

Checklist 11 – Solar Panels in a Heritage Area

A planning permit is required to construct a solar energy facility in a Heritage Overlay if:

- it is attached to a building that primarily services the land on which it is situated; and
- the facility is visible from a street (other than a lane) or public park.

For all planning applications the following <u>MUST</u> be provided:	
<input type="checkbox"/>	3 copies of the completed and signed Planning Permit Application Form
<input type="checkbox"/>	3 current copies of Title (including title plan/plan of subdivision and a full copy of any registered covenants, restrictions or Section 173 Agreements that apply to the land). <i>(The copy of Title must be clearly legible and be no older than 30 days)</i>
<input type="checkbox"/>	3 copies of a Site Plan at no larger than A3 size drawn at preferred scales of 1:100 or 1:200 showing:
<input type="checkbox"/>	Existing buildings
<input type="checkbox"/>	Site Boundaries
<input type="checkbox"/>	3 copies of a Roof Plan drawn at preferred scales of 1:100 or 1:200 showing;
<input type="checkbox"/>	Location of proposed solar panels
<input type="checkbox"/>	Size and dimensions of the proposed solar panels
<input type="checkbox"/>	Details of roofing materials and colours
<input type="checkbox"/>	Details and location of any supporting or subsequent equipment
<input type="checkbox"/>	Height of installation above roof surface
<input type="checkbox"/>	Distance of installation from ridge and side points of the roofline
<input type="checkbox"/>	Photographs of the subject site

Council Policy

In assessing solar energy facility proposals, Council will consider the following:

- Every effort should be made to minimise the visibility of a system from the street, and its impact on surrounding properties and public areas.
- Council typically does not support systems visible from the street where the existing building is deemed to be significant or contributory to local heritage values. However where it is necessary to locate the system in a visible location to maximise the efficiency of the panels energy generation, Council will accept such placement provided that:
 - The works do not require structural modification of the roof to support the panels other than a flat frame generally mounted not more than 30° off the existing roof profile; where the roof to be used for the panels is predominantly flat.

- Only solar cells are located on the roof – any water storage tank or ancillary items are mounted on the ground (to the side of the structure) or within the roof space;
 - Any frame or structural elements to place the panels are colour co-ordinated to blend with the existing roof colour.
- The historic fabric of a building should not be unnecessarily disturbed or destroyed, in line with minimum intervention and reversibility principles. That is, when a system is removed the building should be able to be fully restored. Where new fabric is proposed consideration should be given to the opportunity to include photovoltaic cells within the fabric of the building; particularly for new residential and commercial structures.
 - Solar panels, tanks and other infrastructure should not display any form of private advertising or branding.
 - Shadows produced by the system and any associated structure should be minimised. Less bulky systems installed flush with the roof line are preferred.
 - To ensure operational effectiveness, all panels should be positioned to avoid overshadowing from nearby buildings, trees and power lines/poles.
 - The ideal placement for photovoltaic and solar hot water systems in Ballarat is an unshaded roof pitch of 30°, facing due north.
 - Ensure that the system is installed by a qualified professional.

Pre-application Meetings

Pre-application meetings are recommended as a part of the application process. Council's Heritage Officer can provide specific advice to residents on whether the proposal is generally consistent with the Ballarat Planning Scheme.

Council officers will also aim to assist prospective applicants to become fully aware of the expected standard and extent of documentation they are required to provide with their application to reduce or avoid the need for Council to request further information.

To arrange an appointment for a pre-application meeting with a Planning Officer please contact the Statutory Planning Unit directly on (03) 5320 5640.