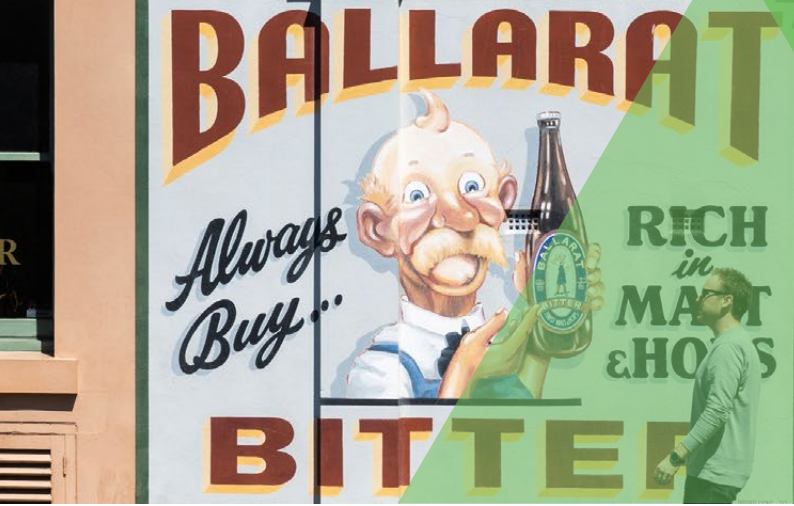




# Heritage Gaps

## Review Program

## Heritage Overlay Review – Factsheet

### What is the Heritage Overlay Review?

The City of Ballarat is reviewing the places and precincts currently listed in the Heritage Overlay. The goal is to make sure each listing is based on the most up-to-date and accurate information and to improve how we protect Ballarat's heritage places now and into the future. This project is part of our broader [Heritage Gaps Review Program](#).

### Why is this review happening?

Many places in the Heritage Overlay were added more than 20 years ago. At the time, the documentation wasn't always clear or consistent about:

- Why each place is important.
- What features should be protected.
- How much land should be included in the Heritage Overlay listing.

Heritage planning practices have improved significantly since then. This review helps:

- Clarify the significance of each place or precinct.
- Update boundaries where needed.
- Recommend extra protections for things like trees, outbuildings, fences or original paintwork.
- Ensure the Heritage Overlay reflects current heritage planning standards.

### Why is this important?

Ballarat's heritage is a key part of what makes the city special – our streetscapes, buildings, parks, gardens and monuments. The Heritage Overlay is a planning tool that:

- Helps protect our heritage.
- Guides future development or change to heritage places.
- Ensures decisions are based on accurate, well researched assessment.
- Supports community pride, tourism, and the city's character.

### What does the study involve?

The Heritage Overlay Review is being delivered in two stages:

#### Stage 1 Preliminary Assessment – Underway in 2025

This stage includes:

- Reviewing existing heritage listings for accuracy.
- Site inspections to document heritage features and conditions.
- Identifying additional significant places within the current Heritage Overlay.
- Recommending:
  - Priorities for future review.
  - Potentially significant trees, gardens, fences, and outbuildings.
  - Key considerations for a full reassessment.

This work is being carried out by heritage consultants Landmark Heritage and David Helms Heritage Planning.



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



## Stage 2 Heritage Assessments – Starting in 2026

Due to the number of places, this stage will be phased. Stage 1 will guide the priorities.

It will include:

- Full reassessment and updated documentation of heritage places and precincts.
- Revised Heritage Overlay boundaries and schedule (where needed).
- A formal Planning Scheme Amendment process, including public consultation.
- A rolling, multi-year implementation program based on priorities.

## 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

This project may lead to future changes in the planning scheme, particularly for those who own or live in or near places currently listed in the Heritage Overlay. At this stage, no changes have been made, and there is no immediate impact to planning controls.

## What to expect

### • Improved clarity

Updated documentation will clearly identify which features of your property are considered significant, such as buildings, trees, fences, or other elements.

### • Greater certainty

Clearer heritage gradings and statements of significance will help you understand what is protected and why, reducing confusion in future planning permit applications.

### • Permit requirements

If changes are adopted, you may need a planning permit for certain works that could affect the heritage value of your property.

## What happens next

- After each Heritage Assessment, Council will consider the recommendations. If changes to the Planning Scheme are proposed, they'll go through a formal Planning Scheme Amendment process.
- This includes public exhibition of all relevant documents – such as new heritage citations, proposed boundaries, and additional controls. Property owners and the public can make submissions in support or objection. All submissions must be reviewed and resolved before any changes are made.

## 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](mailto:heritageteam@ballarat.vic.gov.au)

### Call

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

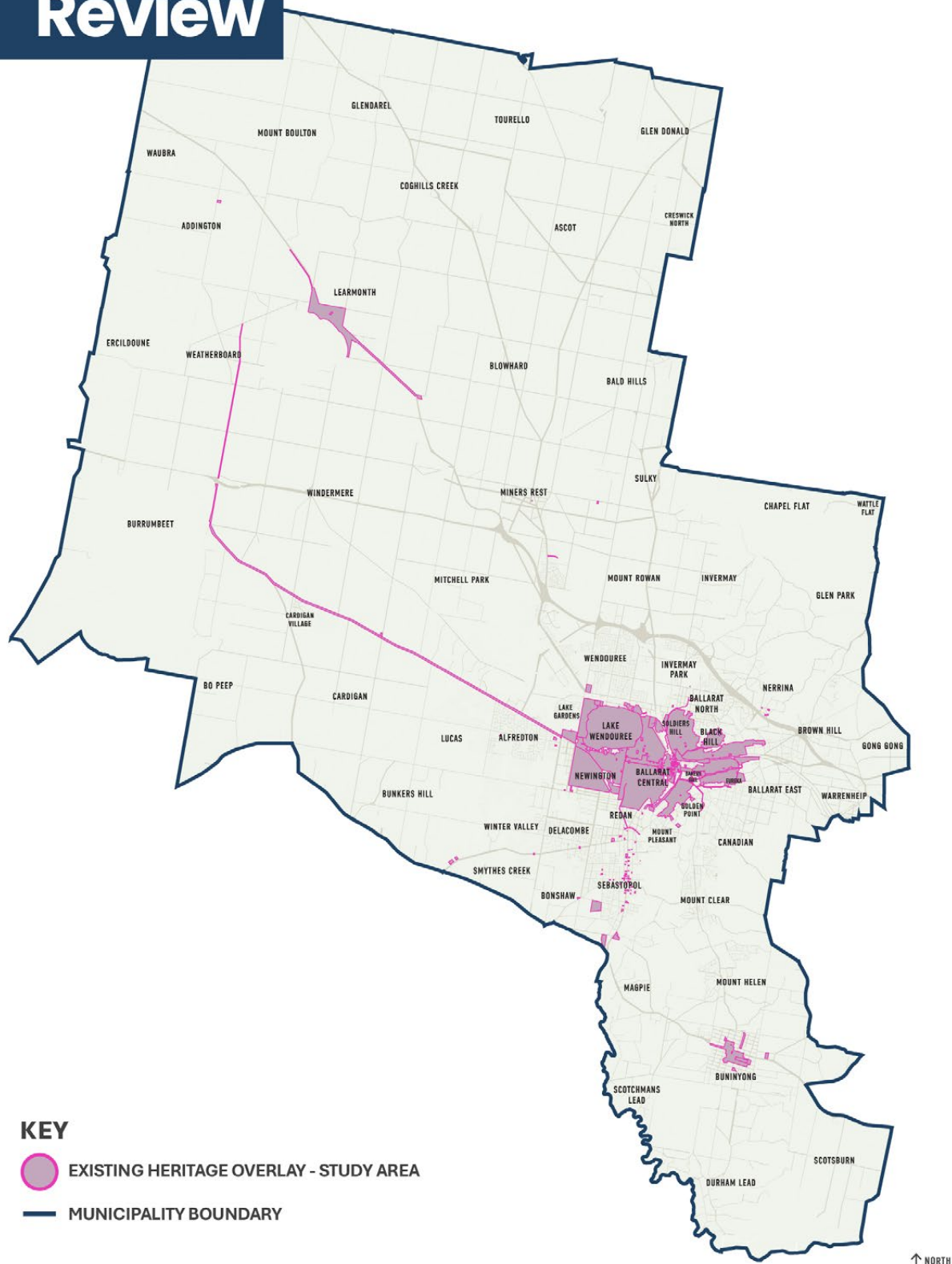


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STUDY AREA

# Heritage Overlay

## Review



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