

Ballarat Station Precinct Redevelopment Incorporated Document

DRAFT

November 2015

Incorporated document pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

1. INTRODUCTION

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

This document excludes the land identified in this Incorporated Document from certain requirements contained within the Scheme in order to facilitate the use and development of the land for the Ballarat Station Precinct Redevelopment, in accordance with the *Ballarat Station Precinct Master Plan, 2014* and an approved development plan and subject to the provisions of the relevant schedule to the Special Use Zone.

2. THE LAND

This document applies to part of the Ballarat Station Precinct at 140 Lydiard Street North, Ballarat Central as shown in Figure 1. The land is formally described as Lot 1 and part of Lot 2 on Title Plan 868581V (Volume 02863 Folio 428).

3. APPLICATION OF PLANNING SCHEME PROVISIONS

The following provisions of the Ballarat Planning Scheme do not apply to the land identified in this Incorporated Document:

- Clause 52.05 – Advertising signs
- Clause 52.06 – Car Parking
- Clause 52.07 – Loading and Unloading of Vehicles
- Clause 52.27 – Licensed Premises
- Clause 52.29 – Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 – Bicycle facilities
- Clause 52.36 – Integrated Public Transport Planning

Figure 1: Land affected by this document:



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