preparing for a formal Planning Scheme Amendment by developing the required documentation including maps, statements of significance, and explanatory reports.

Heritage Assessments will be conducted in a staged approach over several years, commencing in 2026 and are expected to be completed by 2030. Each project is expected to take approximately 12 months to complete.

This staged and strategic approach ensures that heritage protection keeps pace with growth and development across the municipality.

Project Timeline

Stage 1 – Preliminary Assessment: 2025

Stage 2 – Multi-staged Heritage Assessments rolling into Planning Scheme Amendments: Commencing in 2026 – 2030

Your Property and the Project

The focus of this study is to identify places with heritage significance that are not currently protected under the Heritage Overlay. These places may include individual properties, streetscapes, or broader precincts that contribute to Ballarat's heritage character. To ensure these places are conserved and protected, they may need to be added to the Heritage Overlay.



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What this means for property owners and residents

If you own or live in or near a place or precinct identified as significant, there may be future changes you should be aware of. However, at this stage, no changes have been made, and there is no immediate impact to planning controls.

If your property is proposed for inclusion in the Heritage Overlay, this could mean that in the future you may:

- Have new planning permit requirements for certain types of works, such as demolition, alterations, or new development.
- Be able to access to free heritage advisory service through Council's dedicated Heritage Advisor.
- Be eligible for Heritage Grant funding for conservation works to your property.
- Have greater certainty in future planning decisions, supported by updated heritage assessments and documentation.

Next Steps

If changes to the planning scheme are proposed – including the addition of new places or precincts to the Heritage Overlay – they will go through a formal Planning Scheme Amendment process.

This includes public exhibition of all documentation related to the Amendment – such as the new heritage citation, proposed new boundaries and proposed additional controls – where any member of the public, including property owners, will have the opportunity to make a submission either in support of or objecting to the proposed changes. All submissions must be considered and resolved before any changes are made.

A rolling program of Planning Scheme Amendments is expected to run from 2027 through to 2030.

Learn more and get involved

Visit

[MySay](#) and keep an eye out for any open consultations.

Sign up

Sign up to the [Heritage Newsletter](#) to keep up with the latest Heritage news happening in our community.

Email

Send an email to heritageteam@ballarat.vic.gov.au

Call

Contact the Heritage Team at City of Ballarat via Customer Service on 5320 5500.



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STUDY AREA

Heritage Gaps Study



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