

# Making Ballarat Central

## The CBD Strategy

2017 - 2021 Action Plan



CITY OF  
**BALLARAT**



August 2017

## 2017-2021 ACTION PLAN

COUNCIL PLAN 2017-2021	CBD PRIORITY PROJECTS 2017-2021	COMMERCIAL & CULTURAL CAPITAL	CONNECTIONS	PLACES FOR PEOPLE	BUILDING QUALITY	STRONG LEADERSHIP & GOVERNANCE
PROSPERITY	Gov Hub	★		★	★	★
PROSPERITY	Bakery Hill Gateway Master Plan	★	★	★	★	★
SUSTAINABILITY PROSPERITY	Mair Street Upgrades		★		★	★
PROSPERITY	Arts Precinct Master Plan	★		★	★	★
PROSPERITY LIVEABILITY	Arts and Culture Strategy	★		★		★
PROSPERITY SUSTAINABILITY	Railway Precinct Redevelopment and bus interchange works (Stage 2)	★	★	★	★	
PROSPERITY	BiLDS - Ballarat Industry Innovation Lab & Digital Space	★				★
LIVEABILITY	Walking safety improvements		★	★	★	
SUSTAINABILITY	Bicycle linkages		★	★	★	
SUSTAINABILITY	Car Parking Action Plan Implementation		★			★
PROSPERITY	Heritage Plan 2016-2030		★			★
SUSTAINABILITY	Sturt Street Greenway Project			★	★	

## OVERVIEW

Making Ballarat Central the CBD Strategy was adopted by Council 2010 as the long term framework for growth and development in the Ballarat CBD over the next 20-25 years. The strategy has been instrumental in achieving a range of outcomes for the CBD over the past 6 years and continues to be implemented with strong support from City of Ballarat, the Ballarat community and key stakeholders. In 2015 Council subsequently adopted the Ballarat Strategy and the Economic Program 2015 -2019 both of which include CBD specific initiatives. Following adoption of these documents an internal review of the Making Ballarat Central the CBD Strategy 2010 has been undertaken to ensure a unified and strategic long term vision for the Ballarat CBD.

Incorporating feedback from key stakeholders, this review has resulted in the development of the Making Ballarat Central the CBD Strategy 2017 – 2021 Action Plan. The Plan expands on the 2010 Making Ballarat Central the CBD Strategy with the inclusion of:

- Story so Far
- 2017 – 2021 Action Plan

Making Ballarat Central the CBD Strategy 2010 remains an incorporated Reference Document in the Ballarat Planning Scheme. The 2017 -2021 Action Plan is intended to support this adopted Strategy and continue to drive implementation actions over the medium term.

## HOW TO READ THE ACTION PLAN

### Section 1:

- Story so Far
- Action Plan

### Section 2:

- Making Ballarat Central the CBD Strategy 2010



# SECTION 1: THE STORY SO FAR

## In this section:

<b>COMMERCIAL &amp; CULTURAL CAPITAL</b>	<b>05</b>
Living in the CBD	05
A great place to visit (Events, Attractions and Places to go)	06
Event Case Studies	07
University city (Students in the city)	09
CBD Boundary	?
City Wide Art	10
<b>CONNECTIONS</b>	<b>11</b>
Cycling City	11
Pedestrian Networks	12
<b>PLACES FOR PEOPLE</b>	<b>14</b>
Public Spaces Network - Places to sit and pause	14
Sustainable Spaces - A greener city	15
<b>BUILDING QUALITY</b>	<b>16</b>
Streetscape Image - Facades	16
<b>STRONGER LEADERSHIP AND GOVERNANCE</b>	<b>18</b>
Heritage Urban Landscape - HUL	18
Policy Improvement	20
<b>PRECINCT IMPROVEMENTS</b>	<b>22</b>
<b>INITIATIVES UNDERWAY</b>	<b>25</b>
<b>2017 - 2021 ACTION PLAN</b>	<b>26</b>

# THE STORY SO FAR

## IN 20 YEARS BALLARAT CBD WILL BE....

- ▶ A premier regional centre in Australia, providing a 'capital city' experience and contributing to the nation's economic wealth and cultural breadth; the capital of the west.
- ▶ The thriving retail, commercial, community, educational and cultural focus of Western Victoria.
- ▶ A place to reflect the unique character, aspirations, abilities and history of the community.
- ▶ Cohesive and accessible by people of all abilities, ages and means of transport, and easy to move around on foot.
- ▶ A vibrant, exciting and friendly place that attracts visitors, residents, shoppers, students, artists and business investment.
- ▶ A leader in ecological sustainability practice and embodied energy.
- ▶ A place with a proud heritage reflected in its buildings, streetscapes and a living history, while showcasing innovation and creativity.
- ▶ Elegant and beautiful, exciting and multi-layered.

The CBD Strategy was developed as a long-term plan to guide growth and change in Ballarat's CBD over 20-25 years. The Strategy includes a long term vision for the CBD and provides objectives and actions through which the vision will be progressively implemented. Since the adoption of the CBD Strategy a number of significant improvements have been achieved. These projects have primarily sought to improve the quality of the public realm along major pedestrian thoroughfares in the City, to improve the aesthetic quality of the streetscape and to encourage pedestrian activity, economic development and generally enhance the vibrancy of the Ballarat CBD.

## COMMERCIAL AND CAPITAL CULTURE CAPITAL

### LIVING IN THE CBD

Residents bring activity and economic benefits to businesses and enhance the feeling of safety as more people are likely to use the streets at all times of the day and night. An increase in dwellings in the CBD also provides for increased passive surveillance of the public realm and reduces car-use as activities and services are within easy reach. Residential development is a key component of the future of the CBD, providing for future housing needs, the reuse of heritage buildings and encouraging after-hours activity.

The CBD Strategy outlines a number of strategies to promote residential development, including actions to:

- Undertake a major program to encourage residential land use and development in the CBD, based on Melbourne City Council's 'Postcode 3000'.
- Promote the CBD to prospective residents, landowners and developers as a location for higher density residential development.
- Increase activity and the range of entertainment in the CBD at night and on weekends to improve.

The residential population of the CBD continues to remain limited with approximately 465 residents distributed amongst 179 households within the boundaries of the CBD Study Area. Dwellings are largely concentrated along the southern boundary with very few in the central areas of the CBD. The small number of active permits allowing for the construction of residential uses in the CBD indicates that short-term increases in the residential population are likely to remain limited. Opportunity remains however to increase the number of dwellings and residents in the central areas of the CBD achievements and will continue to be a focus of the CBD Strategy.

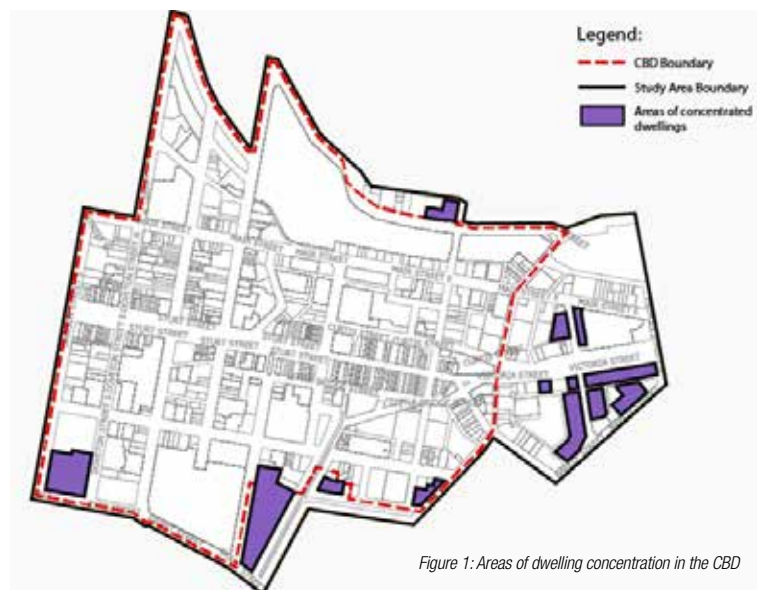


Figure 1: Areas of dwelling concentration in the CBD

# THE STORY SO FAR

## A GREAT PLACE TO VISIT - Events, Attractions & Places to Go

Activities and events are the basic building blocks of a place. Having something to do or a place to go gives people a reason to come to a place, to linger and return in the future. The more activities and the more opportunities people have to participate in the life of the city, the better. Events and activities provide for a livelier CBD and provide a catalyst for return visits.

Ballarat CBD contains a number of significant attraction and things to do, such as the Ballarat Art Gallery, Sturt Street Gardens, the Regent Cinema, Her Majesty's Theatre and an increasing variety of bars and restaurants.



The CBD also boasts a number of squares, parks and public spaces which can accommodate a variety of events. Since 2010 there has been a substantial commitment to increasing the event based activation within the CBD with inclusion and development of events such as: Harmony Festival, Christmas Activation & Ferris Wheel, Winterlude, the Archibald's, Backyard Tasters, Cycling Australia Road National Championships, Ballarat Beat Rockabilly Festival and Heritage Weekend.

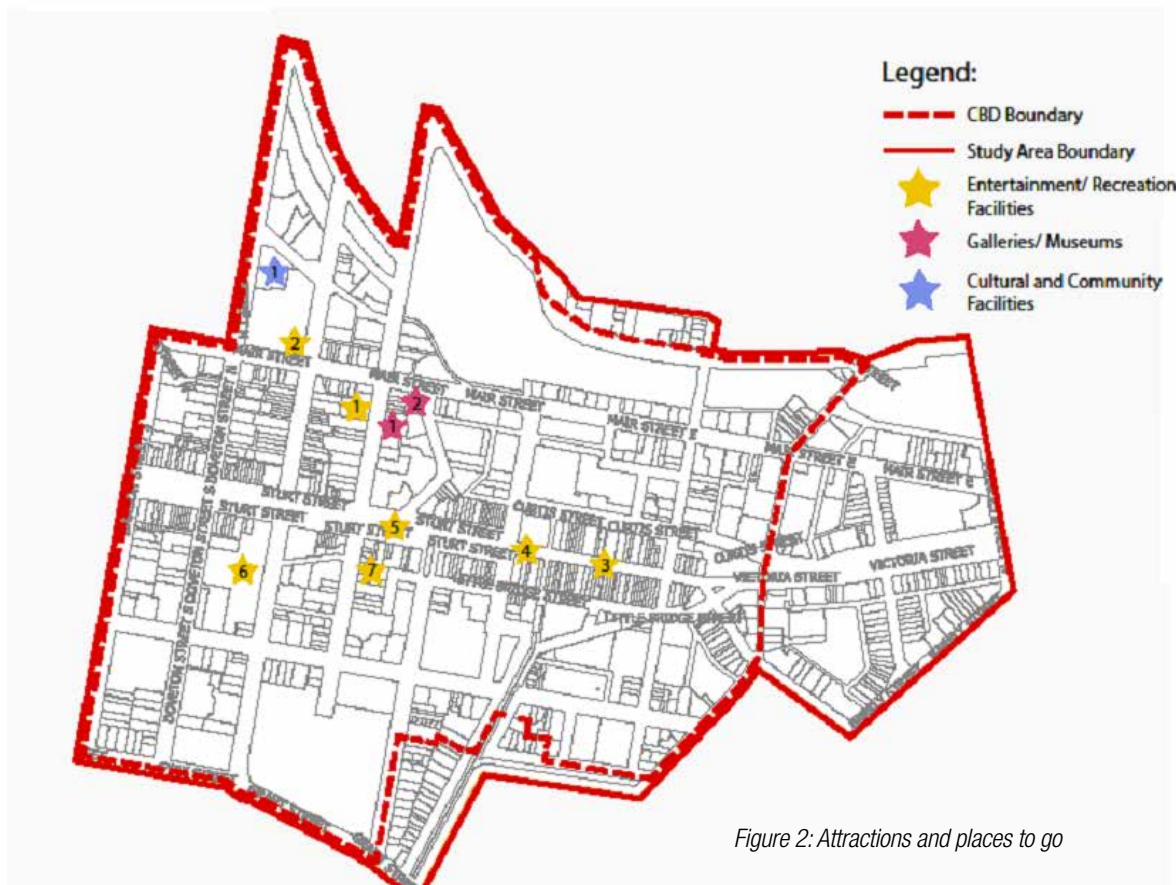


Figure 2: Attractions and places to go

# THE STORY SO FAR

## EVENTS CASE STUDIES

### Archibald Prize 2015 and 2016 Touring Exhibition

The Art Gallery of Ballarat was proud to be the exclusive Victorian venue for the 2015 and 2016 Archibald Prize, a touring exhibition of the Art Gallery of New South Wales. The Archibald Prize was an extraordinary art event, bringing together images of some of the country's leading celebrities, as seen by Australia's leading artists. The 2015 event saw 57,000 visitors to the Ballarat CBD, nearly 43,000 of whom were from out of town. The exhibition was estimated to have injected \$6.6 million into our local economy. In 2016 visitor numbers were an extraordinary 59,000 with the event delivering \$12 million in wider regional economic benefits.

### Christmas Street Activation



Every year in mid-November, the City of Ballarat embraces the festive season and starts to display our wonderful Christmas decorations. These decorations draw people to Ballarat from all over Victoria. There are numerous decorations set up along Sturt Street which look good by day and amazing at night when lit up. In 2014 Council introduced the free Christmas Ferris Wheel which attracted an average of 440 people per day to the precinct to ride it, operating throughout the entirety of December. Feedback from retailers in the mall was highly positive, indicating significantly increased sales when compared to the December of the following year.



### Tuck Truck Tuesdays

Tuck Truck Tuesdays operated for a total of 6 weeks in conjunction with the Archibald Prize Touring Exhibition at Alfred Deakin Place. The square accommodated approximately 5 food trucks as well as the pop up bar Pickles, and included entertainment in the form of music and art installations. The first three weeks saw attendance double, and at its peak approximately 1800 people attended.

Following on from the Success of Tuck Truck Tuesdays, Hop Temple introduced Food Truck Wednesdays.



# THE STORY SO FAR

## Winterlude

The City of Ballarat introduced the Winterlude festival in 2015 in recognition that activity in the Ballarat CBD as well as tourist attractions and accommodation venues in Ballarat are adversely affected by the winter period. The 'Winterlude' celebrations embrace the beauty of the season and saw the city transformed with dazzling light displays in the cobbled laneways and cellars, art installations and exhibitions, gourmet food carts and musical performances. A key feature of the festival was a pop up ice skating rink constructed on Armstrong Street attracting 10,650 skaters. 31% of those who used the rink were visiting from out of town.

Most tourist attractions reporting an increase in visitation during the school holiday period and the economic impact generated from the campaign estimated to be \$680,179.



## Heritage Weekend

Heritage Weekend is a community cultural festival delivered annually by the City of Ballarat since 2006. The event has evolved over the past years to become a highly successful and well attended festival for the City with 15,000 people attending in 2015.

Heritage Weekend highlights Ballarat's unique historical assets by offering access to a range of heritage buildings and streetscapes. Furthermore many local historical groups and societies provided their expertise and historical research for display. There is little doubt this close partnership with local historic groups and venues continues to ensure the Weekend's success. Key features of the Heritage Weekend 2015 included:

- Guided tours on three double decker buses;
- A pop-up shop designer market;
- Lydiard and Sturt street historic tours;
- A military vehicle display on Lydiard Street South;
- An interactive display of a Century of Service in the Mining Exchange;
- Period music and performances; and
- A research hub in the Library.



## White Night Ballarat 2016

In March 2017 Ballarat hosted the spectacular inaugural White Night Ballarat. The City was successful in securing the first White Night to be hosted in regional Australia and the debut event was a tremendous success bringing 40,000 visitors to experience Ballarat by night over a 12 hour period. The City's historic architecture featured with spectacular projections, soundscapes and animations as buskers and performers entertained the crowds.



## Future Events

The CBD Events Calendar year continues to build and remains a focus in achieving the vision of the CBD Strategy. Events includes:

- Cycling Australia Road National Championships
- Ballarat Beat Rockabilly Festival
- Ballarat Winter Festival (formerly Winterlude)
- Season of the Arts - Cabaret, Songways, Romancing the Skulls Exhibition
- SOTA – Archibalds
- Australian Jazz Convention
- Heritage Weekend
- Cultural Diversity Week
- Her Majesty's Season Program
- Christmas Street Activation



# THE STORY SO FAR

## UNIVERSITY CITY - Students in the CBD

The presence of Universities within the CBD is vital to the mix of services and activities provided. The Universities in Ballarat provide employment, staff and students who contribute to the youthful experimentation and innovation encouraged in learning institutions. Encouraging the Universities and other secondary and tertiary institutions to locate new and expanded facilities in the CBD is an important strategic direction.

There are currently 1,288 tertiary students attending Universities within, or in close proximity to, the Ballarat CBD, including both full and part-time higher education students at:

- Australian Catholic University
- University of Melbourne – Ballarat Clinical School
- Deakin University
- Federation University (Camp St. campus)
- Notre Dame – Ballarat Rural Clinical School

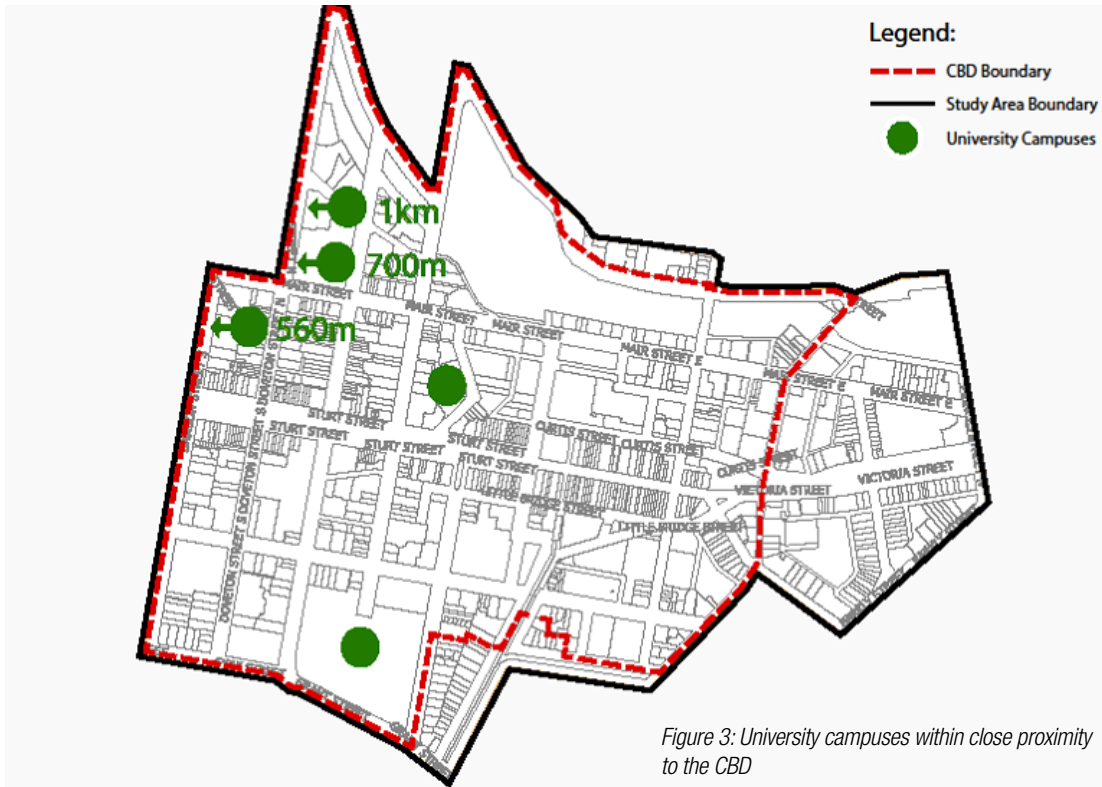


Figure 3: University campuses within close proximity to the CBD

Note: Demographic data was obtained from ABS 2011 Census. The data was collected at the Statistical Area 1 (2100219 and 2100234). The combined bounded areas of the two SA1 used for analysis do not match exactly the boundaries of the study area. As such the data collected is indicative rather than definitive.

# THE STORY SO FAR



Figure 4: Locations of public art in the CBD

## CITY WIDE ART

The Public Art Master Plan 2011, the implementation of which was identified as an action in the CBD Strategy, is intended to provide a strategic framework for Council to guide the future planning, delivery and management of public art. The Strategy takes a whole of Council approach fully integrating public art into the fabric of the City. The Master Plan provides a vision that:

***“Ballarat’s public art will exemplify the best of contemporary art practice and processes to help create a vibrant city that engages with and meets the needs of its communities, both now and into the future, creating a significant cultural legacy equal to that of its past.”***

Encouragement of public art in the CBD will foster a strong feeling of identity, public ownership and pride in public spaces as well as helping to animate and enrich public spaces by contributing to urban regeneration and place-making. Our rich heritage and local stories provides great inspiration for public art and can be incorporated in entertaining and interesting mediums.

Currently, much of the public art in the CBD is located along the extent of the Sturt Street Gardens, effectively making the Gardens Ballarat’s own outdoor art gallery.



# THE STORY SO FAR

## CONNECTIONS

- Continued implementation of the Pedestrian Wayfinding Strategy
- Focus on activation the laneway networks of the Armstrong/Lydiard Streets area and around the Bridge Mall
- Laneway activation arts and culture demonstration projects in Police Lane, Drury Lane and Time Lane
- Implemented head start bicycle boxes as part of traffic light line markings
- Implemented signalised pedestrian crossing at the intersection of Armstrong and Sturt Streets
- A range of directional parking signage installations implemented
- Accessible parking incorporated into all upgrade design concepts eg: Armstrong Street North
- Ongoing review of the supply of accessible spaces with new installations being provided continually (eg Sturt St at Raglan St space installed to complement activities associated with nearby pharmacy & medical facilities
- Improved the Humffray Street / Victoria Street roundabout, through landscaping, lighting or public art, simplify the visual messages and reduce the dominance of advertising



## CYCLING CITY

Broad government policy recognises the importance of encouraging more sustainable forms of transport and compact urban areas. Council strategies have recognised that there is excessive car dependency in the CBD and that this is unsustainable in the long-term. This is not just for environmental reasons – it also affects the positioning of Ballarat CBD as a major regional centre, renowned for the quality of its people-friendly urban realm.

As a result the CBD Strategy recognises the importance of providing an accessible and high-quality public realm that encourages pedestrian movement, both for the potential to promote active and more sustainable forms of transportation (walking and cycling), and to provide greater opportunities for community interaction and connectedness.

There continues to be a low level of cyclist travel due to the lack of a clearly signed and safe cycle network, and the hilly topography of the city. However, some streets could lend themselves to becoming preferred bicycle routes due to their flatter grades, generous width and lower traffic volumes. With an improved network of on- and off-road lanes and additional facilities provided for cyclists such as drinking fountains and lockers, this form of transport could be encouraged as a viable alternative to the car and a healthy, sustainable way to travel. There are many examples world wide of cities with more extreme weather conditions where cycling is a primary means of transport. Ballarat can yet be positioned as the 'cycling capital of Australia' for its everyday cycling access as well as its impressive road racing status.

Ballarat CBD is well served by many local bus routes and its location on a major regional train line. Significant upgrades to passenger amenities and service levels for bus travel have been undertaken since the adoption of the CBD Strategy. However, improvements to the transit networks can still be made to achieve a greater shift towards public transport. This includes ensuring a basic level of passenger amenities at all stops additional improvements to amenities at major stops and increased service frequencies, particularly at night and on weekends

# THE STORY SO FAR

## PEDESTRIAN NETWORKS

The Ballarat CBD was originally laid down using a four-block pattern, with Lydiard and Armstrong Streets forming the main thoroughfares and Mair, Dana and Sturt Street providing cross streets. While the present-day CBD extends beyond these traditional boundaries, the historical significance of the Lydiard Street precinct is reflected by the concentration of historical laneways in this area. This network of laneways presents a substantial and unrealised opportunity to create mid-block pedestrian shortcuts and open up a range of inviting, 'hidden' spaces that offer a range of experiences and enticements for pedestrians.

The laneways in the CBD have been categorised according to the three classes listed below. Potential to further activate laneways remains an opportunity for the CBD.

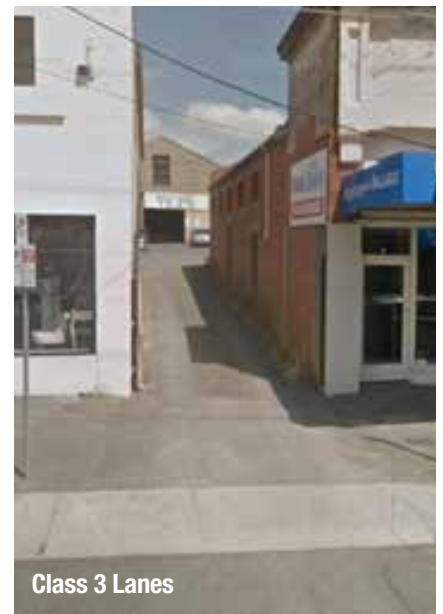
- Class 1 Lanes** – Laneways with high levels of pedestrian activity, are well-maintained, and /or provide physical connectivity through a city block.
- Class 2 Lanes** – Laneways that are currently used for functional purposes (i.e provide vehicle access to the rear of buildings for loading and service requirements or access to car parking areas), but have potential for activation. May or may not provide physical connection through a city block.
- Class 3 Lanes** – Laneways that are currently used for functional purposes but exhibit little potential for activation. Do not provide physical connection through a city block.



Class 1 Lanes



Class 2 Lanes



Class 3 Lanes

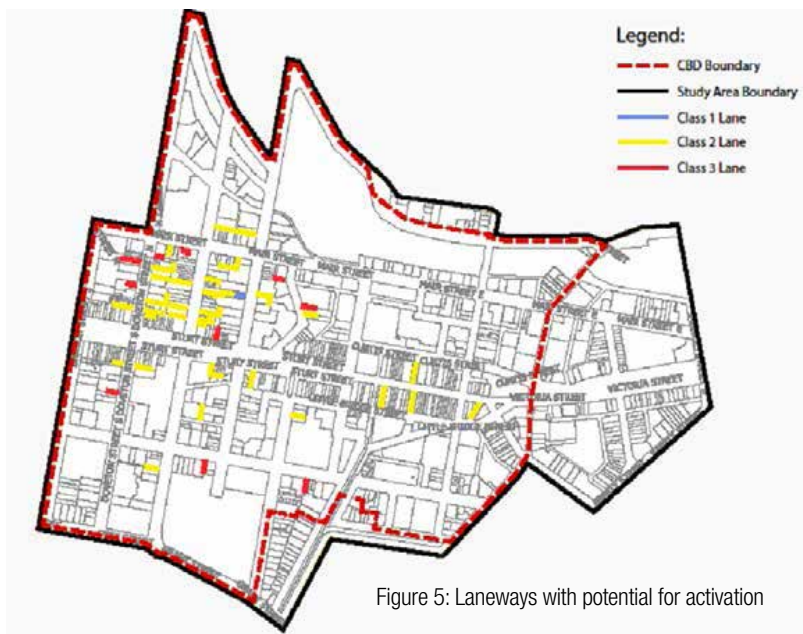


Figure 5: Laneways with potential for activation

# THE STORY SO FAR



## LANEWAY CASE STUDIES

### The Lane Cafe at the George Hotel



The Lane Cafe at the George Hotel is a thriving cafe/deli facing Lydiard Street North and opening into the laneway to the North. The cafe features an opening street frontage and laneway alfresco dining. Open seven days a week from early morning until late into the evening, The Lane Cafe has been a resounding success in encouraging pedestrian activity and enhancing street life in the CBD. The Lane Cafe adds vibrancy and atmosphere to the area as customers linger on the sidewalk, waiting for their morning coffee, or use the laneway as a convenient connection to Armstrong Street.

### Hop Temple



Opened in early September 2015, Hop Temple is described as "Ballarat's elusive bar hidden down a laneway in the centre of town". With access from the northern end of The Lane (extending between Armstrong Street North and Lydiard Street North) and the intention to provide a weekly laneway Food Truck, Hop Temple is likely to significantly contribute to encouraging the arts and pedestrian along the northern end of The Lane. Increased pedestrian traffic in this precinct will add vibrancy to the night-time economy of the CBD and improve feelings of safety. The addition of Hop Temple to The Lane further builds on the reputation of this precinct as the location to eat, drink and socialise within the CBD.

# THE STORY SO FAR

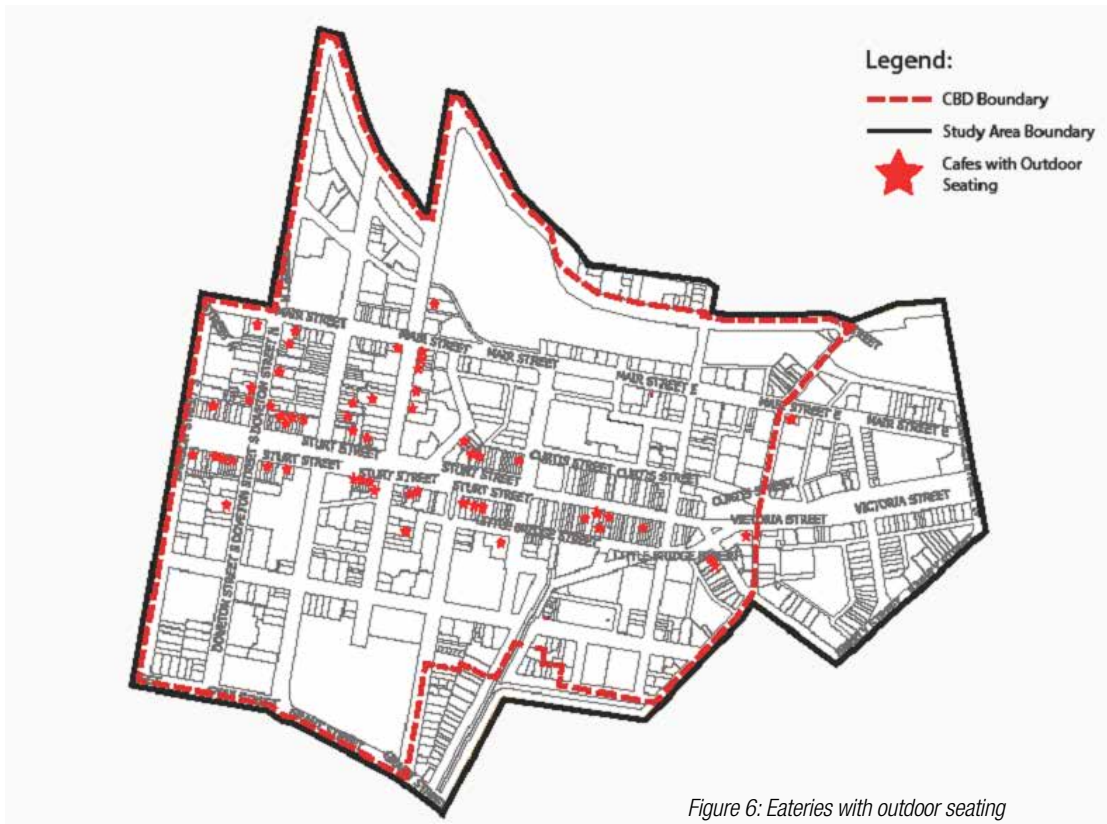


Figure 6: Eateries with outdoor seating

## PLACES FOR PEOPLE Public Spaces Network - Places to sit and pause

- Increased usage of the Sturt Street Gardens
- Footpath Trading Policy reviewed
- Outdoor Dining and Busking Guidelines developed to encourage street activity
- Applied CPTED (Crime Prevention Through Environmental Design) principles to all open space, streetscape and building design, including lighting, passive surveillance opportunities, minimising hidden spaces, providing clear sight lines

Resting is an integral part of pedestrian activity patterns. The provision of frequent seating options gives people the opportunity to rest and allows them to enjoy the life of the city and interact with others. Seating is an important factor in building the social capital of a city.

Alongside the installation of over 233 public benches and tables across the CBD since the adoption of the CBD Strategy, the CBD has also seen a substantial increase in the number of seats offered by kerbside cafes,

restaurants and bars. This increase in outdoor seating and dining is evidence of Ballarat’s increasingly emerging food and lifestyle culture, and is a sign of the City catering increasingly to the local community and people visiting, inviting them to stay longer and participate in the public life of the street.

Outdoor dining seat numbers:  
2007 – 167  
2010 – 225  
2015/16 – 513



# THE STORY SO FAR



Figure 7: Location of trees

## SUSTAINABLE SPACES - A greener city

The CBD Strategy places emphasis on the need to plant more trees within the CBD. Tree and other plantings in the CBD have multiple benefits of providing protection from the sun and to some extent rain and wind, a more visually appealing streetscape, reinforcing environmentally sustainable practice, providing focal points for resting or pedestrian spaces and creating micro-climate improvements. A coordinated planting scheme along the streets of the CBD serves to unify the retail core, complement the heritage buildings, and add to the green 'boulevard city' image of the City.

Since the adoption of the CBD Strategy in 2010, Council has taken significant strategic steps towards drastically increasing the number of trees across the City. The recently released Ballarat Strategy: Today, Tomorrow, Together, includes an objective to increase canopy tree coverage within the city to 40% by 2040. This represents a significant commitment by Council with the percentage of tree coverage across the municipality currently standing at approximately 17%.

Additionally, Council has become an active member of the 202020 initiative. This initiative seeks to bring industry leaders, business, NGOs, government, academia and individuals together to achieve a vision of overcoming barriers to increasing urban green space by 20% by 2020. Council's participation in 202020 clearly indicates the City's commitment to tree planting and urban greening more generally.

Alongside its strong strategic commitment to increasing the number of trees within the City, Council has also included tree and street plantings as significant elements of a number of street upgrades that have been undertaken since 2010. These include upgrades to:

- Little Bridge Street
- Armstrong Street North
- Peel Street



# THE STORY SO FAR

## BUILDING QUALITY

- Establishment of a grants scheme to assist property owners in heritage restoration of heritage buildings in the CBD.
- Employment of a Place Manager with a dedicated delivery budget to guide implementation initiatives and marketing, funding, data collection and analysis and communications.
- CBD Strategy implemented in the Planning Scheme through an amendment process.
- Identification of funding sources, including State and Federal government and make submissions to implement recommendations of the Strategy.
- Hosting of regular events with interested community members to keep them involved and informed as the project develops.
- Floor area limitations included on retail uses in the Planning Scheme (Activity Centre Strategy).



## STREETSCAPE IMAGE - Façade Activation

The buildings of the CBD are an integral part of its image and identity. Buildings relate to all aspects of a CBD's functions and amenity, and are a key factor in creating attractive and liveable streetscapes. Building design should be considered in the overall design and aesthetics of the urban environment. It should not be considered on just a single building by building approach. The cultural and historic landscape should be considered and interpreted in new ways to reflect key values of the area.

The style of building frontages is varied throughout the CBD, depending on location and land use. Within the core retail and heritage areas, such as Sturt Street, Lydiard Street and the Bridge Mall, building frontage is largely shopfronts that present a variety of activities to the street.

Where this pattern of development is broken by a vacant site, a blank façade or a building setback to allow for car parking, the visual rhythm of the streetscape is disrupted.

All buildings should address their streetscape context with some form of considered design response. This might include articulation through materials selection, building form, placement of windows and doors, landscaping or an art installation. Within the core retail areas, buildings should maintain a physical and visual connection with the street to contribute to its activity and offer a sense of surveillance.

A survey of active frontages in the CBD has revealed that a significant proportion of frontages in the city are currently inactive. Most commonly this is the result of a solid wall abutting the street, however often poor street interfaces are the consequence of heavy tinting or signage that significantly restricts visual permeability. This indicates that the current levels of poor activation could be remedied without the need for significant structural alterations.

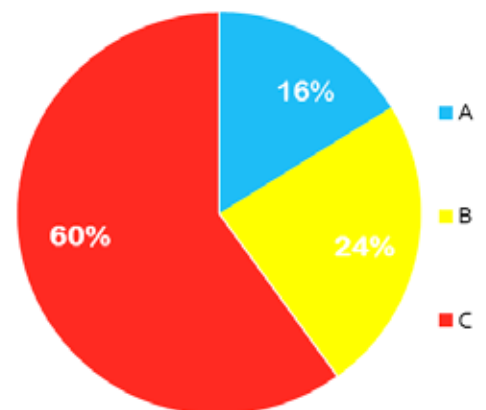


Table 1: Proportion of façade activation



# THE STORY SO FAR

## Grades of Façade Activation



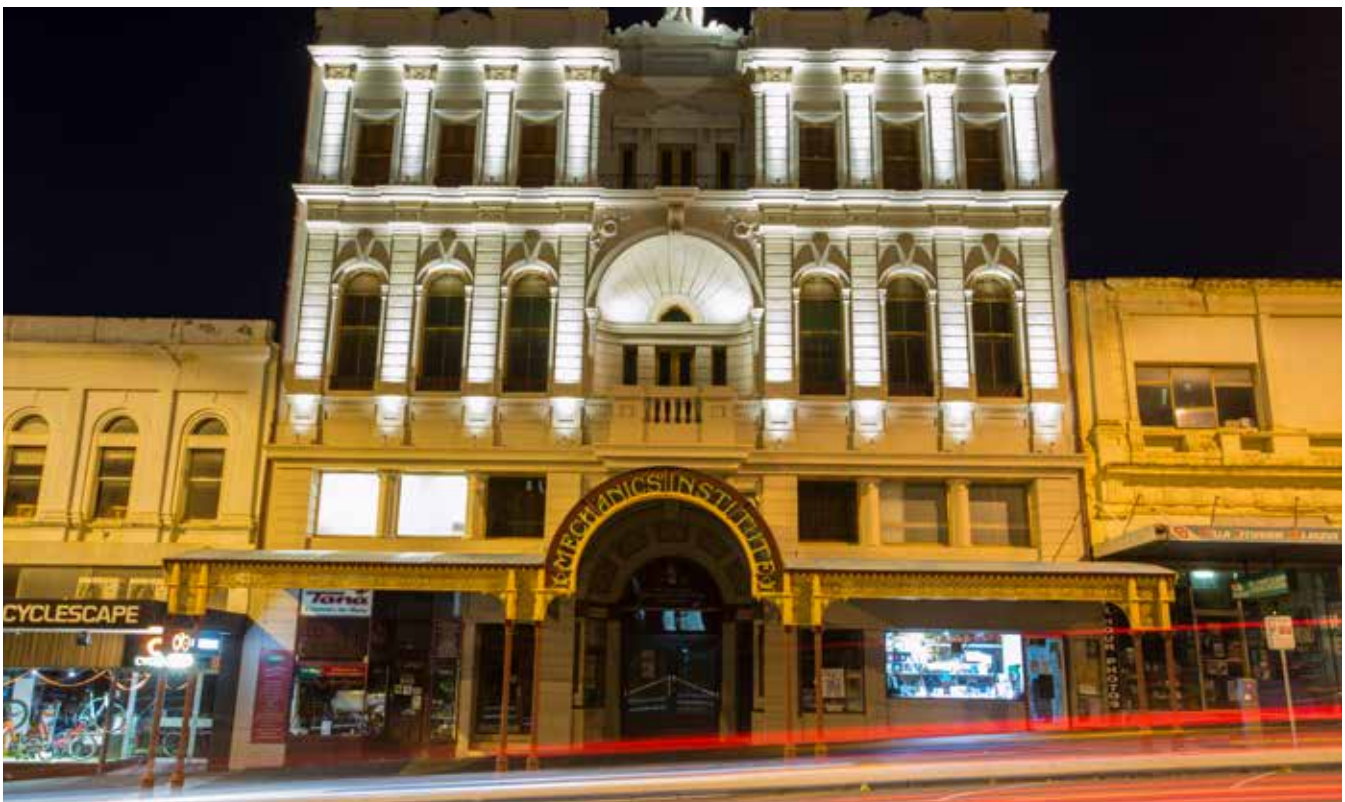
**Grade A façades** – 'A' grade façades offer two-way visual permeability at street level. The activities occurring within these buildings add a sense of life and diversity to the streetscape.



**Grade B façades** – 'B' grade façades provide some visual access to the interior, but are obstructed by displays, signage or the scale and type of glazing.



**Grade C façades** – 'C' grade façades have a poor street interface due to poor or no visibility, such as tinted, one way glazing, windows raised above pedestrian level, solid walls or absence of ground floor occupation. It is important to note that some of these grade C façades are not traditional shop fronts (eg. Old Ballarat Post Office) but are architectural monuments that add a high level of value to the streetscape.



# THE STORY SO FAR

## STRONG LEADERSHIP AND GOVERNANCE

### Heritage Urban Landscape (HUL)

When Council adopted the Ballarat Strategy in 2015, we committed to using a new city development framework as 'the guiding approach for managing change in our dynamic historic city'. This framework is called UNESCO's Historic Urban Landscape approach, also known as 'HUL'. It is now key to how we will deliver the CBD Strategy.

#### What is HUL?

HUL addresses the challenge of how future change can best occur in our much-loved historic city. Rather than change working against the heritage of the city, the HUL helps us to connect the goals of social and economic development with the goals of heritage conservation. It gives us new methods to make the most of our historic city, now and into the future.

#### Why do we need it?

Most of the CBD is included in heritage conservation zones, called the 'heritage overlay' (HO). The HO protects Ballarat's iconic buildings, monuments, historic streetscapes, tree-lined streets and boulevards, views, bluestone gutters and many other historic features. The CBD also has protection for the Wadawurrung people's cultural heritage as well as archaeological heritage (such as mining evidence). However, Ballarat is growing and changing – and at a faster rate than ever before. Without harnessing this growth to make the most of our heritage and our city's distinctive and much-loved identity, it becomes vulnerable to this change.

#### How does it work?

The HUL helps us to respond to challenges facing all cities, but is tailored to historic cities and the opportunities they provide. It moves away from responding to change only in response to regulatory tools, like zones and overlays (i.e. areas with and without heritage protection) to departing from our city's complex living ecosystem which is shaped by Ballarat's people (culture) and natural environment. By getting to know Ballarat and the things people love about our CBD, we can harness these things to inspire better change



## THE STORY SO FAR

- Bring to life our city's diverse stories and unique spaces to enable businesses, tourism operators, visitors, arts and cultural organisations and others to tap into this rich resource
- Use the CBD's unique historic appeal to harness the power of cultural and creative industries and niche experiences to increase our city's cultural vibrancy
- Broaden our understanding of Ballarat's historic properties to find creative solutions to challenges, like:
  - Upper story redevelopment
  - Making our city accessible for all
  - Facilitating better conservation outcomes for CBD vitality, such as verandah and façade reinstatement reinstatement and tailoring grants and outreach programs to the needs of property owners.
- Understand the complex functions that our city performs and the different values associated with the CBD so they're sustainable.
- Require strong responsive design solutions to Ballarat's local context by:
  - Drawing inspiration from what makes Ballarat distinctive, such as the city's cultural and natural landscape, views, character, embodied energy, identity, geography, stories and climate
  - Being culturally and ability inclusive
  - Addressing climate change
  - Allowing for future adaptability.

For Council, we need to provide lots of information about our city to inspire localised (and not homogenised) design.

- Find new ways of making the city's heritage more meaningful, for example events like White Night Ballarat paint a high-tech landscape through our beautiful historic city, making heritage relevant to more people in new, engaging ways.



Photo: SDP Media

# THE STORY SO FAR

## POLICY IMPROVEMENTS

A primary focus of the CBD Strategy has been to create an accessible public realm that encourages pedestrian movement and activity. Throughout the CBD the pedestrian realm should be safe, inviting and attractive.

One of the key priorities is to reduce the emphasis on vehicles in the public realm and increasingly promote the improvement of the pedestrian environment. As such, the City has sought to improve the walking environment for pedestrians through the development of a coordinated program of policies to enhance street life and pedestrian amenity.

Key policies that have been developed and implemented in an effort to deliver a high quality public realm include:

- Heritage Urban Landscape (HUL) International Pilot Program
- Footpath Trading Policy (Updated Sep 2015)  
Outdoor Dining Guidelines & Busking Guidelines (2015)
- Establishment of the Investment Facilitation Group
- Ballarat CBD 40kmh Zone Speed Limit (2017)
- Urban Design Manual (2013)
- Amendment to introduce the CBD Strategy into the Planning Scheme (2012)
- Live Music Strategy 2016
- Public Art Masterplan 2011
- Reduction of busking application fee from \$21 for four weeks to \$5 for 6 months
- Development of Busking Guidelines
  - Unlimited daily performances
  - Increased flexibility on permitted busking locations

The number of busking permits issued within the municipality has shown an increase with:

- 35 permits issued in 2012
- 89 permits issued in 2013
- 77 permits issued in 2014
- 118 permits issued in 2015

## INVESTMENT FACILITATION GROUP

The City of Ballarat has a strong commitment to providing assistance to new and existing businesses to stimulate local economic activity. The City of Ballarat's Investment Facilitation Group was established in an effort to help support the development of new business in Ballarat.

The aim of the City of Ballarat Investment Facilitation Group is to:

- Accelerate planning approvals for significant projects that have a strong economic imperative
- Ensure a strong link between the system of planning approval and achieving sustainable growth and expansion
- Provide a one-stop-shop for developers and investors for investments and planning applications recognised as delivering a beneficial increase in employment
- Assist developers and investors to identify and implement creative and lateral solutions to complex issues that would normally prevent projects from proceeding
- Create the best possible environment for investors and developers to proceed with approved developments through to construction
- Reduce the development costs for significant projects due to protracted and uncertain application scenarios.

## STREET AND PARK FURNITURE GUIDELINES (2013)



The Ballarat Street and Park Furniture Guidelines were developed in order to improve the consistency of street furniture and the overall presentation and image of the City.

The Guidelines provide strategic direction for the provision and upgrading of street and park furniture throughout the municipality of Ballarat and have been instrumental in enhancing pedestrian amenity in the CBD.

The Guidelines focus on the most common furniture in streets and parks, combining the preferred furniture elements to be retained with the proposed new furniture styles to suit specific streetscape and parkland character areas.

More than 350 pieces of street furniture have been installed in the CBD following the adoption of the CBD strategy in 2010, contributing greatly to the amenity and historical streetscapes of the central city.

# THE STORY SO FAR

## TRIAL OF BALLARAT CBD 40KM/H SPEED LIMIT PROPOSAL



In June 2015, Council resolved to reduce the speed limit in the CBD to 40km/h for a 12 month trial period. The reduction is aimed at promoting safety and amenity for motorists, pedestrians and cyclists by reducing through traffic. The trial is part of Council's broader commitment to improving the CBD in relation to pedestrian safety, business activity and visitor experience. Increased pedestrian signal walk phases will occur alongside the speed limit reduction to allow greater time for pedestrians to cross Sturt Street. It is intended that a reduction in the speed limit and associated increased ease for pedestrians crossing Sturt Street will result in less through-traffic, improved air quality, and reduced noise, while also encouraging pedestrian and bicycle traffic through the CBD retail, commercial and dining precincts.

In March 2017 following a review of the 12 month trial City of Ballarat permanently implemented the 40km/h after CFA and VicPol observed moderated traffic and improved safety.

## INTEGRATED POLICY FOR STREET TREATMENT AND FURNITURE

The provision of a high-quality and integrated suite of street furniture that is elegant, durable, unobtrusive and complementary of the character and culture of the CBD contributes greatly to the attractiveness of the pedestrian environment.

Since the adoption of the CBD Strategy, the City has undergone a rigorous process of implementing street furniture and pavement treatments throughout the CBD. Such street treatments include the application of sawn bluestone banding along many of the CBD's major pedestrian thoroughfares and the installation of a consistent suite of rubbish and recycling bins, public tables and seating and bicycle racks. Tactile paving for the vision impaired has also been installed at many major pedestrian crossings and public transport stops.



# THE STORY SO FAR

## PRECINCT IMPROVEMENTS

### Armstrong Street North & Lydiard Street



- Significant improvement to the amenity of Armstrong Street, north of Sturt Street, as an important pedestrian street
- Creation of a new central median with tree planting to improve pedestrian access across the street, separate opposing traffic flows and provide landscaping opportunities
- Integrated street furniture (rubbish and recycling bins, bicycle racks, public seating)
- Extension of kerb to accommodate outdoor dining
- Bluestone banding applied along footpath
- Continuation of the planting theme from Sturt Street of exotic, deciduous trees
- Removal of the existing central parallel parking and replacement with angled parking

### Laneway at the George



- Creation of laneway connection between Lydiard Street North and Armstrong Street North
- Paving
- Plantings along laneway
- Outdoor dining
- Transparent weather screening

### Bakery Hill Entrance



- Improvements to the Bakery Hill CBD entrance as the key entry point from the east and as a site of national historic significance
- Re-paving and bluestone banding along footpath
- Re-planting of street trees
- Integrated street furniture (rubbish and recycling bins, public seating, boundary fencing)
- Removal of rotunda to open up the vista through Bridge Mall and up to Sturt Street from the roundabout
- Remove the on street angle car parking spaces to create landscaped open space and to open view lines to Sturt Street
- Removal of unnecessary signage to reduce visual clutter

### Peel Street



- Integrated street furniture (rubbish and recycling bins, bicycle racks)
- Bluestone banding along footpath
- Tactile paving applied at crossings

# THE STORY SO FAR

## Sturt Street Gardens



- Bluestone banding along footpath
- Integrated street furniture (rubbish and recycling bins, public seating)
- Tactile paving applied at crossings

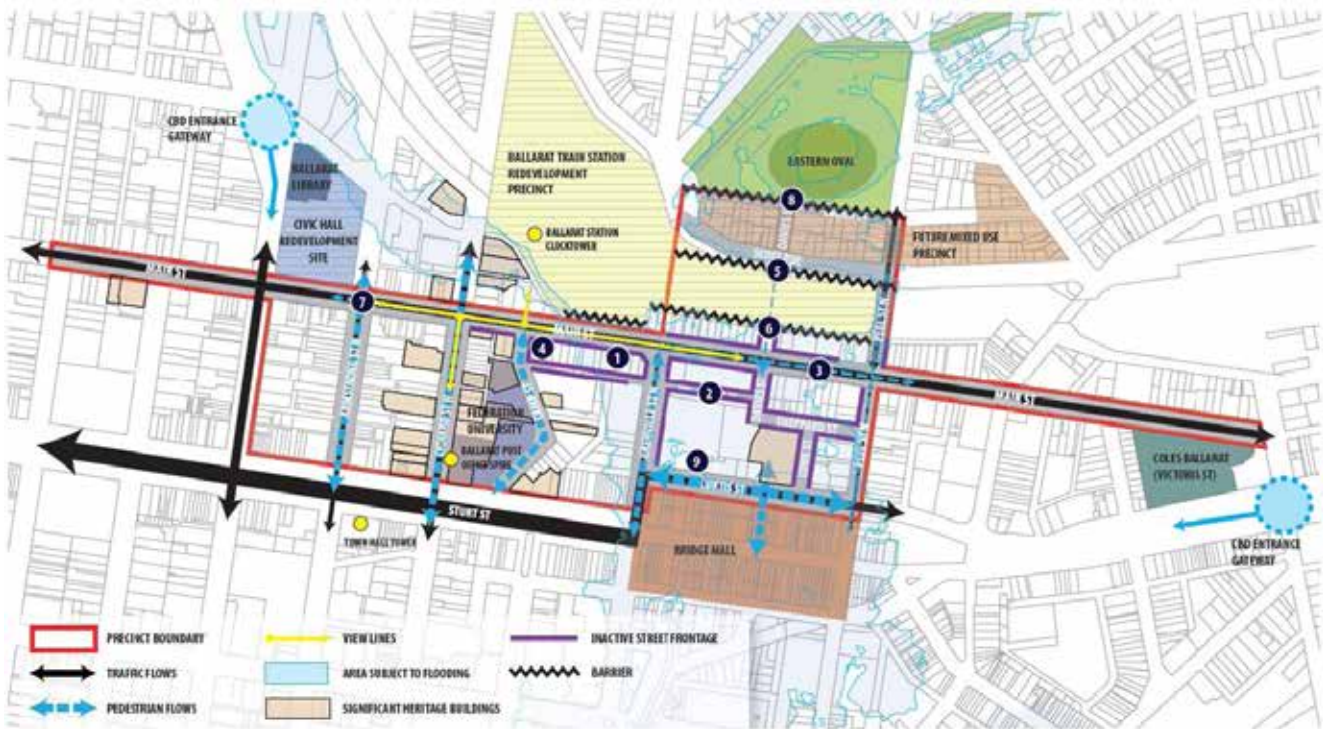
## Bridge Mall

- Improved entry point via Little Bridge Street
- Improved pedestrian permeability, safety and traffic flow
- Retainment of Bridge Mall as a pedestrian space
- Improvement to north-south pedestrian connections through laneway 'walk through' spaces
- Rationalised signage in this precinct to reduce visual clutter, particularly large scale advertising signage at CBD entry points

## Sturt Street Core Retail

- Ongoing encouragement of residential and tourist accommodation in upper levels of new and existing buildings
- Seating in the Sturt Street Gardens re-positioned to face both into the gardens and to the street and provide spaces to sit on the grass that are protected from sun/wind
- Installation of lighting to trees, sculptural features and heritage building façades. Coloured lighting and projections for added interest or special events
- Trial reduction of speed limit in CBD to 40 km to improve pedestrian and cyclist safety
- Continued street paving replacement with asphalt and sawn bluestone banding in Sturt Street retail core, between Dawson and Grenville Streets, followed by Lydiard and Armstrong Streets between Sturt and Mair Streets

# THE STORY SO FAR



## Curtis Street & Little Bridge Street

- Investigation of the redevelopment opportunities of the two retail areas of Curtis and Little Bridge Streets
- Discussion of options for improvements to the Norwich Plaza building with the land owner
- Little Bridge Street streetscape upgrades undertaken to improve the pedestrian environment

## Mair Street Corridor

- Discussions with land owners on potential development opportunities
- Liaison with VicTrack on the future use of land holdings that front Mair Street
- Discussions with land owner of the site at the corner of Camp Street (43 Mair Street) to progress the opportunity for a landmark building
- Workshops with VicRoads to progress design options for dual lane CBD bypass.



# THE STORY SO FAR

## INITIATIVES UNDERWAY

- Railway Precinct Development
- Urban Forest
- CBD Parking Action Plan
- Health & Knowledge Precinct Masterplan
- Mair Street Corridor Vicroads Upgrade
- 2017 Season of the Arts - Romancing the Skull Exhibition
- Ballarat Innovation Land and Digital Space (BILDS)
- Her Majesty's Theatre Upgrades
- Ballarat Tech School
- Federation Univesity Flecknoe Building
- Civic Hall Stage 1
- Gov Hub



# 2017 - 2021 ACTION PLAN

The Making Ballarat Central - CBD Strategy 2010 includes a clear, staged, long term implementation plan. As part of the CBD Strategy review, this plan has been updated to reflect a range of organisational and government changes over the past 6 years.

Items highlighted in red on the plan indicate opportunities for implementation over the 2017-2021 term. These actions are in alignment with the 2017-2021 Council Plan and have been affirmed by consultation with key stakeholders as priority initiatives.

**Method of implementation**

**PS:** Planning Scheme Policy

**IA:** Internal Action - Council

**GP:** General Council Policy

**CW:** Capital Works / Funding required



## 2017 - 2021 ACTION PLAN

COUNCIL PLAN 2017-2021	CBD PRIORITY PROJECTS 2017-2021	COMMERCIAL & CULTURAL CAPITAL	CONNECTIONS	PLACES FOR PEOPLE	BUILDING QUALITY	STRONG LEADERSHIP & GOVERNANCE
PROSPERITY	Gov Hub	★		★	★	★
PROSPERITY	Bakery Hill Gateway Master Plan	★	★	★	★	★
SUSTAINABILITY PROSPERITY	Mair Street Upgrades		★		★	★
PROSPERITY	Arts Precinct Master Plan	★		★	★	★
PROSPERITY LIVEABILITY	Arts and Culture Strategy	★		★		★
PROSPERITY SUSTAINABILITY	Railway Precinct Redevelopment and bus interchange works (Stage 2)	★	★	★	★	
PROSPERITY	BiLDS - Ballarat Industry Innovation Lab & Digital Space	★				★
LIVEABILITY	Walking safety improvements		★	★	★	
SUSTAINABILITY	Bicycle linkages		★	★	★	
SUSTAINABILITY	Car Parking Action Plan Implementation		★			★
PROSPERITY	Heritage Plan 2016-2030		★			★
SUSTAINABILITY	Sturt Street Greenway Project			★	★	



# 2017 - 2021 ACTION PLAN

Strategy / Action	*Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Commercial and Cultural Capital</b>				
<b>Regional Commercial Centre</b>				
<b>A1</b> Locate major office and retail development in the CBD.	PS	Development & Planning	DELWP	Ongoing
<b>A2</b> Provide opportunity for expanded retail and office activities in the CBD.	PS IA	Development & Planning		Ongoing
<b>A3</b> Actively seek new businesses and development for the CBD.	PS IA	Development & Planning Infrastructure & Environment		2017-2021
<b>A4</b> Encourage businesses with a sustainability focus.	IA	Development & Planning		Ongoing
<b>Arts and Cultural Hub</b>				
<b>A5</b> Increase recognition of Ballarat's cultural diversity.	IA	Development & Planning Community Development		Ongoing
<b>A6</b> Develop the CBD as an arts and culture centre of regional standing with a performing, creative and visual arts focus.	IA PS CW	Development & Planning	State government Universities Educational institutions	2017-2021
<b>A7</b> Promote the heritage roots of the CBD and make heritage more accessible and understood.	IA GP PS CW	Development & Planning	Heritage groups	2017-2021
<b>A Great Place to Visit</b>				
<b>A8</b> Increase the number of visitors to the Ballarat CBD and the opportunities for additional visitor expenditure in accord with the Tourism Strategy and an Economic Development Strategy.	IA PS	Development & Planning	Visit Victoria Community Leadership Group Visit Ballarat	2017-2021
<b>A9</b> Increase the range of quality tourist accommodation establishments in the CBD.	IA PS	Development & Planning	Visit Ballarat	2017-2021
<b>A10</b> Position the Ballarat CBD as the food and wine capital of the western region.	IA	Development & Planning Community Development	Visit Ballarat Community Leadership Group	2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Living in the CBD</b>				
<b>A11</b> Undertake a major programme to encourage residential land use and development in the CBD, based on Melbourne City Council's 'Postcode 3000'.	IA	Development & Planning		2017-2021
<b>A12</b> Promote the CBD to prospective residents, landowners and developers as a location for higher density residential development.	PS IA	Infrastructure & Environment Development & Planning	Universities, Community Leadership Group	2017-2021
<b>A13</b> Increase activity and the range of entertainment in the CBD at night and on weekends to improve resident amenity and safety.	PS IA	Infrastructure & Environment Development & Planning	Transport providers, developers, land owners  Community Leadership Group / Retail groups	2017-2021
<b>A14</b> Ensure the provision of adequate, clean, family friendly and well-signed public toilet facilities throughout the CBD, particularly in the core retail areas around the Bridge Mall.	PS IA	Infrastructure & Environment		Underway
<b>A15</b> Encourage local food sourcing.	IA	Community Development	Community Leadership Group	Ongoing
<b>A16</b> Establish community food programs (e.g. Stephanie Alexander style kitchen gardens at primary schools, communal gardens at universities and church sites).	IA	Community Development	Community Leadership Group, Educational institutions, churches, community groups	Ongoing
<b>University City</b>				
<b>A17</b> Continue to integrate university activities with the activity of the CBD.	PS IA	Community Development	Universities	2017-2021
<b>A18</b> Encourage the universities to expand CBD operations into the general public sphere.	IA	Development & Planning Community Development	Universities	2017-2021
<b>A19</b> Investigate opportunities to utilise university facilities for accommodation, conference, short course and general community use during University holiday periods.	IA	Development & Planning	Universities	2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
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 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>CBD Boundary</b>				
<b>A20</b> Substitute the CBA boundary as currently defined in the Ballarat Planning Scheme, to accord with the recommended CBD boundary in this Strategy.	PS	Development & Planning		Complete
<b>A21</b> Define the CBD as the area where regional and city-wide activities and services are encouraged as per the Activities Map.	PS	Development & Planning		Complete
<b>Connections</b>				
<b>Access for All</b>				
<b>B1</b> Ensure access for all levels of mobility and for all forms of travel.	GP IA	Infrastructure & Environment Community Development	Transport providers	Ongoing
<b>Pedestrian Networks</b>				
<b>B2</b> Establish a network of key pedestrian routes through the CBD, as shown on the Connections map.	GP IA	Infrastructure & Environment		2017-2021
<b>B3</b> Continue to implement the Pedestrian Wayfinding Strategy and expand as necessary.	IA	Infrastructure & Environment		2017-2021
<b>B4</b> Reduce the volume of through traffic in these key pedestrian areas and implement the recommended traffic management initiatives.	GP	Infrastructure & Environment		2017-2021
<b>B5</b> Provide parking enforcement to ensure that parked vehicles do not obstruct pedestrian and cyclist paths.	IA	Infrastructure & Environment		Ongoing
<b>B6</b> Install or upgrade pedestrian crossings at key locations to improve pedestrian route connectivity.	CW	Infrastructure & Environment	VicRoads	Ongoing
<b>B7</b> Expand the CBD laneway network.	GP IA	Infrastructure & Environment		Ongoing
<b>B8</b> Improve the security of the railway pedestrian underpass at Mair Street-Scott Parade.	IA CW	Infrastructure & Environment	DEDJTR , Victoria Police	Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Cycling City</b>				
<b>B9</b> Develop the network of CBD cycle routes.	CW IA	Infrastructure & Environment		2017-2021
<b>B10</b> Improve cyclist amenities.	IA PS	Infrastructure & Environment	Developers, universities, centre owners	2017-2021
<b>B11</b> Improve access to bicycles, particularly bicycles tailored to Ballarat's terrain.	IA	Development & Planning	Community Leadership Group	Ongoing
<b>B12</b> Introduce a system to regularly monitor bicycle and pedestrian use in the CBD similar to a 'Bicycle Account'.	IA	Development & Planning Infrastructure & Environment	Community Leadership Group	Ongoing
<b>Public Transport Networks</b>				
<b>B13</b> Enhance public transport networks in the CBD.	IA	Infrastructure & Environment	DEDJTR	2017-2021
<b>B14</b> Continue the program of improvement to CBD public transport stops.	CW IA	Infrastructure & Environment	DEDJTR	Ongoing
<b>B15</b> Improve the ease and access of short trips around the CBD by public transport by providing a free / low cost, high frequency loop bus service around the CBD for visitors and short trips.	IA CW	Infrastructure & Environment Infrastructure & Environment	Community Leadership Group, Trader groups, State government	Ongoing
<b>B16</b> Establish a 'public transport culture' for central Ballarat.	IA	Development & Planning Infrastructure & Environment	Community Leadership Group, Retail groups, DEDJTR	Ongoing
<b>B17</b> Maintain Ballarat Station as the regional and local transport hub.	CW	Infrastructure & Environment Development & Planning	VicTrack / DEDJTR	2017-2021
<b>B18</b> Improve the environmental sustainability of the Ballarat public transport system and reduce emissions where possible.	IA	Infrastructure & Environment	DEDJTR Community Leadership Group, Retail groups	Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT



# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Balanced Traffic Management</b>				
<b>B19</b> Ensure a balance between through traffic movements, local traffic circulation and the requirements of other road transport.	GP	Infrastructure & Environment		Ongoing
<b>B20</b> Organise traffic flows to favour cyclists and public transport over other vehicles.	CW IA	Infrastructure & Environment		Ongoing
<b>B21</b> Discourage heavy vehicle and through traffic (not visitor or local traffic) from travelling via the heart of the CBD by implementing the Mair Street Upgrade Project as a high priority.	GP	Infrastructure & Environment	VicRoads	Ongoing
<b>B22</b> Prioritise CBD through-routes and downgrade other connecting streets to encourage use by CBD destination traffic only.	CW GP IA	Infrastructure & Environment	VicRoads	2017-2021
<b>B23</b> Investigate options to determine priorities for alterations to traffic circulation to reduce through traffic and increase pedestrian focused street space.	CW	Infrastructure & Environment		Ongoing
<b>B24</b> Implement 40 km / hr zones in the key pedestrian areas of the CBD.	CW	Infrastructure & Environment		Ongoing
<b>B25</b> Implement educational and marketing programs to discourage commuters to the CBD from driving where suitable alternatives are available.	IA	Infrastructure & Environment	Community Leadership Group	Ongoing
<b>Car Parking</b>				
<b>B26</b> Improve / extend existing off-street public and private car park sites to increase capacity and efficiency.	IA PS CW GP	Infrastructure & Environment Development & Planning	Community Leadership Group	2017-2021
<b>B27</b> Provide short stay parking within core retail areas to ensure a higher turnover for shoppers.	GP	Infrastructure & Environment		2017-2021
<b>B28</b> Consider reduced car parking rates or parking permits for new residential development within the CBD to encourage inner city living.	IA PS	Infrastructure & Environment		2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
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 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>B29</b> Ensure that an adequate number of disabled car parking bays are provided throughout the CBD in convenient locations, and advocate for parking for shoppers with prams.	IA	Infrastructure & Environment		2017-2021
<b>B30</b> Improve the usability of car parking payment systems.	IA	Infrastructure & Environment		2017-2021
<b>B31</b> Allow for reduced on-street car parking in some areas, for the benefit of an improved pedestrian environment. This will be balanced by the provision of car parking elsewhere in the CBD and the benefits of increased street activity (with more people walking past and potentially dropping into shops, cafés etc.).	IA	Infrastructure & Environment	Community Leadership Group	2017-2021
<b>B32</b> Aim to reduce the demand for car parking in the longer term.	GP IA	Infrastructure & Environment Development & Planning	Community Leadership Group	2017-2021
<b>CBD Entrances</b>				
<b>B33</b> Ensure signage at both east and west entrances welcomes visitors and encourages tourists to utilise Sturt Street as an access route.	CW	Infrastructure & Environment		2017-2021
<b>B34</b> Enhance all key CBD entrance points with site appropriate uses, buildings, landscaping and / or signage.	PS IA CW	Infrastructure & Environment		2017-2021
<b>Places For People</b>				
<b>Public Spaces Network</b>				
<b>C1</b> Develop a network of high quality public spaces located along key pedestrian routes that serve a number of different open space roles, with the Town Hall area as the 'civic heart' of the CBD'.	CW IA	Infrastructure & Environment Development & Planning	Community Leadership Group	Ongoing
<b>C2</b> Trial all new public spaces before fully redeveloping sites (e.g. close the street, install street furniture for weekend events).	IA	Development & Planning Infrastructure & Environment		Ongoing
<b>C3</b> Consider options to strengthen connections between the CBD and the river (e.g. artwork, paving and interpretive signage to mark the river's watercourse).	IA	Infrastructure & Environment Development & Planning		Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>C4</b> Ensure public spaces are well-maintained.	IA GP	Infrastructure & Environment		Ongoing
<b>C5</b> Avoid permanent 'privatised' areas or structures in public spaces.	GP	Infrastructure & Environment		Ongoing
<b>C6</b> Introduce 'pause places' throughout the main retail areas of the CBD, with seating and landscaping or public art.	CW IA	Infrastructure & Environment Development & Planning		Ongoing
<b>C7</b> Promote outdoor dining to encourage more street activity.	IA	Infrastructure & Environment Development & Planning		Ongoing
<b>High Quality Pedestrian Environment</b>				
<b>C8</b> Ensure a high quality pedestrian environment.	IA CW GP PS	Development & Planning Infrastructure & Environment		Ongoing
<b>C9</b> Develop a comprehensive suite of streetscape treatments that can be incrementally implemented and that assist in way finding and orientation within the different activity Precincts of the CBD.	GP CW	Infrastructure & Environment		Ongoing
<b>C10</b> Ensure that pedestrian connections are clearly evident between the public spaces.	CW IA	Development & Planning Infrastructure & Environment		Ongoing
<b>Boulevard City</b>				
<b>C11</b> Improve boulevard landscaping throughout the CBD, particularly along Sturt Street as well as Lydiard and Armstrong Streets.	CW	Development & Planning Infrastructure & Environment		2017-2021
<b>Sustainable Spaces</b>				
<b>C12</b> Encourage the establishment of gardens and landscaping in new development to reduce the 'heat island effect' and add to the green amenity of the CBD.	IA	Infrastructure & Environment		Ongoing
<b>C13</b> Reduce energy and water use in the public realm.	GP	Infrastructure & Environment		Ongoing
<b>C14</b> Incorporate Water Sensitive Urban Design (WSUD) principles in street design and landscaping.	CW IA	Infrastructure & Environment		Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Managing Flooding</b>				
<b>C15</b> Develop long term strategies to manage flooding in the CBD.	PS CW GP	Infrastructure & Environment	CCMA	2017-2021
<b>Building Quality</b>				
<b>Ballarat's Heritage</b>				
<b>D1</b> Ensure landmark heritage buildings remain as the dominant features in the streetscape / vistas.	PS	Development & Planning		Ongoing
<b>D2</b> Enhance the CBD's heritage buildings and streetscapes.	PS CW IA GP	Development & Planning Infrastructure & Environment	Community Leadership Group	Ongoing
<b>Excellence in New Architecture</b>				
<b>D3</b> Ensure new buildings in the CBD are of a high design standard as a part of its image as a contemporary and creative regional centre.	IA GP PS	Development & Planning	Community Leadership Group	Ongoing
<b>D4</b> Retain, interpret and improve views and vistas from key locations (e.g. top of Bridge Mall, Camp Street, and Sturt Street).	GP	Development & Planning		Ongoing
<b>D5</b> Emphasise important sites, such as key redevelopment sites, and those located on prominent corners or adjacent to public spaces, through the quality of architectural design.	PS	Development & Planning		Ongoing
<b>D6</b> Improve the appearance of existing non-heritage buildings where redevelopment occurs.	PS IA	Development & Planning		Ongoing
<b>Streetscape Image</b>				
<b>D7</b> Design buildings of an appropriate scale and form to occupy important landmark sites throughout the CBD whilst ensuring that existing heritage buildings retain their visual prominence.	PS	Development & Planning		Ongoing
<b>D8</b> Ensure that street façades in core retail areas are 'active'.	PS IA	Development & Planning		Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>D9</b> In all parts of the CBD, articulate new building façades through design treatments.	PS	Development & Planning		Ongoing
<b>D10</b> Maintain existing horizontal or vertical design rhythms in the streetscape, where these are dominant features, through design treatments.	PS	Development & Planning		Ongoing
<b>D11</b> Require that crossovers, garages or car park entrances are kept to a minimum width and do not dominate the street frontage of a building.	PS	Development & Planning		Ongoing
<b>D12</b> Provide continuous weather protection along retail streets / key pedestrian routes by providing verandahs or canopies that are consistent in form with those that already exist (i.e. awnings with poles along the gutter line, or as stipulated in Council's heritage guidelines).	PS	Development & Planning		Ongoing
<b>D13</b> Design new buildings with the ground floor at street level to avoid the need for ramp or staircase access.	PS	Development & Planning		Ongoing
<b>Height of New Buildings</b>				
<b>D14</b> Create a more consistent scale of buildings in the different parts of the centre, as appropriate to the precinct.	PS	Development & Planning	VicTrack / DEDJTR	Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<p><b>D15</b> Encourage the use of ESD principles in the design of buildings and landscape.</p> <p>The use of these principles would cover issues such as:</p> <p><i>Designing adaptable buildings that can be readily expanded or altered for alternate uses.</i></p> <p><i>Building orientation for solar access.</i></p> <p><i>Rainwater harvesting and use within the building.</i></p> <p><i>Generating own energy needs (e.g. incorporating solar energy collection and use).</i></p> <p><i>Achieving a level of energy rating in excess of the minimum requirements.</i></p> <p><i>Energy efficient fittings and appliances.</i></p> <p><i>Opportunities for natural ventilation.</i></p> <p><i>Natural lighting opportunities.</i></p> <p><i>Low water usage.</i></p> <p><i>Fitting three-pipe systems.</i></p> <p><i>Waste disposal.</i></p> <p><i>Sustainably sourced materials (i.e. with a low ecological footprint e.g. recycled, locally sourced).</i></p> <p><i>Construction management.</i></p>	PS IA	Development & Planning		Ongoing
<p><b>D16</b> Investigate long term initiatives to save water and develop emissions-free local energy sources.</p>	GP CW	Infrastructure & Environment		Ongoing
<b>Sensitive Interfaces</b>				
<p><b>D17</b> Ensure that new development is designed to address specific design considerations of sensitive interfaces such as residential properties, heritage buildings or open spaces.</p>	PS	Development & Planning		Ongoing
<b>Signage</b>				
<p><b>D18</b> Ensure a co-ordinated approach to the use of signage in the CBD to avoid clutter and confusion and ensure the amenity of streetscapes.</p>	IA PS	Infrastructure & Environment Development & Planning	VicRoads	Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Residential Development</b>				
<b>D19</b> Provide high quality residential development within the commercial areas.	PS	Development & Planning		Ongoing
<b>D20</b> Encourage sustainable residential development.	PS	Development & Planning		Ongoing
<b>D21</b> Ensure that the character and amenity of adjacent residential areas is maintained.	PS	Development & Planning		Ongoing
<b>Flooding</b>				
<b>D22</b> Develop strategies to manage the impacts of flooding in the CBD.	PS GP	Infrastructure & Environment		2017-2021
<b>Strong Leadership &amp; Governance</b>				
<b>Leadership and Delivery Team</b>				
<b>E1</b> Establish a leadership structure to implement the strategy.	IA	Development & Planning, CEO		Ongoing
<b>E2</b> Ensure adequate resources are available to undertake the strategy.	IA	Development & Planning, CEO		Ongoing
<b>Marketing</b>				
<b>E3</b> Develop a marketing plan for the CBD Strategy that emphasises the benefits to all of the Strategy and engenders commitment and 'buy in' by all sectors.	IA	Development & Planning	Consultants	2017-2021
<b>E4</b> Develop a city brand / logo and marketing strategy expressly for the CBD.	IA	Development & Planning	Community Leadership Group	2017-2021
<b>E5</b> Develop a launch campaign for the new CBD Brand (e.g. banners down Sturt St and the Mall).	IA	Development & Planning	Community Leadership Group	2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Governance</b>				
<b>E6</b> Implement the CBD Strategy in the Planning Scheme through an amendment process.	IA	Development & Planning		Complete
<b>E7</b> Review regulatory processes to provide a streamlined and responsive organisational framework for implementation of the objectives of the Strategy.	IA	Development & Planning Infrastructure & Environment		2017-2021
<b>E8</b> Investigate introduction of a Developer Contributions Plan to fund some CBD improvements.	IA	Infrastructure & Environment		2017-2021
<b>E9</b> Undertake a Parking Precinct Plan.	IA	Infrastructure & Environment		Complete
<b>E10</b> Identify all funding sources, including State and Federal government and make submissions to implement recommendations of the Strategy.	IA	Development & Planning Infrastructure & Environment		Ongoing
<b>Stakeholder Involvement</b>				
<b>E11</b> Establish new, innovative governance structures (e.g. cross-sectoral CBD Strategy Implementation Committee) with a role that:  <i>Actively engages and involves key stakeholders in implementing the Strategy.</i>  <i>Encourages developers, landowners and business operators to invest in the CBD.</i>  <i>Resources the implementation from a variety of sources.</i>	IA	Development & Planning Infrastructure & Environment		2017-2021
<b>E12</b> Host regular events with interested community members to keep them involved and informed as the project develops.	IA	Development & Planning Infrastructure & Environment		Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT



# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precincts</b>				
<b>Precinct 1: Sturt Street Core Retail</b>				
<b>1.1</b> Create a lively, active streetscape along Sturt Street that encourages walking between Armstrong Street and Bridge Mall through active frontages, traffic management and streetscape design.	GP /PS	Development & Planning		Ongoing
<b>1.2</b> Work with landowners to reinstate heritage building façades, in particular upper level façades and verandahs, along Sturt Street, Lydiard and Armstrong Streets.	GP	Development & Planning		Ongoing
<b>1.3</b> Encourage residential and tourist accommodation use in upper levels of new and existing buildings.		Development & Planning		Ongoing
<b>1.4</b> Enhance the role of the Precinct as an arts and entertainment hub through ongoing development of its facilities.	GP PS	Development & Planning		Ongoing
<b>Sturt Street Boulevard</b>				
<b>1.5</b> Develop Sturt Street as the principal boulevard for the CBD, increasing amenity, safety and access particularly for pedestrians and cyclists.	GP CW IA	Infrastructure & Environment Development & Planning	DEDJTR	Ongoing
<b>Lydiard and Armstrong Streets</b>				
<b>1.6</b> Develop Lydiard Street and Armstrong Street North as key extensions of Sturt Street boulevard.	GP CW IA	Infrastructure & Environment Development & Planning		Ongoing
<b>Town Hall Area</b>				
<b>1.7</b> Strengthen the civic role and historic presence of the Town Hall building in the CBD and establish new or upgraded adjoining civic spaces as an extension to the Sturt Street boulevard.	GP IA CW PS	Infrastructure & Environment Development & Planning	Community Leadership Group, Myer, Central Square, cafe operators, Phoenix Mall traders	2022-2026
<b>Camp Street</b>				
<b>1.8</b> Develop the Camp Street Precinct as a vibrant enclave of the CBD and its arts and culture hub.	GP IA CW PS	Infrastructure & Environment Development & Planning	Federation University	2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 2: Bridge Mall Core Retail</b>				
<b>2.1</b> Develop the area as a vibrant mixed use retail area.	GP IA	Development & Planning		2017-2021
<b>2.2</b> Retain and develop the area as the core retail focus of Ballarat for local and regional functions, with a focus on supermarkets and discount department stores.	PS	Infrastructure & Environment Development & Planning		2017-2021
<b>2.3</b> Include commercial uses in upper levels.	PS	Development & Planning		2017-2021
<b>2.4</b> Provide replacement car parking within a deck structure. This could be an internal car park space sleeved with active uses at the building frontages. Alternatively, provide car parks in the upper levels of retail / commercial buildings.	IA CW	Infrastructure & Environment		2017-2021
<b>2.5</b> Examine traffic management and circulation within Little Channel and Sharwood Streets and how they would be incorporated into new development.	IA	Infrastructure & Environment		2017-2021
<b>2.6</b> Provide active retail frontages and weather protection on all street façades.	PS	Development & Planning		2017-2021
<b>2.7</b> Allow buildings of up to four storeys, subject to heritage considerations.	PS	Development & Planning		2017-2021
<b>2.8</b> Retain Bridge Mall as a pedestrian space with no cars.	IA	Development & Planning		2017-2021
<b>2.9</b> Improve north-south pedestrian connections through laneway 'walk through' spaces.	GP	Infrastructure & Environment		2017-2021
<b>2.10</b> Develop a new suite of contemporary paving treatments to apply to the whole area, different to the heritage based treatments for Sturt Street and surrounds, to reflect the new building styles in the Precinct while complementing the heritage elements of Bridge Mall.	IA	Infrastructure & Environment Infrastructure & Environment		2017-2021
<b>2.11</b> Rationalise signage in this Precinct to reduce visual clutter, particularly large scale advertising signage at CBD entry points.	GP	Infrastructure & Environment		2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Curtis Street &amp; Little Bridge Street</b>				
<b>2.12</b> Recreate the streetscapes of Curtis Street and Little Bridge Street by redeveloping surface car parks and single storey buildings with buildings of up to four storeys overall that contribute active frontages to the streets.	GP PS IA CW	Development & Planning Infrastructure & Environment Community Development		2017-2021
<b>Grenville Street Concept</b>				
<b>2.13</b> Undertake a staged program of road treatments to Grenville Street at the intersection of Sturt Street and Bridge Mall.	CW	Infrastructure & Environment	VicRoads	2017-2021
<b>Bakery Hill CBD Entrance</b>				
<b>2.14</b> Improve the Bakery Hill CBD entrance as the key entry point from the east and as a site of National historic significance	GP IA CW	Infrastructure & Environment	Community Leadership Group, Land owners, Bridge Mall traders	2017-2021
<b>Yarrowee River Park</b>				
<b>2.15</b> Redevelop the area at the corner of Grenville and Dana Streets to create a wetlands park and expose the Yarrowee River.	IA CW	Infrastructure & Environment Development & Planning		2017-2021
<b>Main Road</b>				
<b>2.16</b> Foster the local, specialist retail and café role of Main Road.	IA PS CW GP	Development & Planning		2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 3: Mair Street Corridor</b>				
<b>3.1</b> Encourage new development to maximise the available space in this area and introduce higher densities in close proximity to the CBD.  <i>Buildings up to 6 storeys, east of Grenville Street.</i>  <i>Buildings up to 4 storeys, west of Grenville Street.</i>	PS GP	Development & Planning		2017-2021
<b>3.2</b> Redevelop underused sites such as those occupied by surface car parking, car yards or low scale buildings.	IA PS GP	Development & Planning		2017-2021
<b>3.3</b> Actively promote the Mair Street corridor as a location for new development and investment.	IA	Development & Planning		2017-2021
<b>3.4</b> Require ground level uses to include a component of active frontages and to make a positive contribution to streetscape amenity.	PS	Development & Planning		2017-2021
<b>3.5</b> Improve pedestrian and cyclist linkages in the precinct, particularly from the CBD to the Station.	IA CW	Infrastructure & Environment		2017-2021
<b>3.6</b> Investigate redevelopment of the State Government Offices building with an improved street frontage.	IA	Development & Planning	State government	2017-2021
<b>3.7</b> Discuss redevelopment potential with the landowner of the site at the corner of Camp Street (43 Mair Street) to ensure the opportunity for a landmark building is embraced. New development on this site must respect the heritage setting of both Mair and Camp Streets.	IA	Development & Planning		2017-2021
<b>3.8</b> Upgrade Mair Street to improve traffic management and reduce the amount of through-traffic within the CBD.	IA CW	Infrastructure & Environment	VicRoads	2017-2021
<b>3.9</b> Improve the streetscape quality of Mair Street.	IA CW	Infrastructure & Environment	VicRoads	2017-2021
<b>3.10</b> Enhance the amenity of Bakery Hill, particularly along Victoria Street.	GP PS	Infrastructure & Environment		2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Civic Hall Site</b>				
<b>3.11</b> <i>Comprehensively redevelop the Civic Hall site to stimulate development in the CBD.</i>	IA GP PS	Development & Planning Infrastructure & Environment	State Government	2017-2021
<b>Precinct 4: Peripheral Retail &amp; Office</b>				
<b>4.1</b> Encourage small scale retail uses that complement the core CBD retail functions, business, education and consultancy services and other office uses.	PS	Development & Planning		Ongoing
<b>4.2</b> Support the reuse and refurbishment of upper level of older and heritage buildings for office, accommodation and residential use.	PS	Development & Planning		Ongoing
<b>4.3</b> Ensure new buildings front the street and provide active frontages and weather protection along key pedestrian routes.	PS	Development & Planning		Ongoing
<b>4.4</b> Ensure new buildings are designed to reflect the form and scale of nearby heritage buildings.	PS	Development & Planning		Ongoing
<b>4.5</b> Encourage redevelopment of surface car parking for deck car parking structures to provide additional parking, or for new active land uses that include car parking within.	PS IA	Development & Planning		Ongoing
<b>4.6</b> Provide additional street planting: <i>Lydiard St: install median strips and kerb outstands with planting.</i> <i>Doveton St: planting in existing median, may need to be low level to not obscure drivers' sight lines.</i> <i>Albert St: street planting with scope for kerb outstands.</i> <i>Grenville St :street planting with scope for kerb outstands.</i>	CW	Infrastructure & Environment		Ongoing

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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 5: Local Retail</b>				
<b>5.1</b> Amend the planning scheme to exclude this Precinct from the designated CBD.	PS	Development & Planning		2022-2026
<b>5.2</b> Implement the Victoria Street Gardens - Development and Management Plan (2009) for improvements to the Victoria Street environs.	IA CW	Infrastructure & Environment		Ongoing
<b>5.3</b> Implement the changes to traffic management required at the Princes Street / Victoria Street intersection to enact the Mair Street upgrade.	CW	Infrastructure & Environment		2017-2021
<b>5.4</b> Install the streetscape works proposed to Princes Street and Mair Street to improve the appearance of these streets and manage traffic effectively.	CW	Infrastructure & Environment		2017-2021
<b>5.5</b> Implement design guidelines that state a maximum of 2-3 storey buildings with high quality design, particularly fronting Mair and Victoria Streets.	PS	Development & Planning		2022-2026
<b>5.6</b> Encourage medium-high density residential development whether as part of a mixed use development or stand-alone, particularly in locations removed from high volumes of vehicular traffic and adjacent to Lakeland Square Reserve.	PS	Development & Planning		Ongoing
<b>5.7</b> Investigate improvements to Lakeland Square Reserve to encourage greater use by local residents and workers.	IA	Infrastructure & Environment		2022-2026

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 6: Commercial &amp; Service Business</b>				
<b>6.1</b> Investigate the option to develop the large commuter car park with a decked car park to increase capacity.	IA	Infrastructure & Environment Development & Planning	VicTrack	Underway
<b>6.2</b> Encourage redevelopment of surface car parking for deck car parking structures to provide additional parking, or for new active land uses that include car parking within.	PS GP	Infrastructure & Environment Development & Planning		Ongoing
<b>6.3</b> Include floor area limitations on retail uses in the Planning Scheme.	PS	Development & Planning		Complete
<b>6.4</b> Develop detailed use and built form guidelines for the Camerons Metaland site in conjunction with the owners, and assist the owners in identifying an alternate site elsewhere near the CBD (e.g. adjacent to the railway line).	IA PS	Development & Planning	Land owners	2022-2026
<b>6.5</b> Encourage residential uses in upper floors of retail and office buildings.	PS	Development & Planning		Ongoing
<b>Precinct 7: Education</b>				
<b>7.1</b> Continue discussion with the University on the potential for expansion of facilities within the CBD.	IA	Development & Planning	University	2017-2021
<b>7.2</b> Ensure new University buildings and spaces are well integrated with the urban fabric and activity of the CBD.	PS	Development & Planning	University	2017-2021
<b>7.3</b> Investigate options for expanded community access education programs and cultural or recreational activity.	IA	Community Development	University	2017-2021
<b>7.4</b> Investigate the potential for redevelopment of the surface car parking areas for deck car parking structures to provide additional parking.	IA	Infrastructure & Environment Development & Planning	University	2017-2021
<b>7.5</b> Investigate and encourage opportunities to involve students in CBD-based activities and for community activities to be held in conjunction with the school.	IA	Community Development	University	2017-2021

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 8: Railway Station Mixed Use</b>				
<b>8.1</b> Determine the future operational requirements of the precinct for transport services and the extent of land available for redevelopment.	IA	Development & Planning Infrastructure & Environment	DEDJTR VicTrack, VLine, bus operators, Heritage Victoria	Underway
<b>8.2</b> Develop a comprehensive Transport Hub Master Plan for the site with feasibility studies for proposed new uses and development, including the cost of addressing site constraints such as decontamination.	IA	Development & Planning Infrastructure & Environment	DEDJTR VicTrack, VLine, bus operators, Heritage Victoria	Underway
<b>8.3</b> Improve landscaping of the site and pedestrian and cycle links.	CW IA	Infrastructure & Environment	VicTrack, DEDJTR	Underway
<b>8.4</b> Improve car parking provision within and around the Station.	IA CW	Infrastructure & Environment	VicTrack, DEDJTR Heritage Victoria	Underway
<b>8.5</b> Continue to refurbish the Station building.	IA	Infrastructure & Environment	VicTrack, Heritage Victoria	Underway
<b>8.6</b> Investigate options to refurbish and adapt heritage buildings for new uses such as: <i>Platform 2 building: transport museum tourist related activity, access to heritage trains, gallery spaces etc.</i> <i>Carrier's Office: retail, small office or residential.</i> <i>Signal boxes: railway history centre that provides views of the precinct.</i> <i>Victorian Railways Institute Building: community use, meeting rooms.</i>	IA	Development & Planning	VicTrack	Master Plan Complete

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
 GP GENERAL COUNCIL POLICY  
 CW CAPITAL WORKS / FUNDING REQUIREMENT



# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<p><b>8.7</b> Consider options for a range of new uses on surplus VicTrack land and buildings.</p> <p><i>Bluestone sheds: markets, performance spaces, gallery, art workshops such as Melbourne's Meat Market, micro-brewery.</i></p> <p><i>Residential infill, offering a variety of dwelling types, styles and affordability.</i></p> <p><i>Community spaces such as meeting places, community centres or community gardens.</i></p> <p><i>Retail spaces that serve the residential population without competing with the retail role of the CBD.</i></p> <p><i>Cafés, dining and entertainment.</i></p> <p><i>Markets (art, food, antiques), performance and exhibition spaces.</i></p> <p><i>Art workshops or incubator spaces.</i></p> <p><i>Tourism opportunities such as a 'Rail Interpretive Centre' or history centre.</i></p> <p><i>Light industrial or service business uses.</i></p>	IA	Development & Planning Infrastructure & Environment	DEDJTR , VicTrack, VLine, bus operators, Heritage Victoria	Master Plan Complete
<p><b>8.8</b> Open north-south and east-west circulation spines through the site.</p>	IA	Infrastructure & Environment	VicTrack, DEDJTR	Underway
<p><b>8.9</b> Redevelop surface car parks with new buildings that include car parking within deck structures or underground to cater for CBD commuters as well as users of the Station precinct.</p>	IA	Infrastructure & Environment	VicTrack, DEDJTR	Underway
<p><b>8.10</b> Consider the potential to reduce car parking requirements for new development, due to the site being part of a multi-modal transport hub in the heart of the CBD.</p>	IA	Infrastructure & Environment Development & Planning	VicTrack, DEDJTR	Underway
<p><b>8.11</b> Include a range of open spaces throughout the site.</p>	IA	Infrastructure & Environment	VicTrack, DEDJTR	Underway
<p><b>8.12</b> Provide new frontages to the adjoining residential streets that include transitional scale buildings and landscaping.</p>	PS	Infrastructure & Environment Development & Planning	VicTrack, DEDJTR	Underway

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>8.13</b> Introduce sustainability initiatives in the redevelopment options such as ESD in the design of all buildings and spaces, opportunities for energy production infrastructure and local food production.	PS	Development & Planning	VicTrack, DEDJTR	Ongoing
<b>Precinct 9: Mixed Use</b>				
<i>The northwest corner of the CBD, west of Doveton Street</i>				
<b>9.1</b> Encourage medical related uses and accommodation for these sites in close proximity to the medical precinct.	PS	Development & Planning		Ongoing
<b>9.2</b> Retain and enhance heritage sites.	PS	Development & Planning		Ongoing
<b>9.3</b> Improve the CBD entry point from Creswick Road, particularly at the intersection with Doveton Street.	PS CW IA	Infrastructure & Environment		2017-2021
<b>9.4</b> Develop commercial or office uses that may include residential in upper levels.	PS	Development & Planning		Ongoing
<i>Sites at the corner of Doveton Street and Grant Street</i>				
<b>9.5</b> Provide a transition between commercial uses and the residential / school area.	PS	Infrastructure & Environment		Ongoing
<b>9.6</b> Encourage increased office or residential development in a manner that retains the heritage fabric of the buildings.	PS	Development & Planning		Ongoing
<b>9.7</b> Retain and enhance heritage sites.	PS	Development & Planning		Ongoing
<b>9.8</b> Require landscaping along the street frontage of all properties	PS	Development & Planning		Ongoing
<b>9.9</b> Ensure an appropriate interface with the Dana Street School in terms of building scale, design and land uses.	PS	Development & Planning		Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
 IA INTERNAL COUNCIL ACTION  
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# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Sites south of Dana and Victoria Streets</b>				
<b>9.10</b> Consider the opportunity for higher density residential with ground level commercial in the area.	PS	Development & Planning		Ongoing
<b>9.11</b> Encourage activities that support but do not compete with CBD core retail and office uses including community services and facilities, service business and retail, as well as residential.	PS	Development & Planning		Ongoing
<b>9.12</b> Retain and enhance heritage sites along Victoria Street.	PS	Development & Planning		Ongoing
<b>9.13</b> Revegetate Yarrowee River channel embankment with indigenous species.	CW	Infrastructure & Environment		Ongoing
<b>Precinct 10: High Density Residential</b>				
<b>10.1</b> Provide new opportunities for well designed residential development within these locations in proximity to the CBD.	PS	Development & Planning		2017-2021
<b>10.2</b> Have regard to heritage and character issues in the design of new buildings.	PS	Development & Planning		Ongoing
<b>10.3</b> Re-vegetate the Yarrowee River channel embankment with native species.	CW	Infrastructure & Environment		Ongoing
<b>10.4</b> Improve the appearance and amenity of sites on Scotts Parade as a part of the Eastern Oval Master Plan implementation.	IA	Infrastructure & Environment		Ongoing
<b>10.5</b> Initiate discussion with the Haymes land owner to facilitate redevelopment of these Scott Parade sites.	IA PS	Development & Planning Infrastructure & Environment		Underway
<b>10.6</b> Amend the Planning Scheme to replace the B1 Zone with Mixed Use or Residential Zoning.	PS	Development & Planning		Ongoing
<b>10.7</b> Maintain the residential character of Victoria Street.	PS	Development & Planning		Ongoing

PS PLANNING SCHEME POLICY OR CONTROL  
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**SECTION 2: MAKING BALLARAT CENTRAL**  
The CBD Strategy

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>52</b>
<b>1. INTRODUCTION</b>	<b>56</b>
<b>3. CITY-WIDE THEMES</b>	<b>63</b>
A: Commercial and Cultural Capital	64
B: Connections	73
C: Places for People	81
D: Building Quality	87
E: Strong Leadership and Governance	95
<b>4. PRECINCTS</b>	<b>98</b>
PRECINCT 1: Sturt Street Core Retail	100
PRECINCT 2: Bridge Mall Core Retail	116
PRECINCT 3: Mair Street Corridor	128
PRECINCT 4: Peripheral Retail & Office	136
PRECINCT 5: Local Retail	138
PRECINCT 6: Commercial & Service Business	140
PRECINCT 7: Education	142
PRECINCT 8: Railway Station Mixed Use	144
PRECINCT 9: Mixed Use	148
PRECINCT 10: High Density Residential	151
<b>5. IMPLEMENTATION</b>	<b>154</b>
Implementation Plan Outline	160
<b>6. APPENDICES</b>	<b>184</b>
A: Other Ideas Considered	185
B: List of Background Documents	187

# EXECUTIVE SUMMARY

## What is the CBD Strategy?

The Ballarat CBD Strategy is a long term plan to guide growth and change in the Central Business District over 20-25 years.

The strategy draws together the outcomes of extensive community consultation and the directions of a number of current projects taking place within the CBD.

It details ideas and actions that can be undertaken progressively by the Council, other organisations and stakeholders.

This includes many “quick wins” that can be implemented immediately. Many actions will require detailed planning and funding, and these need longer lead time.

The Study Area for the Strategy is based on the “CBA” as defined in the Ballarat Planning scheme. It extends from Bakery Hill in the east to Dawson Street in the west, Grant Street in the south and the Ballarat Station Precinct in the north. Area’s surrounding the Study Area have also been considered in determining the future for the CBD.

The Strategy includes a long term vision for the CBD and objectives, strategies and actions under 5 Theme headings. It then divides the CBD into 10 Precincts and outlines more detailed strategies for each area. The Strategy also includes an outline Implementation Plan that details the responsibilities, key stakeholders and priorities for implementation over a 25 year time frame.

## Vision

### In 25 years Ballarat CBD will be....

- A premier regional centre in Australia, providing a ‘capital city’ experience and contributing to the nation’s economic wealth and cultural breadth.
- The thriving retail, commercial, community, educational and cultural focus of Western Victoria.
- A place that reflects the unique character, aspirations, abilities and history of the community.
- Cohesive and accessible by people of all abilities, ages and means of transport, and easy to move around on foot.
- A vibrant, exciting and friendly place that attracts visitors, residents, shoppers, students, artists and business investment.
- A leader in ecological sustainability practice.
- A place with a proud heritage reflected in its buildings, streetscapes and a living history, while showcasing innovation and creativity.
- Elegant and beautiful, exciting and multi-layered.

# KEY PRIORITIES IN REALISING THE VISION

- Creating a civic heart for the CBD.
- Encouraging street activity and life, during the day and evening.
- Making it easier to move around the CBD by all modes.
- Restoring key heritage streetscapes and make heritage more accessible and authentic.
- Prioritising environmental sustainability in buildings and streetscape design.
- Ensuring adequate car parking and retail offer to maintain the CBD's competitive advantage.
• Improving the CBD entrances to reflect the status, grandeur and history of the city.
- Improving streetscapes to provide more shelter, greenery and pedestrian amenity.
- Working with the business and broader community to achieve positive growth and change.
- Identifying locations where large scale retail and office development can occur.
- Enhancing the boulevard and open space role of the Sturt Street Gardens.



# OBJECTIVES

## Commercial and Cultural Capital

- Position the Ballarat CBD as the primary commercial centre for Western Victoria and maintain it as the highest order retail activity centre in the region and Ballarat
- Nurture and expand the role of the CBD as a cultural hub of the region.
- Attract more locals and tourists to visit the CBD and to stay for longer.
- Increase the CBD's resident population and diversify the types of available housing.
- Increase the role of Universities and other educational institutions as a key component of the CBD.
- Define a boundary for the CBD that reflects the strategic direction for each of its Precincts.

## Connections

- Ensure equitable access for all.
- Encourage a shift from car travel to sustainable transport modes.
- Encourage access to and within the CBD by walking and cycling.
- Enhance and promote public transport network as a viable alternative to car travel.
- Manage the CBD road network to optimise its safety, amenity and efficiency for all road users including cars, cyclists and public transport.
- Manage car parking demand and provision to support the activity, streetscape amenity and economic competitiveness of the CBD.
- Enhance CBD entrance statements and way finding within the CBD.

## Places for People

- Create a vibrant street environment with variety and life.
- Create a 'civic heart' as a focus for community events and orientation.
- Develop a network of public spaces that provide a variety of experiences and opportunities for relaxing, gathering and celebrating.
- Create a pleasant, interesting, easy and safe walking environment along the CBD streets including better interpretation for Ballarat stories, places and spaces.
- Enhance and emphasise the green 'city boulevard' experience of Sturt Street in the pedestrian heart.
- Ensure more sustainable resource use in the public realm.
- Reconnect the CBD with the Yarrowee River.

## Building Quality

- Enhance the outstanding heritage qualities of the CBD.
- Create a strong and distinct image of the CBD through excellence in design, innovation and ecological sustainability through the quality of new buildings.
- Design buildings to retain key views and vistas, and enhance the topographical features of the CBD.
- Encourage redevelopment of opportunity sites to foster a more efficient use of space within the CBD and an improved urban environment.
- Encourage new and refurbished buildings that present the CBD as a leader in Ecological Sustainable Design.
- Protect the amenity of sensitive land uses.
- Manage the impacts of flooding in the CBD.

## Strong Leadership and Governance

- Achieve the long-term vision by guiding the implementation of the Strategy through strong leadership and governance initiatives.
- Involve all stakeholders by establishing mechanisms to collaborate and encourage organisations outside Council to implement appropriate parts of the Strategy.
- Work with the business and investment and local community to achieve positive growth and change.



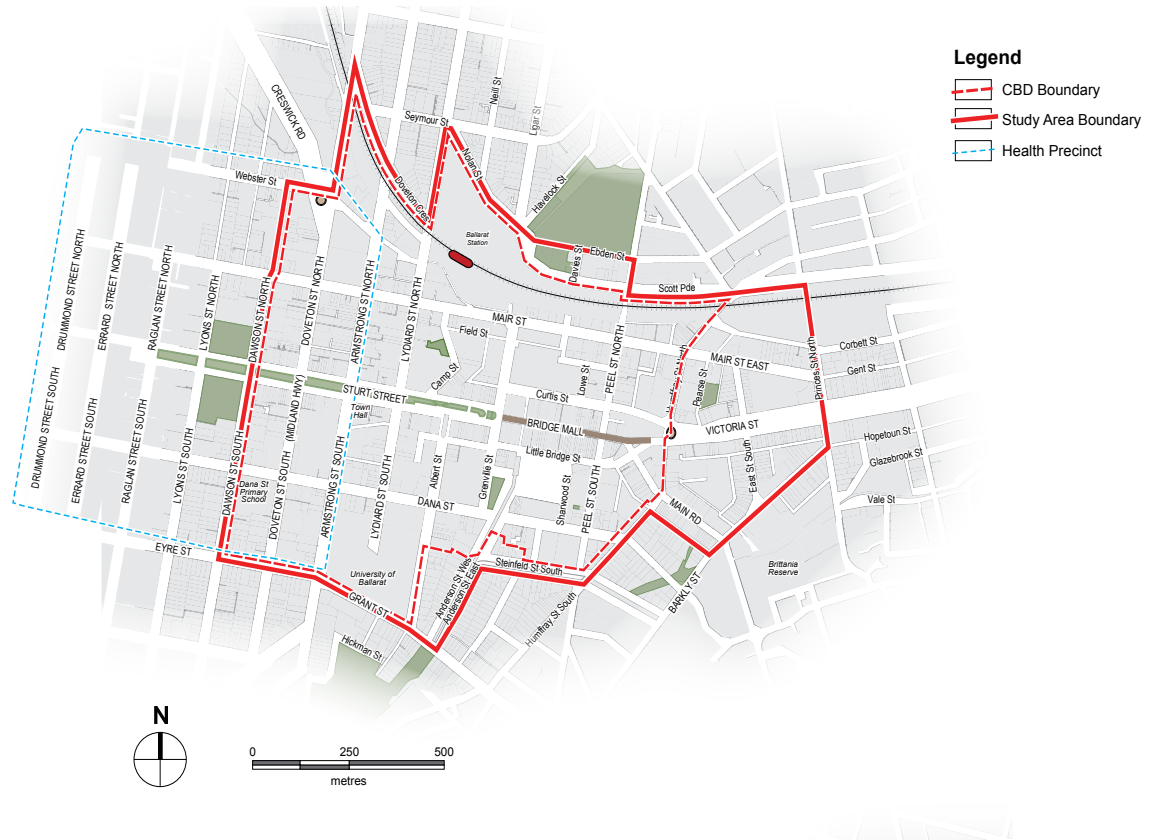


# 1. Introduction

## What is the CBD Strategy?

The Ballarat CBD Strategy is a long-term plan to guide growth and change in the CBD over the next 20-25 years. The Strategy draws together the outcomes of extensive community consultation and the directions of a number of current projects taking place within the CBD. It details ideas and actions that can be undertaken progressively by the Council, other organisations and stakeholders. This includes many 'quick wins' that can be implemented immediately. Other actions will require substantial detailed planning and funding, and these need a longer lead time.

# THE STUDY AREA



## Study Area

The Study Area is based upon the 'Central Business Area' as defined in the Ballarat Planning Scheme (Clause 22.03). Since the commencement of the project the CBD Study Area has been expanded to include the railway line and land to the north, and the mixed use area around Anderson and Steinfeld Streets to the south. It extends from Bakery Hill in the east to Dawson Street in the west, Grant Street in the south and includes the rail yards around Ballarat Station in the north. Areas surrounding the Study Area have also been considered in determining the future for the Study Area.

## How to read the Strategy

The Strategy includes five parts:

1. INTRODUCTION
2. OVERALL DIRECTIONS
3. CITY WIDE THEMES: Commercial and Cultural Capital, Connections, Places for People, Building Quality, Strong Leadership and Governance
4. PRECINCTS
5. IMPLEMENTATION

**Appendix A:** Other Ideas Considered lists for future reference the ideas that were given a lot of consideration during the preparation of the Strategy but ultimately not included.

**Appendix B:** List of Background Documents lists all of the previous strategic work that was consulted during preparation of the Strategy.

## Accompanying Documents

The Strategy is accompanied by additional documents that provide detail of its implementation and preparation:

**Implementation Plan:** details the timing, priority and responsibilities for undertaking all of the Actions listed in this document.

**Background Report:** provides a review of previous strategic work and the statutory context for the Strategy.

**Consultation Report:** details the range of consultation initiatives undertaken in the preparation of the Strategy and summaries of feedback received at each project stage.

# DRAFT STRATEGY FEEDBACK

## What was the process?

The preparation of the CBD Strategy was a six stage project that commenced in February 2009, with a seventh stage included in 2015.

Stage 1:	Inception and Background Review	February-March
Stage 2:	Survey and Analysis	April-May
Stage 3:	Community Visioning	June
Stage 4:	Draft Strategy & Consultation	November
Stage 5:	Final Strategy	March-May 2010
Stage 6:	Marketing, Monitoring & Review	June 2010
Stage 7:	Strategy Review	June 2015

## Community Input

A large number of people from throughout the Ballarat resident, trader, service provider and business communities took the opportunity to be involved in providing input to the Strategy. The development of the Strategy was guided by a Technical Working Group, a Steering Committee and a Community Reference Group, memberships of which are detailed in the Acknowledgments page. The range of broader opportunities for input included:

- 'Walk the Beat' informal discussions
- Community Visioning workshops
- Project Bulletin 1 and Feedback Form
- Information sessions
- Draft Strategy street stalls and displays at SpringFest Market and Children's Day
- Draft Strategy workshops
- Project Bulletin 2 and Feedback Form

Other consultations have been held with individual groups including Commerce Ballarat, Heritage Advisory Committee, Disability Access Group, Safety Committee and various large commercial property owners. A full list of all consultation methods and detailed record of all comments made is contained in the accompanying Consultation Report.

## Community Values

The defining qualities of the CBD that are highly valued by the community are:

- The Sturt Street boulevard, the Gardens, greenery and history.
- The City's heritage represented in its magnificent public buildings and streetscapes.
- Its friendliness and welcoming nature, reflecting its country roots.
- The well defined seasons and seasonal weather changes, even though they are not always welcome.
- A strong arts community, with the Art Gallery being a focal point.
- The presence of the universities and students in the CBD.

- The hilly topography, which is unusual in a city centre, that provides interest and a sense of connection with the City's underlying history.

## Key Issues for the CBD

Community feedback has indicated the key issues faced by the CBD to be addressed in the Strategy are:

- The CBD has no real 'heart' - it has two retail areas that are disconnected, and apart from the Sturt Street gardens has no central civic space where people can meet or public events can be held.
- where people can meet or public events can be held.
- Public spaces feel inactive, with not enough 'life' about the city.
- Heritage buildings and places need to be enhanced and restored, made more accessible, visible and alive.
- People don't feel safe after dark in some parts of the CBD.
- Safety in car parks and around nightclubs needs to be improved with increased security, better design of public spaces, better lighting, more consistent signage and better maintenance.
- The CBD's cultural and entertainment focus should be strengthened. Entertainment options and arts /cultural events need to accommodate the needs of all age groups, and in particular, young people.
- The public realm needs activation, including the streets that connect open spaces, to create a civic heart and re-establish Sturt Street as a great boulevard.
- More could be done to adopt ecological sustainability principles as an important feature of the CBD.
- Connections for vehicles, pedestrians and cyclists need improvement to reduce fragmentation of the city.
- Pedestrian connections could be improved through traffic calming measures, upgraded footpaths and weather protection, in particular, along Sturt Street.
- A more pedestrian friendly environment could be created, especially through:
  - Improved laneways linking Bridge Mall to the two major anchors (Big W, Woolworths and Coles), focusing around the street interfaces to create an opportunity to enliven the Mall.
  - Developing Camp Street as a more active environment and boosting the presence of the University.
  - Enlivening the CBD with major festivals unique to the city. CBD streets could be temporarily closed to host events that involve music, colour, local artists, produce and commerce.
- The need to 'green the city' by providing more trees and less concrete throughout streets and public places,
- Including 'sanctuary' points for incidental resting and meeting spaces, is an important issue.
- More could be done to fully recognise and reflect Ballarat's rich history and use it to add strength to the City's tourism industry and to enhance the image of the CBD.

# DRAFT STRATEGY FEEDBACK

## Stakeholder Workshop

At the Stakeholder Workshop held in November, 2009, participants voted on what they considered to be the top three priorities for the CBD.

The outcomes were:

- Business and investment (27 votes)
- Creating a heart (25 votes)
- Street activities (19 votes)
- Improving streetscapes (16 votes)
- Sturt Street Boulevard (15 votes)
- Car parking (15 votes)
- Environmental sustainability (14 votes)
- Heritage (12 votes)
- Easier to move around (10 votes)
- Improving entrances (9 votes)

## Written Submissions

Fifty written submissions were received from a wide variety of groups and individuals. Much thought and effort was put into the submissions, with over 700 particular issues raised.

The issues that were most frequently raised (in either support or opposition of the Strategy's recommendations) were:

Issue	No. submissions		No. submissions
Public open spaces	69	Cycling	34
Traffic / road closures	66	Pedestrian access	28
Car parking	57	Retail / cafes	28
Landscaping	46	Housing / population	26
Public transport	44	Buildings/heights	23
Sustainability	37	Heritage	22
Infrastructure /maintenance	36	Civic Hall	20

## OTHER ISSUES & OPPORTUNITIES FOR THE CBD

### Other Issues & Opportunities for the CBD

The consultant team identified a number of additional key issues that the Strategy needs to address:

- More residential development should be accommodated and encouraged within the CBD to meet future housing needs, reuse heritage buildings (and the creative opportunities they can produce) and provide more after hours activity.
- Future growth and development options need to have regard to the fragmented ownership in the CBD, with property being tightly held and scarce. Identify development opportunities that will attract investment.
- The business and investment community needs encouragement, confidence building and positive messages about change. Land for expansion of retail and commercial uses needs to be allocated and development encouraged.
- Environmental sustainability has had little attention and should be made a priority.
- The eastern entrance to the CBD is confusing and difficult to navigate. The appearance of the entry does not reflect the status or grandeur of the city nor the historic significance of the Bakery Hill location.
- Many streetscapes are dominated by car parking. The roads are wide and difficult to cross.
- Car parking is usually adequate, but should not be reduced to the detriment of commercial advantage and growth.
- There is resistance to moving about the CBD on foot, with the weather and hilly topography cited as the reasons. However, this could be primarily due to a lack of interest and activity in the streets, feeling of exposure to the weather, mixed retail offer and the relative ease of car parking.
- Through traffic, in particular heavy vehicle traffic, could be diverted around Sturt Street. However, tourists and visitors should not be discouraged from travelling into Sturt Street boulevard.
- Upper levels of older buildings throughout the CBD are a wasted resource that should be utilised to accommodate CBD growth.
- Council needs to take on an increased role in the leadership of events, programming and marketing. A strong vision is needed to lead the way and steadfast commitment is needed to deliver it.

## THE CHALLENGES AHEAD

Ballarat is experiencing a period of rapid growth that is expected to continue for many years. The number of residents is expected to increase by approximately 27% by 2026 and 43% by 2035 based on 2009 population estimates. This equates to an extra 26,000 people living in Ballarat by 2026 with over 2000 additional people living in Ballarat central. At this rate of growth, Ballarat's resident population will be 132,000 by 2035.

The CBD needs to accommodate a diverse community that will include a significantly higher proportion of older people. The number of people over 60 in Ballarat is projected to double by 2026. Household size will continue to decline. This dramatic change will create demand for different forms of housing, transport, services and facilities and some of these will be needed in the CBD.

This growth will place an additional burden on existing facilities, but will also create demand for a range of goods and services in the CBD, including shops, apartment-style housing, commercial office space, service industries and entertainment. It will assist in making some services that might be considered marginal or non-viable at present, such as increased public transport, more fine dining, or additional performance spaces, a possibility in future.

The changes for this additional growth has been evident in the first five years of the Strategy, with some noticeable changes being in the food and beverage outlets, including Mitchell Harris, The Forge, The Lane, Suttons, Vietnamese, and the Provincial Hotel. There has also been an increase in professional services within the CBD, with Colliers International, the development of the Federation University Tech Park City and the expansion of RSM Bird Cameron.

When this growth is coupled with the world-wide impacts of climate change and peak oil, the future for Ballarat contains many challenges. The CBD needs to embrace a future that relies on alternative energy sources, has less private vehicular traffic and copes with more extreme weather events. Water needs to be captured to sustain the greenery in the CBD that is so much part of its character - past and future. Sustainable practices in building, transport and infrastructure management will become fundamental. Ballarat CBD has the opportunity to become a leader in the field and can benefit from attracting business and investment as a forward-thinking city.

As noted through the consultation process, Ballarat CBD has great 'bones'. The Strategy now aims to utilise these elements to provide ways to address the challenges and to direct the inevitable growth and change of the CBD for the next 20-25 years.

Since the adoption of the CBD Strategy, Council has committed to "Implement UNESCO's Historic Urban Landscape approach as the guiding framework for managing change in our dynamic historic city" and to consider the HUL approach in future decision making for the CBD strategy.

## 2. Overall Directions

### The Vision for Ballarat CBD

Ballarat CBD has a multitude of opportunities, a depth of history and a wealth of strengths on which to focus, develop and provide for its existing and future residents, business operators, investors and visitors. The unique qualities of the CBD discussed in the previous section need to be recognised and nurtured, while confronting the challenges, developing new directions and righting past mistakes.

The Strategy needs a long-term aspiration to guide its direction and implementation over the 20-25 year time span envisaged. The following vision derives from the input provided by the various sectors of the Ballarat community to date and encapsulates the major themes of the Strategy.



Ballarat is a thriving city, with strong growth projected over the next 20-25 years. It is already one of Australia's largest regional cities, and its role as a centre serving the region is strengthening. The Ballarat CBD is perfectly positioned at the junction of the Western, Glenelg, Midland and Sunraysia Highways, serving catchments from the Central Highlands 21 region of eight Council areas and extends to include Hamilton, Ararat and other regional communities within a two hour drive. The city is in transition between its current role, as a large regional centre, to again realising its former role as a city providing metropolitan level services to the western region of Victoria. The Strategy provides the means to realise the growth potential of the CBD and identify appropriate for these activities.

### 3. City-Wide Themes



# A: COMMERCIAL AND CULTURAL CAPITAL

Ballarat is a thriving city with strong projected growth over the next 20 years. It is already one of Australia's largest regional cities and its role as a centre servicing the region is strengthening. The Ballarat CBD is perfectly positioned at the junction of the Western, Glenelg, Midland and Sunraysia Highways, serving catchments from the Central Highlands 21 region of 8 council areas and extends to include Hamilton, Ararat, and other regional communities within a two hour drive. The city is in transition between its current role as a large regional centre, to again realising its former role as a city providing metropolitan level services to the western region of Victoria. The Strategy needs to provide the means to realise the growth potential of the CBD and identify appropriate these activities.

Key activities that need to locate in the CBD to ensure its status both within Ballarat and Western Victoria as the primary activity centre include regional office headquarters, major retailers, learning institutions, health services and arts and cultural facilities. The CBD needs to be a major provider of 'white collar' employment, a retail destination with a wide offer and a thriving incubator of the arts with a diverse range of entertainment and activity. The CBD serves many of these roles now, but as it grows a wider range needs to be added and the 'competitive edge' needs to be strengthened.

Retaining and attracting new retail facilities that provide the range of goods expected by today's shopper requires considerations that span the full range of market and investment issues; shopper comfort, ease of access, parking, public infrastructure and Council support. A proactive stance by Council in identifying and securing needed retailers will be required to maintain market share.

The presence of Universities within the CBD is vital to the mix of services and activity. The Universities in Ballarat provide employment, staff and students who contribute to the youthful experimentation and innovation encouraged in learning institutions. Encouraging the Universities and other secondary and tertiary institutions to locate new and expanded facilities in the CBD is an important strategic direction.

Tourism is one of the key economic drivers of the CBD. The Council and Tourism Victoria have, and continue to, manage outcomes for the whole of Ballarat. The CBD needs to support the broader objectives, but at the same time ensure that it retains and strengthens its attraction in itself. Heritage and history, arts and culture and local produce have been identified as strengths that the CBD can utilise to build a unique experience. Events, festivals, regular promotions and marketing are important methods of encouraging tourism, however the infrastructure to support and accommodate large numbers of tourists needs to be developed in conjunction with growth in this sector. Ballarat CBD currently lacks some aspects of this infrastructure, in particular sufficient accommodation and dining options.

The arts in all their forms – performing, visual, written, and creative – are strong and active in and around Ballarat, and the Art Gallery is a particular focus of many of the CBD's arts related activities. The Universities also provide a source of artistic inspiration and production. The South Street Competition is a performance event of national significance and standing.



The city also has historic associations with numerous nationally and internationally recognised performers, writers and artists. The potential exists to build upon this rich heritage, foster new talent and expand the range and options for presentation and performance in the CBD through a combination of venue development or identification, and coordination of existing activities. Incubators will bring more of this activity into the CBD, and continuing to expand the range of festivals celebrating the range of arts and cultural pursuits in the area will have many spin-offs for artists and the CBD economy and vitality alike.

Residential development is another key component of the future of the CBD. Occupants bring activity, economic benefits and safety to residences in the CBD which result in more people in the streets at all times of the day and night creating a feeling of safety. Dwellings can have balconies and windows that provide passive surveillance of public spaces. CBD residents shop in the CBD and often work in the CBD, therefore their need for transport is reduced. This is good for environmental reasons but also means that the retailers have another market for everyday goods and services. This will necessitate more small grocery stores, fresh food outlets and services such as late night pharmacy and convenience outlets, for example.

# A: COMMERCIAL AND CULTURAL CAPITAL

The health and community services sector in Ballarat is a major employer and fundamental to the economic and social well-being of Ballarat. The Ballarat Health Services Base Hospital, St John of God Hospital and the surrounding medical services precinct is located immediately to the west of the designated CBD and is subject to its own review, however it is recognised that both the CBD and the Health Precinct interrelate with each other, and a change in one impacts that other. Its continued existence and growth is assumed in preparing the Strategy and is taken into account in considering future growth of the office and commercial sectors, and ways to increase benefits from this proximity.

Major government and commercial business headquarters need to be located in the CBD and access to state of the art broadband and supporting technology is crucial. Council administration and other government services such as infrastructure providers, government departments and social service providers, are important for the status and cohesiveness of a CBD. Any new semi-government or commercial organisations that can be attracted to Ballarat will assist the growth of the CBD in a range of ways. All avenues should be pursued to secure continuing commitment to a CBD location from existing bodies and agencies and new organisations that can provide additional services and employment to Ballarat. A central location should be advocated for all such services.

A major employer and significant source of economic support for the retail sector in the CBD comes from the commercial office sector. The office and professional services sector has significant growth potential and along with retrofitting



existing buildings space needs to be allocated for new development that can accommodate these uses in purpose-built buildings. Buildings that incorporate the latest technological requirements, ecological sustainability measures including embodied energy and some on-site car parking where applicable should be encouraged. Space for smaller professional services, medical related consultants and clinics, owner-operator businesses and personal services should be available throughout the upper levels of existing buildings, many of which are underutilised at present. Business incubators can also assist in providing for start-up and small business generation.

The Ballarat Planning Scheme has an important role in implementing the recommendations of any planning related Strategy, and the CBD Strategy is a significant piece of strategic planning that requires recognition in the planning statutes as soon as possible after adoption by the Council. Council consistency in encouraging appropriate and refusing inappropriate development, both inside and outside the CBD, will be required to effectively maintain the position of the CBD in the hierarchy. At present the Planning Scheme (at Clause 22.03) defines the CBA (Central Business Area), establishes the area as the dominant centre in the region and states that new commercial floor space serving the region should locate within the boundary defined. This policy needs to be refined as a result of this Strategy, and the CBD boundary altered to reflect the directions identified for all parts of the Study Area.



# A: OBJECTIVES

- ▶ Position the Ballarat CBD as the primary commercial centre for Western Victoria and maintain it as the highest order retail and entertainment activity centre in the region and Ballarat.
- ▶ Nurture and expand the role of the CBD as a cultural hub of the region.
- ▶ Attract more locals and tourists to visit the CBD and to stay for longer.
- ▶ Increase the CBD's resident population and diversify the types of available housing.
- ▶ Increase the role of Universities and other educational institutions as a key component of the CBD.
- ▶ Define a boundary for the CBD that reflects the strategic direction for each of its Precincts.
- ▶ Continue to work on the integration of the health precinct immediately to the west as part of the CBD.

## Strategies and Actions

### REGIONAL COMMERCIAL CENTRE

#### A1 Locate major office and retail development in the CBD.

- Focus the development of new retail activities including department stores, boutique / specialist retailers, cafés and restaurants in the retail core areas.
- Actively encourage new retail anchors to locate in the retail core areas.
- Encourage major office development with active street frontages along Mair Street.
- Encourage niche retail opportunities that promote Ballarat's local art, craft, heritage and produce, throughout the retail core areas.
- Encourage smaller offices throughout the designated areas of the CBD.
- Provide strong policy in the Planning Scheme that reinforces the role of the CBD as the primary location for retailing and business and reduce the threat of leakage of core CBD retail and business.
- Require all major office and retail proposals outside the CBD (rezoning or permit applications over 10,000 sqm) to prepare an economic impact assessment of the proposal on the short and long term economic health of the CBD

#### A2 Provide opportunity for expanded retail and office activities in the CBD.

- Facilitate retail expansion to the north and south of Bridge Mall (refer Precinct 2).
- Facilitate site consolidation and public land ownership review to release land for retail and office expansion, or associated facilities.
- Provide detailed briefs for land use and development on key sites as they become available.
- Develop detailed briefs for redevelopment of key sites in conjunction with land owners and the local community.

- Develop detailed briefs for redevelopment of key sites in conjunction with land owners (eg Woolworths, Coles Supermarket, Haymes)
- Maintain clear lines of communication with property owners through a business or property owners register or the establishment of groups of owners.

#### A3 Actively seek new businesses and development for the CBD.

- Create a marketing program to encourage new business and investment.
- Identify specific business opportunities / market gaps in the retail, service, creative and cultural industries.
- Approach key business operators about potentially suitable CBD locations.
- Support the existing business incubator to enable new / start-up businesses and local community service sector organisations to locate in the CBD.
- Attract new development and investment through improvements to the public realm, infrastructure and connectivity.

#### A4 Actively seek new businesses and development for the CBD.

- Encourage more businesses with a sustainability focus
- Encourage businesses with ecological integrity and those that employ sustainability measures, such as recycling of water or materials, or innovative logistics to reduce carbon emissions
- Facilitate the development of a "sustainable retailers group"
- Publish a map and guide to sustainable retailers in the CBD

# A. STRATEGIES & ACTIONS

## ARTS AND CULTURAL HUB

### A5 Increase recognition of Ballarat's cultural diversity.

- Consider establishing free exercise, art classes or culturally associated activity in Sturt Street Gardens or in Town Hall Plaza. (Eg Tai chi, aerobics, sketching) .
- Actively encourage all of Ballarat's cultural groups to participate in events and markets (e.g. food stalls, art, handicrafts).

### A6 Develop the CBD as an arts and culture centre of regional standing with a performing, creative and visual arts focus.

- Develop new venues for exhibition and performance spaces within refurbished or new buildings (eg avant garde theatre in vein of Melbourne's la Mama)
- Establish arts incubators for emerging artists.
- Draw on capital offered by the Federation University Faculty of Arts.
- Create or foster artist in residence opportunities in educational and other institutions.
- Identify opportunities for showcasing of local/regional talent within the CBD
- Implement the Public Art Master Plan which includes a range of initiatives such as laneway art programs, art in shop fronts and bus shelters, a projection festival and artist contribution to public space design.
- Institute a major art award in Ballarat with prize money (eg visual arts, performing arts, sculpture. )
- Establish Ballarat as a hub for major sports events (eg introduce marathon road race, promote bicycle races.

### A7 Promote the heritage roots of the CBD and make heritage more accessible and understood.

- Investigate the possibility of becoming a National Trust registered City.
- Work with building owners to increase the number and frequency of heritage building open days.
- Continue to encourage refurbishment and re-use of heritage buildings.
- Investigate the option for provide interpretive signage at key locations.
- Encourage cultural and creative industry based business and tourist ventures that highlight heritage aspects of the city.

## A GREAT PLACE TO VISIT

### A8 Increase the number of visitors to the Ballarat CBD and the opportunities for additional visitor expenditure in accordance with the Economic Program 2015 -2019

- Expand the tourism offer around Ballarat's existing heritage setting, arts and cultural activity, and local/ regional produce.
- Encourage a wider range of entertainment and hospitality uses, building on the successes over the last 5 years within the CBD through seeking operators and appropriate sites and reviewing regulatory requirements.
- Investigate the viability of new or revamped festivals and cultural events that involve themes such as performing and visual arts, literature, technology, sustainability, music, multiculturalism, food and wine, 'open buildings' heritage days, local produce, innovation and eco-business. Use venues in the Lydiard, Armstrong and Camp Streets entertainment precinct (e.g. Mining Exchange, Town Hall).
- Locate a Visitor Information Centre in the CBD
- Publish and distribute a major events calendar to encourage visitors.
- Instigate the re-establishment of a market (eg farmers, art, craft, second hand) in the CBD involving temporary or part street closure as necessary(Eg Town Hall Plaza) Consider holding it every Sunday and establishing its identity through branding (eg flags, banners)

### A9 Increase the range of quality tourist accommodation establishments in the CBD.

- Continue to facilitate the development of business tourism facilities such as accommodation, a convention centre and fine dining opportunities.
- Continue to monitor the provision of tourist accommodation options and activities to ensure a broad range is established and maintained, in conjunction with Ballarat Regional Tourism.

### A10 Position the Ballarat CBD as the food and wine capital of the western region.

- Encourage the establishment of quality food and wine focussed businesses.
- Encourage local restaurant / café and tourism operators to focus on regional produce to create a uniquely Ballarat dining experience.
- Facilitate additional on-street food retailing including outdoor cafés and local produce / coffee carts in the retail core areas and for events.
- Seek to encourage new migrants to Australia in Ballarat to add to the diversity of dining options through the establishment of ethnic food based restaurants.



# A. STRATEGIES & ACTIONS

## **A11 Undertake a major programme to encourage residential land use and development in the CBD, based on Melbourne City Council's 'Postcode 3000'. The programme elements would include:**

- A marketing plan.
- A review of planning and building controls to remove barriers to residential development (e.g. car parking requirements, guidelines for dispensations).
- Partnership with the private sector to develop demonstration projects in key locations.
- A review of services that may impact on residential amenity, such as street cleaning, landscaping improvements, loading and unloading facilities and garbage removal hours.

## **A12 Promote the CBD to prospective residents, landowners and developers as a location for higher density residential development.**

- Encourage the use of shop top spaces in the CBD for medium and high density residential developments.
- Increase the provision of University student accommodation in the CBD.
- Explore the possibility of offering extended stay accommodation options for University students with the University and the private sector.
- Develop a detailed proposal for funding of a demonstration project for conversion of the upper level / s of an existing building in the CBD for residential or accommodation use.
- Investigate dispensations such as reduced car parking requirements for residential uses.

## **A13 Increase activity and the range of entertainment in the CBD at night and on weekends to improve resident amenity and safety.**

- Increase the liveability of the CBD by providing, encouraging and facilitating the development of supermarkets, a variety of dining and entertainment options and accessible night-time transport.
- Encourage retailers to review their operating hours to create consistent and longer opening hours (later at night and longer on the weekends). This may be accompanied by a review of weekend and evening parking restrictions.
- Encourage residential development around existing activity areas and retail hubs such as Bridge Mall, Lydiard and Armstrong Streets and Central Square.
- Encourage 24 hour operations such as convenience stores, medical centre, pharmacies in the retail core.



## **A14 Ensure the provision of adequate, clean, family friendly and well-signed public toilet facilities throughout the CBD, particularly in the core retail areas around the Bridge Mall.**

- Identify specific locations on public land where toilet facilities could be provided, and include within multi-deck car park developments.
- Negotiate with developers for the inclusion of public facilities within developments that are available out of hours (i.e. with external access, security and lighting).
- Consider using self-cleaning and / or waterless toilets.

## **A15 Encourage local food sourcing.**

- Establish a food co-op using locally sourced goods in conjunction with the farmers market.

## **A16 Establish community food programs (e.g. Stephanie Alexander style kitchen gardens at primary schools, communal gardens at universities and church sites).**

- Identify potential sites.

# A. STRATEGIES & ACTIONS

## UNIVERSITY CITY

### A17 Continue to integrate University activities with the activity of the CBD.

- Design campus buildings and spaces to integrate with the activity of the street.
- Within the core activity areas of the CBD include uses such as cafés, student services, displays or bookstores at the ground level of University buildings to encourage public integration with University activities.

### A18 Encourage the universities to expand CBD operations into the general public sphere through:

- Exhibitions, performances or functions in University spaces, theatres and galleries.
- Expanding the range of community learning programs to allow wider use of University facilities by the general public and create more opportunities for life-long learning.

### A19 Investigate opportunities to utilise University facilities for accommodation, conference, short course and general community use during University holiday periods.

- Explore opportunities for upper story university accommodation in the CBD.

## CBD BOUNDARY

### A20 Substitute the CBA boundary as currently defined in the Ballarat Planning Scheme, to accord with the recommended CBD boundary in this Strategy.

### A21 Define the CBD as the area where regional and city-wide activities and services are encouraged as per the following Activities Map. The primary ground floor focus of the land use activities in the areas indicated on the Activities Map will be:

**Retail / Arts Core:** Key activity area where specialty and boutique shops, arts and tourist-related activities, fine dining and entertainment will be focused, particularly along Sturt Street. The anchor provided by Central Square and Myer is to be retained and enhanced.

**Retail / Convenience Core:** Also a key retail activity area, focussed more on services for Ballarat and regional residents than tourists, providing large format convenience shopping and small retail shops, that will complement the specialty retail role of the Retail / Arts Core.

**Local Retail:** Retail area that will primarily serve the local community with some passing trade. It will continue to operate in relative isolation from the CBD.  
**Peripheral Retail / Office:** Area that will provide uses that complement, rather than compete with, the core retail areas. It will be comprised of small scale retail or occasional specialty large format store, small to medium size office developments and legal-related uses to support the Law Courts and Police complex in the area.

**Railway Station - Mixed Use:** Area that will have the transport interchange and potential residential, retail, office, hotel accommodation and convention centre as per the Railway Precinct Masterplan.

**Mixed Use (Residential & Commercial):** Mixed use area that will provide higher density housing, office and service business uses while ensuring that streetscape character is retained and enhanced. Main Road will have a local retail / café / antiques focus.

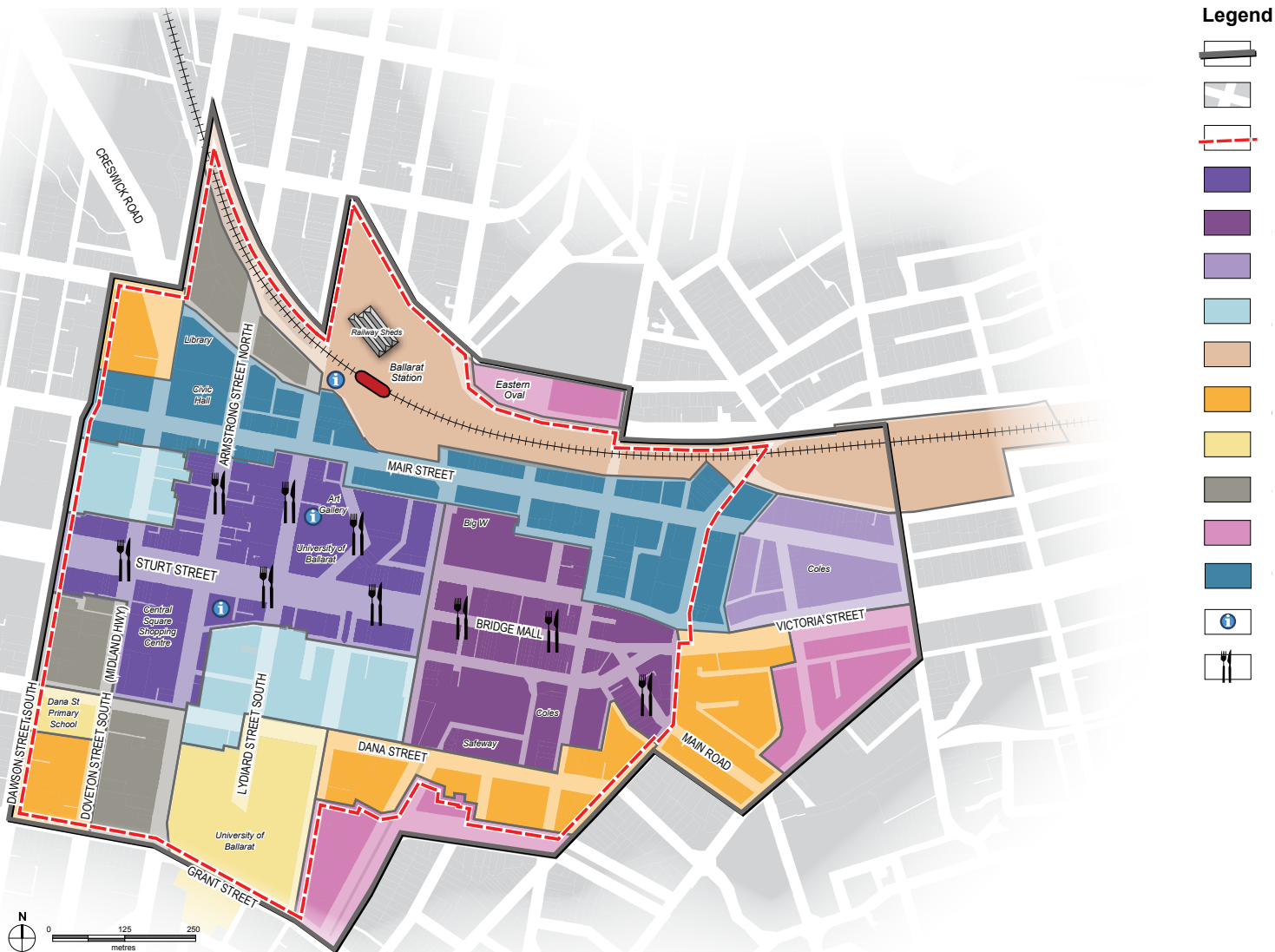
**Education:** Area including the Federation University SMB campus and the Dana Street Primary School, both of which are to remain in educational use. Associated community, recreational, educational and cultural activities will also be encouraged as appropriate to their educational role.

**Service Business:** Area that will provide business, office and service business uses. Retail will be limited to small convenience, business service shops and cafés for the local catchment. Service business will support office, business, showroom and commercial activity in the CBD (e.g. car repairs, light industrial, printing).

**High Density Residential:** Area with potential for medium to higher density residential development provided heritage and character are respected.

**Core Office / Commercial:** Area will become a key corridor for office growth and development with an environmental sustainability focus. Most new office use in the CBD will locate here along with high profile commercial or retail uses that require large floor areas.

# A. STRATEGIES & ACTIONS







ROBERT DE RA TRIC CLADE  
1870 1890  
AMELIA JENNIFER SON  
1870 1890  
J. J. WILSON  
1870 1890  
THOMAS WILSON  
1870 1890

### 3. City-Wide Themes



## B: CONNECTIONS

Ballarat's CBD is accessible via a range of transport options. However, most people visit the CBD by car and the streets are heavily biased towards car-based infrastructure as a result. In many locations this diminishes the quality of the streetscape and pedestrian environment. A balance between car-based transport and other more sustainable transport modes therefore needs to be found.

Broad government policy recognises the importance of encouraging more sustainable forms of transport and compact urban areas, and previous Council strategies and have recognised that there is excessive car dependency in the CBD and that this is unsustainable in the long-term. This is not just for environmental reasons – it also affects the positioning of Ballarat CBD as a major regional centre that is renowned for the quality of its people-friendly urban realm.

The wide streets of the CBD, which are characteristic of its Victorian era layout, present opportunities for accommodating more space for pedestrians, cyclists and buses, as well as additional landscaping.

A primary focus of the CBD Strategy is to create an accessible public realm that encourages pedestrian movement and connections. Throughout the CBD the pedestrian realm should be safe, inviting and attractive. This can be achieved by recognising and enhancing the key pedestrian connections and destinations such as Sturt Street, the Mall, Camp Street and the University. In addition, the laneway network of the CBD is an underdeveloped opportunity to create mid-block pedestrian shortcuts and open up a range of inviting, 'hidden' spaces that offer different experiences and enticements. Some of these laneways are private land which will require negotiation with owners and developers. Council is currently implementing its Pedestrian Wayfinding Strategy which will improve connections.

Changes to traffic patterns are sometimes needed to effectively implement a Strategy that puts pedestrians and cyclists first. The CBD experiences traffic congestion in various locations and high volumes of through traffic passes via the key pedestrian areas of Little Bridge, Curtis and Sturt Streets. Throughout the CBD a greater degree of road space could potentially be dedicated to landscaping, pedestrian crossings and the creation of small pedestrian 'pause places'.



Reduced traffic speeds within the CBD will also assist in making it a safer place for pedestrians and cyclists.

An important initiative currently underway is the Mair Street Upgrade Project, which will provide a more convenient route through the CBD for passing heavy vehicle and other vehicular traffic that currently travels along Little Bridge, Curtis and Sturt Streets. This will result in less traffic within the local CBD streets and the potential to implement many initiatives that will make the CBD more welcoming to pedestrians and other transport modes. Implementation of this upgrade is a prerequisite for most other recommended traffic and pedestrian related changes

## B: CONNECTIONS

to the road spaces. In addition, the Western Link Road will remove through traffic, particularly heavy vehicles, from Doveton Street (Midland Highway) when completed.

Currently, there is a low level of cyclist travel due to the lack of a clearly signed and safe cycle network and the hilly topography. However, some streets could lend themselves to becoming preferred bicycle routes due to their flatter grades, generous width and lower traffic volumes. With an improved network of on- and off-road lanes and additional facilities provided for cyclists such as drinking fountains and lockers, this form of transport could be encouraged as a viable alternative to the car and a healthy, sustainable way to travel. There are many examples world wide of cities with more extreme weather conditions where cycling is a primary means of transport. Ballarat can yet be positioned as the 'cycling capital of Australia' for its everyday cycling access as well as its impressive road racing status.

Ballarat CBD is well served by many local and regional bus routes and its location on a major regional train line. Significant upgrades to passenger amenities and service levels for both bus and train travel have recently taken place or are currently underway. However, improvements to the transit networks can still be made to achieve a greater shift towards public transport. This includes ensuring a basic level of passenger amenities at all stops, additional improvements to amenities at major stops and increased service frequencies, particularly at night and on weekends.

The culture of driving in Ballarat has seen large expanses of the CBD dedicated to car parking, which is unattractive and a poor use of space. While the allocation of on- and off-street parking in the CBD is relatively generous by other CBD standards, there is a common perception of a lack of car parking. Many existing car parks are not well used due to poor amenity, layout or access. There is also a common expectation of being able to park outside one's destination, which is not a realistic expectation in a thriving CBD.

As part of implementing a better CBD experience for all visitors there is opportunity to work with potential developers in conjunction to deliver a greater amount of parking and generating a better amenity.

It is noted that the introduction of all street space changes recommended in the Strategy would result in a net loss of around 280 on-street spaces in the Study Area. Not all of these changes will be implemented immediately, therefore this is not an 'overnight' loss, but rather one that can be managed in line with changes in transport patterns with reduced car usage, increased public transport services, and acceptance of walking and cycling as alternatives over the 20-25 year life of the Strategy. In recognition of the need for many people to drive to the CBD, a sustainable level of car parking must be provided. This can be achieved through better management of existing car parks, increased capacity in some short term redevelopments, finding temporary locations for car parking such as along railway reserves and creation of higher capacity, more efficient car parking facilities on existing ground level ('at-grade') car park sites. At the same time, promotion of other transport options and reduction of car dependency, in balance with the other objectives of the Strategy, will also ameliorate any short term car parking shortfall.

## B: OBJECTIVES

- ▶ Ensure equitable access for all.
- ▶ Encourage a shift from car travel to sustainable transport modes.
- ▶ Encourage access to and within the CBD by walking and cycling.
- ▶ Promote the public transport network as a viable alternative to car travel.
- ▶ Manage the CBD road network to optimise its safety, amenity and efficiency for all road users including cars, cyclists and public transport.
- ▶ Manage car parking demand and provision to support the activity, streetscape amenity and economic competitiveness of the CBD.
- ▶ Enhance CBD entrance statements and way finding within the CBD.

# B: STRATEGIES & ACTIONS

## Strategies and Actions

### ACCESS FOR ALL

#### **B1 Ensure access for all levels of mobility and for all forms of travel.**

- Provide viable transport alternatives to the car for people who are unable to drive, including young people, the elderly or people with disabilities.
- Require full Disability Discrimination Act (DDA) compliance for all new transport infrastructure and public realm upgrades.

### PEDESTRIAN NETWORKS

#### **B2 Establish a network of key pedestrian routes through the CBD, as shown on the Connections map.**

- Lydiard Street connection from the Railway Station to Sturt Street and the University.
- East-west connections along Sturt Street to the Bridge Mall Precinct.
- Key pedestrian links within and around the Bridge Mall.
- North-south connections of Grenville Street and Armstrong Street.
- Camp Street connection from Sturt Street to Mair Street.

#### **B3 Continue to implement the Pedestrian Wayfinding Strategy and expand as necessary.**

#### **B4 Reduce the volume of through traffic in these key pedestrian areas and implement the recommended traffic management initiatives.**

#### **B5 Provide parking enforcement to ensure that parked vehicles do not obstruct pedestrian and cyclist paths.**

#### **B6 Install or upgrade pedestrian crossings at key locations to improve pedestrian route connectivity.**

- Implement new or upgraded pedestrian crossings as recommended in the CBD Traffic Management Strategy (Maunsell AECOM 2008) and the Mair Street Upgrade Project, as shown on the Connections map.
- Create, or reinforce with plateau or markings, scramble crossings at the Bridge Mall intersections with Grenville Street and Peel Street.
- Install an additional zebra crossing over Lydiard Street to connect to Police Lane.
- Review existing signal timings to improve pedestrian crossing opportunities.

#### **B7 Expand the CBD laneway network.**

- Address safety and amenity issues by introducing active frontages and lighting.

- Introduce windows or artwork into blank laneway walls and use lighting and projections to animate the spaces at night time.
- Focus on the laneway networks of the Armstrong/Lydiard Streets area and around the Bridge Mall as a priority. Initiate laneway improvement demonstration projects in Police Lane, Drury Lane and Time Lane.
- Encourage the creation of new mid-block connections within the footprint of development sites.
- Negotiate with private laneway owners to achieve public thoroughfare and improvements to access and activation.

#### **B8 Improve the security of the railway pedestrian underpass at Mair Street-Scott Parade.**

- Ensure the walkway is well lit, regularly cleaned and graffiti removed, and investigate the possibility of installing artwork (e.g. commissioned graffiti art).
- Remove obstacles and excess plant growth to clear sight around entrances and through the underpass.
- Install no parking zones to prevent vehicles from obstructing the entrance. Ensure this occurs by parking enforcement.
- Install security surveillance equipment (CCTV cameras) and an emergency contact switch if considered necessary by Victoria Police.

### CYCLING CITY

#### **B9 Develop the network of CBD cycle routes.**

- Provide new or upgraded dedicated cycle lanes along Lydiard and Peel Streets as north-south cross city connections.
- Provide new or upgraded dedicated cycle lanes along Mair and Sturt Streets to enhance east-west cross city connections.
- Consider use of Copenhagen-style lanes in the long term for popular on-road cycle routes with heavy traffic.
- Provide bicycle lanes along Grant Street.
- Provide bicycle lanes along Humffray Street.
- Implement connection from the Yarrowee Trail to the Canadian Trail along Anderson Street and Steinfield Street South.
- Provide an off-road cycle path along Doveton Crescent to the Station.
- Extend the Yarrowee Trail cycle path along the west side of the Eastern Oval to the Station.
- Provide clear cyclist way finding signage for on-road routes and off-road routes.
- Monitor and review the provision of cycle lanes across the CBD and, if necessary, provide additional lanes along Armstrong Street North and Grenville, Dawson, Albert, Victoria, Curtis and Little Bridge Streets. Investigate the need for these cycle lanes according to demand and taking into account the requirements of other road space users.

## B: STRATEGIES & ACTIONS

### B10 Improve cyclist amenities.

- Provide high quality end of trip facilities at key locations such as the Station, supermarkets and University. This includes bicycle lockers, vertical storage and change/shower facilities.
- Provide more bicycle parking racks throughout the CBD, including undercover facilities.
- Investigate possibility of installation of 'Parkiteer' style bike parking and shower facilities in Central Square car park.
- Provide drinking fountains, seating and shade at popular bicycle parking locations (e.g. Central Square, University buildings, coffee shops in Sturt Street).
- Actively promote the provision of change facilities and bicycle storage at CBD businesses to encourage people to ride to work (i.e. through policy requirements, lobbying for changes to the building code).
- Provide information to cyclists about routes and location of amenities (e.g. Station).
- Require major developments to provide adequate bicycle parking and shower facilities.

### B11 Improve access to bicycles, particularly bicycles tailored to Ballarat's terrain.

- Increase the availability of hire bicycles and folding bicycles in the CBD.
- Promote the option of motorised bikes.
- Consider developing a sharing system as bicycle use increases and the network develops.

### B12 Introduce a system to regularly monitor bicycle and pedestrian use in the CBD similar to a 'Bicycle Account'.

- Establish targets and measurement tools for effective monitoring.



## PUBLIC TRANSPORT NETWORKS

### B13 Enhance public transport networks in the CBD.

- Where specific CBD activities require further transport support, consider appropriate public transport service enhancements as a priority, in conjunction with the Department of Transport.
- Increase the frequency of bus services to and around the CBD as well as operational hours at night and on the weekend.
- Undertake a feasibility on establishing a Nightrider bus service to improve late night transportation options.
- Regularly review long-term options to consolidate routes on key corridors and to key attractions in wider Ballarat operating at higher frequencies (e.g. to Sovereign Hill, Lake Wendouree).

### B14 Continue the program of improvement to CBD public transport stops.

- As usage increases, provide real-time service information (e.g. electronic signs at key stops, access to information via mobile phones such as Tram Tracker). Stops at Bridge Mall, the Town Hall and the Station transport nodes are a priority.
- Ensure all bus stops are well signed and have timetables and route maps.
- Continue the roll-out of enhanced seating and glassed enclosures at key bus stops.
- Over time, implement more glassed enclosures throughout the CBD to improve passenger comfort during winter months or wet weather.
- Upgrade the bus interchange at Little Bridge Street by providing a safe, enclosed passenger waiting area. Use Crime Prevention Through Environmental Design (CPTED) guidelines in the design of the shelter and provide other security measures to ensure safety.

### B15 Improve the ease and access of short trips around the CBD by public transport by providing a free / low cost, high frequency loop bus service around the CBD for visitors and short trips.

- Differentiate this bus service from commuter services by using clearly signed or painted vehicles.
- Aim to provide a vehicle every 5-10 minutes to discourage short trips by car.
- Consider the use of electric or alternate fuel source vehicles.
- Seek funding for services from sponsors, trader groups, government agencies and organisations.
- Provide linkage between the Bridge Mall and Sturt Street retail precincts, the medical Precinct, long-term car parks, the Station and University in the routes.

### B16 Establish a 'public transport culture' for central Ballarat.

- Continue to provide regular city-wide distribution of public transport information to market current services and promote public transport as convenient, cheap and easy-to-use.

## B: STRATEGIES & ACTIONS

- Conduct a retailer awareness campaign to highlight opportunities to promote access to retail by public transport.
- Implement public transport promotional campaigns to raise awareness of the availability of public transport access within the CBD.

### **B17 Maintain Ballarat Station as the regional and local transport hub.**

- Continue upgrading the Station facilities and its connection to the CBD.
- Improve commuter facilities at the Station (e.g. long-term car parking, bicycle parking, refreshment and retail opportunities).

### **B18 Improve the environmental sustainability of the Ballarat public transport system and reduce emissions where possible.**

- Use buses that will produce lower emissions (e.g. electric).
- Adopt green vehicles as they become readily available.
- Tailor vehicle size to route demand.
- Consider establishing an on-demand after-hours public transport system.

### **BALANCED TRAFFIC MANAGEMENT**

#### **B19 Ensure a balance between through traffic movements, local traffic circulation and the requirements of other road transport.**

#### **B20 Organise traffic flows to favour cyclists and public transport over other vehicles.**

- Implement head start bicycle boxes as part of traffic light line markings.
- Investigate the need and potential for dedicated bus lanes on Sturt Street that would replace one lane of traffic.
- In the long term, use traffic light phasing to give cyclist and public transport priority.

#### **B21 Discourage heavy vehicle and through traffic (not visitor or local traffic) from travelling via the heart of the CBD by implementing the Mair Street Upgrade Project as a high priority.**

#### **B22 Prioritise CBD through-routes and downgrade other connecting streets to encourage use by CBD destination traffic only.**

- Implement line markings, parking changes and signage to increase the capacity and use of the Mair Street Upgrade Route.
- Maintain the role of Doveton Street (Midland Highway) as the key north-south through-route.
- Downgrade the role of Sturt and Armstrong Streets as CBD through-routes.



#### **B23 Investigate options to determine priorities for alterations to traffic circulation to reduce through traffic and increase pedestrian focused street space.**

- Narrow the traffic lanes of Lydiard and Armstrong Streets by introducing a new central median, kerb outstands and dedicated cycle lanes.
- Implement the recommended upgrades to Sturt Street to improve pedestrian, cyclist and bus priority and reduce through the amount of through traffic and vehicle speed.
- Investigate treatments to Grenville Street at the Bridge Mall - Sturt Street intersection to improve the pedestrian link at this point.
- Close the southern section of Armstrong Street to through traffic to create the Town Hall Plaza.
- Implement the signalised pedestrian crossing at the intersection of Armstrong and Sturt Streets.

#### **B24 Implement 40 km / hr zones in the key pedestrian areas of the CBD.**

- Investigate introduction of 40 km / hr limit in retail core as shown on the Connections map.

#### **B25 Implement educational and marketing programs to discourage commuters to the CBD from driving where suitable alternatives are available.**

## B: STRATEGIES & ACTIONS

- Encourage major employers to prepare Green Travel Plans.
- Promote the financial and health benefits of alternative travel.

### CAR PARKING

#### **B26 Improve / extend existing off-street public and private car park sites to increase capacity and efficiency.**

- Pursue redevelopment options for existing surface car parks of the Coles / Woolworths and Big W sites that include an expanded, multi-decked car parking provision.
- Provide new car parking options for other major redevelopment opportunities of the Civic Hall site, the Railway Station Precinct and underutilised land in Scotts Parade.
- Investigate opportunities and liaise with landowners to redevelop smaller surface car parks throughout the CBD as decked car parks, or for mixed use development with car parking included as a part of the redevelopment.
- Negotiate with developers during the development approvals process regarding car parking fee structure to encourage use by shoppers and short term visitors.

#### **B27 Encourage visitors to the CBD to use off-street car parks through improvements to their design and operation.**

- Improve vehicular and pedestrian access to and within car parks. In particular ensure the provision of easily accessible spaces specifically for the disabled / elderly / parents with prams in multi-storey car parks.
- Improve the appearance, feeling of safety and amenity of car parks (e.g. position buildings to road frontages with carparking at rear, provide safe pedestrian access, plant large shade trees at regular spacings, ensure passive surveillance is possible).
- Ensure adequate illumination of car parks during the day and at night.
- Provide clear directional signage to public car parks on all approaches.
- Introduce real time vacancy information.
- Develop a positive marketing campaign to educate shoppers, retailers and other business operators about the availability of car parking in the CBD.

#### **B28 Relocate long-term car parking for commuters and residents to the fringes of the CBD to provide more short term car parking spaces in the retail and activity areas.**

#### **B29 Provide short stay parking within core retail areas to ensure a higher turnover for shoppers.**

#### **B30 Consider reduced car parking rates or parking permits for new residential development within the CBD to encourage inner city living.**

#### **B31 Ensure that an adequate number of disabled car parking bays are provided throughout the CBD in convenient locations, and advocate for parking for shoppers with prams.**

#### **B32 Improve the usability of car parking payment systems.**

- As a future option, consider introduction of smart card technology for car parking fees.

#### **B33 Allow for reduced on-street car parking in some areas, for the benefit of an improved pedestrian environment. This will be balanced by the provision of car parking elsewhere in the CBD and the benefits of increased street activity (with more people walking past and potentially dropping into shops, cafés etc.).**

- Implement a car parking payment in lieu scheme for future developments unable to satisfy off-street car parking requirements to assist in providing new centralised parking facilities.
- Investigate the possibility of levies for other improvements to the pedestrian environment to support car park use.

#### **B34 Aim to reduce the demand for car parking in the longer term.**

- Improve pedestrian, cyclist and bus networks.
- Attract 'Flexicar' type car sharing programs.
- Encourage behaviour change in visitors to the CBD who expect to park directly outside their destination without having to walk.
- Reduce car dependency through programs such as Travel Smart and car pooling.

### CBD ENTRANCES

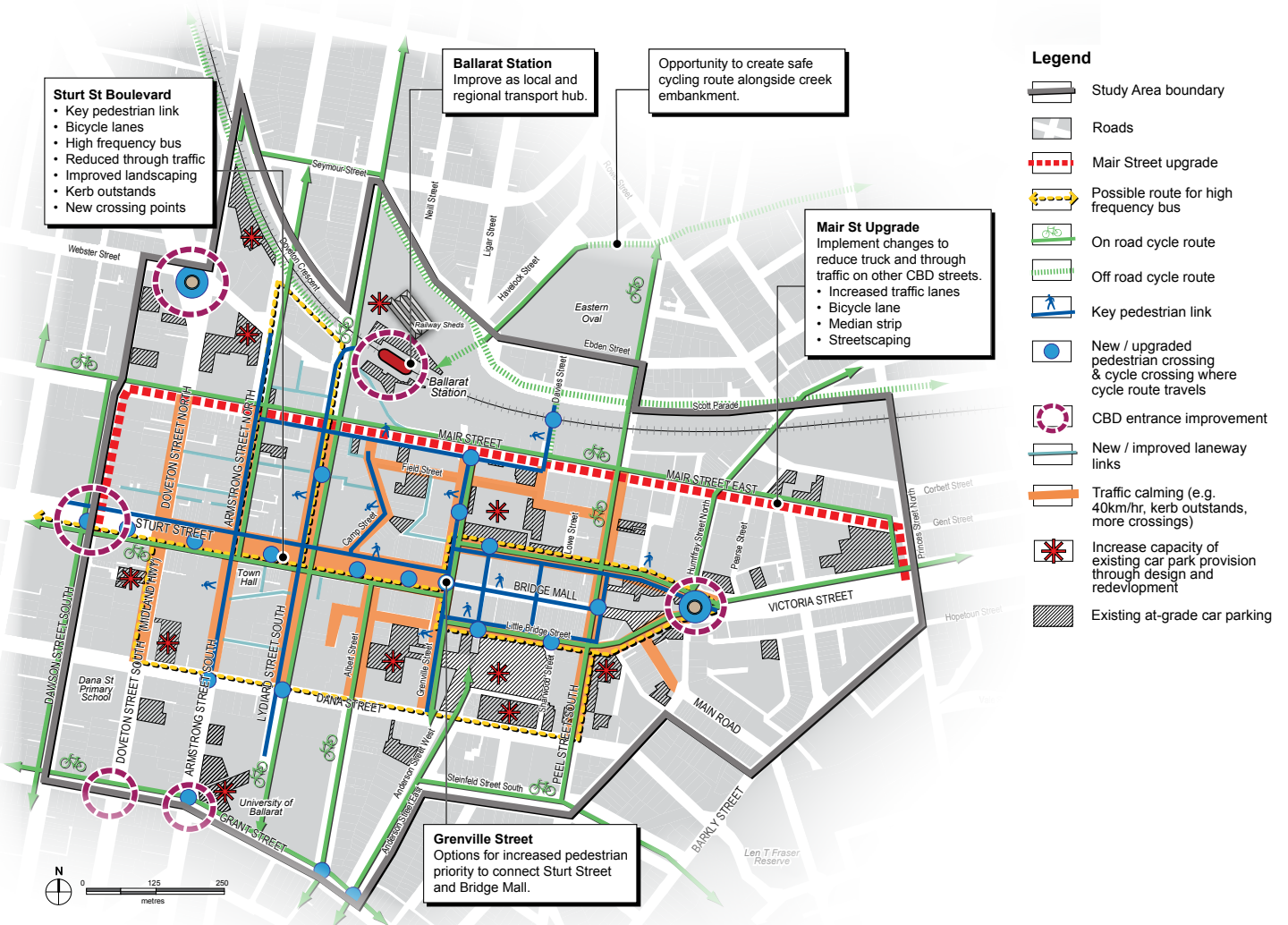
#### **B35 Ensure signage at both east and west entrances welcomes visitors and encourages tourists to utilise Sturt Street as an access route.**

#### **B36 Enhance all key CBD entrance points with site appropriate uses, buildings, landscaping and/or signage.**

- Expand the Ballarat Entrances Strategy to provide urban design guidelines for CBD entrances.
- Improve the southern CBD entrances along Doveton and Armstrong Streets through new buildings and streetscape elements.
- Investigate options to improve the Railway Station as a CBD entrance (vehicular and Station users) through signage.
- Improve the Humffray Street / Victoria Street roundabout, through landscaping, lighting or public art, simplify the visual messages and reduce the dominance of advertising.
- Implement the Victoria Street Gardens - Development and Management Plan.



# B: STRATEGIES & ACTIONS



### 3. City-Wide Themes



## C: PLACES FOR PEOPLE

A key element of the Strategy is making the CBD a pleasant place to visit, live, do business and wander the shops. Another key element is the desire to project a green image of the city and incorporate environmental sustainability as a fundamental principle. One of the frequent comments received during the Visioning Workshops was that the CBD lacked vibrancy, and that the public realm – streets and public areas – were inactive and uninviting.

Every city needs a civic heart – a central gathering place where events and festivals can be held – as well as a range of different spaces for a variety of purposes. Public spaces can provide opportunities for quiet relaxation, for a lively, city experience or protection from sun and wind. Adaptable spaces can add to city life by accommodating temporary exhibits or structures.

Spaces need to be connected by key pedestrian routes so that they are frequently used and remain safe. They need to provide seating, shelter and a feeling of enclosure or comfort. They should be visible from many directions and have passive surveillance during both the day and night. As the level of activity in the city grows, a network of well designed spaces should be developed, connected by attractive, pedestrian focussed streets, to enhance the appearance and amenity of the CBD.

The Sturt Street Gardens is the main open space resource in the CBD at present and its importance to the grand image, greenery and heritage of the CBD cannot be overestimated – its role is critical. The median landscaping therefore needs to be improved, provided with more frequent pedestrian connections, and its role, as both a green space and an open space resource for events, fully realised.

The Strategy places emphasis on the need to plant more trees. The potential to reinforce the boulevard effect of the median through additional planting along Sturt Street and intersecting streets in the retail core would add to the green and grand

image of the CBD. Tree and other plantings in the CBD will have the multiple benefits of providing protection from the sun and to some extent rain and wind, a more visually appealing streetscape, reinforcing environmentally sustainable practice, providing focal points for resting or pedestrian spaces and creating micro-climate improvements. A coordinated planting scheme along these streets would serve to unify the retail core, complement the heritage buildings, and add to the green 'boulevard city' image of the CBD. A general greening approach, using low water plantings wherever possible, will transform many CBD streetscapes.



The Yarrowee River flows under the CBD and, apart from the occasional flooding during heavy rainfall events, its existence is ignored. The River is a natural resource and one of the reasons for the original settlement at Ballarat. Expression of its existence would provide recognition of the natural environment in the urban setting – a way of reconnecting with the history of the city as well as providing a green space. Rainwater runoff can be utilised in the creation of a park along the Yarrowee River channel, and by catching it enroute in street plantings.

In designing all new spaces and planting, the principles of environmental sustainability dictate an emphasis on utilising low water species and capturing water through Water Sensitive Urban Design (WSUD) techniques. Where appropriate (e.g. along Yarrowee River corridor), native and indigenous plant species should also be used to reinforce habitat corridors for birds and other wildlife.

Council has already commenced a program of placing powerlines underground. The continuation of this process should be encouraged. Once powerlines are no longer visible, the appearance of the streetscapes will be enhanced due to the reduced clutter. This will also focus attention on the heritage buildings and provide more space for tree growth.

# C: OBJECTIVES

- ▶ Create a vibrant street environment with variety and life.
- ▶ Create a 'civic heart' as a focus for community events and orientation.
- ▶ Develop a network of public spaces that provide a variety of experiences and opportunities for relaxing, gathering and celebrating.
- ▶ Create a pleasant, interesting, easy and safe walking environment along the CBD streets.
- ▶ Enhance and emphasise the green 'city boulevard' experience of Sturt Street in the pedestrian heart.
- ▶ Ensure more sustainable resource use in the public realm.
- ▶ Reconnect the CBD with the Yarrowee River.

## Strategies and Actions

### PUBLIC SPACES NETWORK

#### **C1 Develop a network of high quality public spaces located along key pedestrian routes that serve a number of different open space roles, with the Town Hall area as the 'civic heart' of the CBD.**

- Create a new Town Hall Square adjacent to the Town Hall in Armstrong Street South.
- Establish Phoenix Mall as a pedestrian space.
- Introduce a new plaza in Camp Street.
- Redesign Alfred Deakin Place.
- Increase usage of the Sturt Street Gardens.
- Create a native grass wetlands adjacent to the Yarrowee River channel.
- Upgrade the plaza at Bakery Hill.
- Negotiate with the owners of the Church properties at the intersection of Sturt and Dawson Streets to establish the possibility and criteria for on-going public use of the gardens.

#### **C2 Trial all new public spaces before fully redeveloping sites (e.g. close the street, install street furniture for weekend events).**

#### **C3 Consider options to strengthen connections between the CBD and the river (e.g. artwork, paving and interpretive signage to mark the river's watercourse).**

#### **C4 Ensure public spaces are well-maintained.**

- Consider maintenance in public space design.
- Undertake thorough, regular cleaning and maintenance of public spaces.

#### **C5 Avoid permanent 'privatised' areas or structures in public spaces.**

#### **C6 Introduce 'pause places' throughout the main retail areas of the CBD, with seating and landscaping or public art.**

- Create new kerb extensions with landscaping and seating along Sturt Street and within the Bridge Mall Precinct.
- Provide landscaping and additional seating in the Multi-Storey Carpark Reserve on Doveton Street as part of the Community / Arts Space.

#### **C7 Promote outdoor dining to encourage more street activity.**

- Review the Footpath Trading Policy, particularly in relation to fees and other requirements.
- Require high quality furniture for outdoor dining.
- Include guidelines about maintenance, cleaning, and removal and storage of furniture.

### HIGH QUALITY PEDESTRIAN ENVIRONMENT

#### **C8 Ensure a high quality pedestrian environment.**

- Commission public art for new open spaces (e.g. Town Hall Square, Yarrowee Park, Bakery Hill).
- Apply CPTED (Crime Prevention Through Environmental Design) principles to all open space, streetscape and building design, including lighting, passive surveillance opportunities, minimising 'hidden' spaces, providing clear sight lines.
- Install additional lighting in laneways adjacent to key pedestrian routes (e.g. Time Lane, Foundry Way and the two laneways at Bakery Hill).
- Require active frontages and weather protection for all appropriate buildings along key pedestrian routes and adjoining public areas.

## C: STRATEGIES & ACTIONS

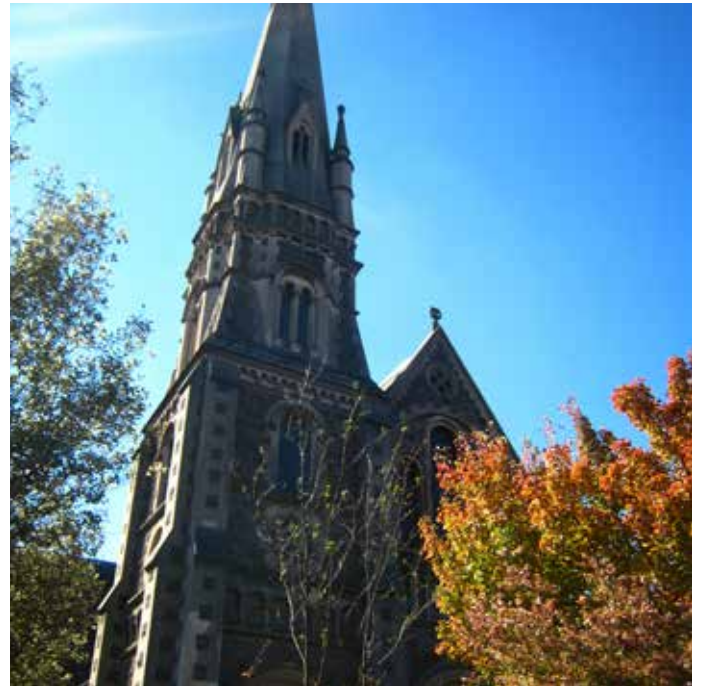
- Reinstall verandahs and require alterations to blank façades to create active frontages.
- Provide shade trees, additional greenery, seating and drinking fountains throughout the CBD.
- Continue the undergrounding of power lines particularly along Sturt, Lydiard and Armstrong Streets.
- Use wind breaks, shelter and other measures to protect public spaces from bad weather.
- Provide kerb outstands at intersections and medians to reduce the length of pedestrian road crossings.

### **C9 Develop a comprehensive suite of streetscape treatments that can be incrementally implemented and that assist in way finding and orientation within the different activity Precincts of the CBD.**

- Utilise heritage-based treatments (e.g. bluestone kerb and channels, sawn bluestone pavers, asphalt) for the Sturt Street and surrounding core retail area.
- Utilise formal, modern treatments that build on the character of the CBD for the areas surrounding Bridge Mall including concrete kerb and channels (other than where bluestone already exists), concrete paving for large plaza areas or asphalt.
- Adopt a 'like for like' replacement policy for the remainder of the CBD area.
- Continue street paving replacement with asphalt and sawn bluestone banding in Sturt Street retail core, between Dawson and Grenville Streets, followed by Lydiard and Armstrong Streets between Sturt and Mair Streets.
- Continue Street Furniture Renewal Program to progressively improve and coordinate streetscape elements.

### **C10 Ensure that pedestrian connections are clearly evident between the public spaces.**

- Install signage to identify new public spaces as required and to direct visitors to and between existing plazas and new spaces.
- Indicate all pedestrian links on maps produced for the CBD and update regularly as new links are created.



## C: STRATEGIES & ACTIONS

### C11 Improve boulevard landscaping throughout the CBD, particularly along Sturt Street as well as Lydiard and Armstrong Streets.

- Improve the Sturt Street Gardens boulevard landscaping, heritage qualities and pedestrian access, including implementation of the Conservation and Landscape Management Plan.
- Install medians along Armstrong Street to accommodate boulevard trees.
- Plant trees at regular intervals along Sturt, Lydiard, Armstrong and Camp Streets.
- Install energy efficient lighting to highlight Sturt Street Gardens trees and statuary e.g. carefully chosen uplighting and projection lighting.

### SUSTAINABLE SPACES

### C12 Encourage the establishment of gardens and landscaping in new development to reduce the 'heat island effect' and add to the green amenity of the CBD.

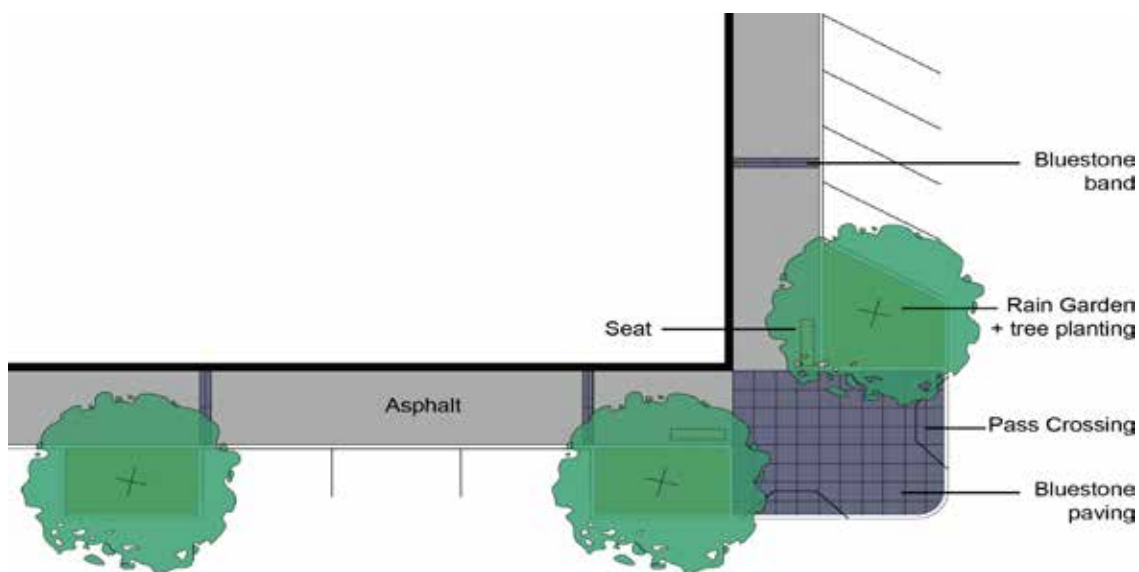
- Establish roof top gardens and vertical gardens.
- Consider fruit and nut trees in landscaping and open spaces, keeping in mind water needs.

### C13 Reduce energy and water use in the public realm.

- Use energy efficient street lighting throughout the CBD (e.g. LEDs, solar lighting).
- Utilise low water species in landscaping wherever possible.

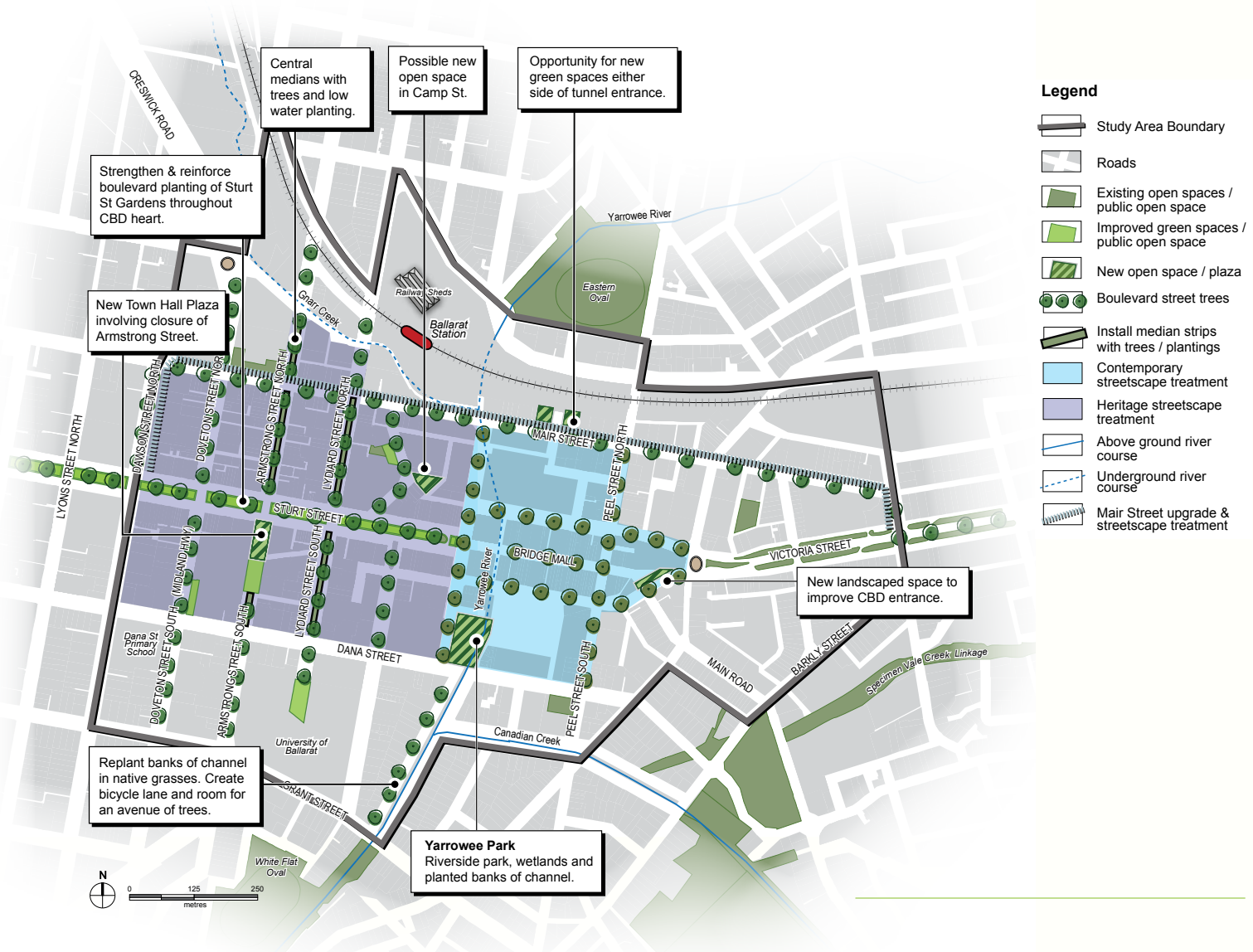
### C14 Incorporate Water Sensitive Urban Design (WSUD) principles in street design and landscaping.

- Incorporate stormwater fed 'rain gardens' within kerb outstand spaces to re-use water that would go to waste, reduce runoff along street gutters and help establish trees.
- Utilise storm water runoff to establish and maintain a native wetlands environment (that can also withstand dry spells) along the Yarrowee Creek corridor.
- Establish a Practice Manual for Council works that requires the use of water sensitive urban design in all public landscape treatments and designate ways to incorporate these features (e.g. porous pavements, infiltration trenches in tree pits, storm water system design).



Water Sensitive Urban Design example corner detail

# C: STRATEGIES & ACTIONS



### 3. City-Wide Themes





## D. BUILDING QUALITY

The buildings of the CBD are an integral part of its image and identity. Buildings relate to all aspects of a CBD's functions and amenity, and are a key factor in creating attractive and liveable streetscapes.

The Ballarat CBD has the structure of a unique built environment. Its fine heritage buildings and streetscapes are highly significant and a key part of its attraction. Wide streets form potential boulevards and the smaller streets or laneways add to the variety of spatial experiences. The CBD also has many highly distinctive landmarks that are important to its character and history, such as the spires of the Station and Town Hall, Her Majesty's Theatre and the Sugg lamps (to name a few). Maintaining views to these landmarks assists in way finding and orientation within the CBD as well as providing a connection with its past.

However, there is currently a lack of contemporary buildings of a high design quality that convey a strong or positive message for the CBD. There are significant opportunities for new, high quality architecture to create a more contemporary identity for the CBD and enhance its image as a place of innovation and culture. In many parts of the CBD there are underused sites or poorly designed buildings that create an inconsistent streetscape appearance, all of which offer great potential to 'fill in the gaps' in the CBD's streetscapes with new, well designed buildings. In addition, there are many opportunities to develop space at the rear of buildings throughout the CBD which would, in some locations, assist in activating the network of laneway spaces. Many buildings also have underused spaces in the upper levels.

The style of building frontages is varied throughout the CBD, depending on location and land use. Within the core retail and heritage areas, such as Sturt Street, Lydiard Street and the Bridge Mall, there is a fine 'grain' of building frontage, with narrow shopfronts that present a variety of activities to the street. Buildings are generally set up to the street edge and have active frontages. Where this pattern of development is broken by a vacant site, a blank façade or a building setback to allow for car parking, the visual rhythm of the streetscape is disrupted. The two car parks in Little Bridge and Curtis Streets, which fail to present any building frontage to these core pedestrian areas, present a particularly important redevelopment opportunity to redefine these two key streetscapes and the eastern entry and exit to the CBD.



In other locations, such as along Mair Street, a coarse grain of development is presented to the street due to the larger lot sizes and range of land uses. In this context, buildings still need to make a positive contribution to the street environment by presenting a well considered building façade or landscaping. All buildings should address their streetscape context with some form of considered design response. This might include articulation through materials selection, building form, placement of windows and doors, landscaping or an art installation. Within the core retail areas, buildings should maintain a physical and visual connection with the street to contribute to its activity and offer a sense of surveillance.



The topography of the CBD is also an important part of its identity. The CBD's location on a steep river valley is unusual for a city centre and should be celebrated and emphasised through various built form and open space methods. In lower lying areas around Mair Street, the topography could allow a higher scale of building without impacting upon the CBD's skyline. The ridgeline along Lydiard and Camp Streets creates vantage points for expansive views to the east. In many instances these views are framed by buildings. The view west along Sturt Street from Bakery Hill is also a key view that should be enhanced. Higher buildings on high points may be allowed where they do not hinder views to distant hills and low points in the CBD. Such buildings can enhance skylines by adding to the silhouette of the city.

## D. BUILDING QUALITY

In addition to these key long range views, there are a number of internal views which should also be protected. These provide views of landmark buildings, features, silhouettes, skylines and glimpses of significant streetscapes. Notable short range views include views from Camp Street, Bridge Mall and several of the laneways (e.g. Police Lane).

Several areas within the CBD are subject to flooding from the Yarrowee River, Gnarr Creek and Canadian Creek. A recent flood study indicates that some low lying areas will experience flood depths of up to 2 metres during a 100 year ARI (Average Recurrence Interval) storm event and some areas will be impacted by flooding on a far more regular basis. Any future development should consider the potential impacts of flooding on the safety of occupants and also the potential for property damage. Flood Studies may be required during the planning stage of new developments to demonstrate that the development will not create or increase the risks of safety and property damage.

Ecologically Sustainable Design (ESD) measures in new or refurbished buildings could be an effective means of ameliorating the variations of Ballarat's weather. Simple measures can have a powerful effect – providing shade protection, allowing cross ventilation, reducing wind effects. Progressively, the value of 'green buildings' and the embodied energy in the existing building stock will become increasingly recognised in regional Victoria, as it has in the capital cities. Government tenants and Councils can, and will, play a leadership role in this respect.



## D. OBJECTIVES

- ▶ Enhance and protect the outstanding heritage qualities of the CBD.
- ▶ Create a strong and distinct image for the CBD of excellence in design, innovation and ecological sustainability through the quality of new buildings.
- ▶ Design buildings to retain key views and vistas, and enhance the topographical features of the CBD.
- ▶ Encourage redevelopment of opportunity sites to foster a more efficient use of space within the CBD and an improved urban environment.
- ▶ Encourage new and refurbished buildings that present the Ballarat CBD as a leader in Ecologically Sustainable Design.
- ▶ Protect the amenity of sensitive land uses.
- ▶ Manage the impacts of flooding in the CBD.

## Strategies and Actions

### BALLARAT'S HERITAGE

#### D1 Ensure landmark heritage buildings and Ballarat's highly intact historic streetscape remain as the dominant features in the streetscape / vistas.

- Require sensitive design treatment of new buildings at the interface with heritage buildings, in accordance with Council's heritage policy.
- Ensure conservation of existing public views to heritage, cultural and natural landmarks is incorporated in the design of all large development proposals, especially views to the clocktowers and spires.

#### D2 Enhance the CBD's heritage buildings and streetscapes.

- Encourage the reinstatement of heritage façades and verandahs on heritage buildings.
- Establish a grants scheme to assist property owners in heritage conservation of heritage buildings in the CBD. This might be achieved in partnership with Heritage Victoria.
- Prioritise façade improvements to high profile buildings along Sturt, Lydiard, Armstrong, Mair and Doveton Streets, such as the Norwich Plaza, 3 Sturt Street, 21 Sturt Street (Thomas Jewellers) and 106 Bridge Mall (Stone's Building) by approaching and discussing options with owners.
- Provide immediate grants funding for heritage improvements to Sturt, Lydiard and Armstrong Streets and Bridge Mall façades.
- Investigate options to increase public access to CBD heritage buildings as part of redevelopment proposals or special events.

- Encourage adaptive re-use of heritage buildings that will see them enhanced, well utilised and maintained (e.g. disused churches, Mechanics Institute). Commercial buildings could be re-used for mixed use, potentially with visually unobtrusive additional levels or within appropriate rear extensions.
- Include bluestone guttering in streetscape detail, either restored or retained as is or where applicable in an interpretive, contemporary manner that references the significance of bluestone to Ballarat's streetscapes.
- Undertake public realm improvements as required to enhance the setting in Heritage streetscapes. This might include paving upgrades or planting in the vicinity of the site where appropriate.



## D. STRATEGIES & ACTIONS

### EXCELLENCE IN NEW ARCHITECTURE

#### **D3 Ensure new buildings in the CBD are of a high design standard reflecting Ballarat's image as a highly distinctive, appealing and creative regional city.**

- Encourage developers to use qualified and experienced design professionals and suitably experienced heritage professionals for sites in the heritage overlay and reinforce the message that good design can save long-term costs and increase property value.
- Establish an appropriate skilled design review panel for major development applications.
- Continually foster urban design and heritage conservation skills in planning staff and provide design advice for applicants.
- Incorporate ESD and embodied energy principles.
- Promote architectural walks in the CBD.
- Use design guidelines to discourage mock heritage.

#### **D4 Retain, interpret and improve views and vistas from key locations (e.g. top of Bridge Mall, Camp Street, and Sturt Street).**

- Retain the CBD's historic towers and spires and key views to them, as fundamental elements of its image.

#### **D5 Emphasise important sites, such as key redevelopment sites, and those located on prominent corners or adjacent to public spaces, through the quality of architectural design that reflects the distinctive architectural patterns of Ballarat's CBD.**

#### **D6 Improve the appearance of existing non-heritage buildings where redevelopment occurs.**

- Identify, facilitate and encourage the amalgamation of key sites for redevelopment opportunities while retaining individual allotment patterns.
- Screen open deck car parks with cladding or planting.
- Redesign the rear elevation of buildings to present an attractive façade in highly visible locations.
- Re-clad poorly presented office buildings and improve ground level frontages to create active streetscape frontages.
- Screen roof top utilities such as air conditioning units and lift overruns from view.

### STREETScape IMAGE

#### **D7 Design buildings of an appropriate scale and form to occupy important landmark sites throughout the CBD whilst ensuring that existing heritage buildings retain their visual prominence.**

#### **D8 Ensure that street façades in core retail areas are 'active', meaning that:**

- They are designed to include clear glazing at the lower levels that allows a visual connection between the building occupants and people on the street.
- Entrances are accessed directly from principal street spaces and are designed to show a strong sense of street address.
- Decorations or window displays are included to add interest at the street level, without blocking views into or out of the building.

#### **D9 In all parts of the CBD, articulate new building façades through design treatments such as:**

- Well considered placement of doors and windows.
- Variations in surface texture, colours or materials.
- Inclusion of balconies or terraces in the upper levels that overlook the street space.
- Avoiding large expanses of blank walls, particularly at street level.
- Ensuring that buildings on corner sites are designed to address both street frontages.

#### **D10 Maintain existing horizontal or vertical design rhythms in the streetscape, where these are dominant features, through design treatments such as:**

- Referencing the established roof or parapet heights of adjoining buildings, where this is a consistent feature in the streetscape, in the design of a new façade.
- Maintaining the existing 'fine grain' appearance of buildings within the core retail areas that is created by the narrow shopfronts by providing vertical articulation in wide building frontages.
- Providing well articulated façades to larger scale buildings on wider allotments.
- Responding to the topography of the area by reflecting changes in gradient.

## D. STRATEGIES & ACTIONS

**D11 Require that crossovers, garages or car park entrances are kept to a minimum width and do not dominate the street frontage of a building.**

**D12 Provide continuous weather protection along retail streets / key pedestrian routes by providing verandahs or canopies that are consistent in form with those that already exist (i.e. awnings with poles along the gutter line, or as stipulated in Council's heritage guidelines).**

**D13 Design new buildings with the ground floor at street level to avoid the need for ramp or staircase access.**

### HEIGHT OF NEW BUILDINGS

**D14 Create a more consistent scale of buildings in the different parts of the centre, as appropriate to the precinct.**

- Within the Core Heritage Areas, new buildings should be lower at the façade than the parapet height of any adjoining heritage building, or if none adjoining, lower than the predominant heritage parapet height, as visible from the street. On larger sites, higher scale elements may be included in the centre of the site where not visible from adjoining streets.
- Within Bridge Mall and Victoria Street allow buildings up to three storeys in height with façade treatment demonstrating dominant heritage façade patterns. (Note that a contemporary three storey building will be the equivalent of a double storey heritage building.) This will ensure a 'pedestrian scale' within these areas and retain sight lines along Sturt Street.
- Limit the height of buildings at the edges of the CBD area to three storeys to ensure a transitional scale to adjoining residential neighbourhoods.
- Allow buildings up to four storeys within mixed business/residential areas peripheral to the Heritage Overlay areas, where there are fewer amenity or heritage issues and no impact on viewlines, skylines or silhouettes.
- Allow buildings up to six storeys in the eastern end of the Mair Street area where there are limited amenity or heritage issues and the topography will reduce the impression of the overall height of these buildings in the broader CBD context while ensuring minimal impact on viewlines, landmarks, skylines and silhouettes.
- Ensure that the scale of new buildings on the VicTrack land retains the visual dominance of the Station building and does not adversely impact on viewlines, skylines and silhouettes.

### SUSTAINABLE BUILT ENVIRONMENT

**D15 Encourage the use of ESD principles in the design of buildings and landscape.**

The use of these principles would cover issues such as:

- Designing adaptable buildings that can be readily expanded or altered for alternate uses.
- Building orientation for solar access.
- Rainwater harvesting and use within the building.
- Generating energy needs (e.g. incorporating solar energy collection and use).
- Achieving a level of energy rating in excess of the minimum requirements.
- Energy efficient fittings and appliances.
- Opportunities for natural ventilation.
- Natural lighting opportunities.
- Low water usage.
- Fitting three-pipe systems.
- Waste disposal.
- Sustainably sourced materials (i.e. with a low ecological footprint e.g. recycled, locally sourced).
- Construction management.
- Imbed the use of ESD principles in the design of buildings and landscape in the Planning Scheme (e.g. as part of a new local policy on sustainable built environment).
- Reduce instances of demolition and sustain embodied energy in existing buildings.
- Lobby State government to incorporate ESD and embodied energy principles as requirements to respond to in the building code.
- Manage, design or redevelop Council assets along ESD principles and promote these initiatives (e.g. 8 star energy rating for buildings on Civic Hall site).



## D. STRATEGIES & ACTIONS

### **D16 Investigate long term initiatives to save water and develop emissions-free local energy sources. This might include:**

- More efficient heating and cooling systems starting with passive design (e.g. district-wide supply using thermal mining).
- Collaborative energy production amongst precincts, streets or groups of developments.
- Energy consumption monitoring practices.
- Widespread use of solar panels.
- Energy audit of CBD buildings.
- Water trading system for rainwater and grey water.
- Recycling of all waste or use of waste to generate power.
- Water tanks in buildings throughout the CBD.

### **SENSITIVE INTERFACES**

#### **D17 Ensure that new development is designed to address specific design considerations of sensitive interfaces such as residential properties, heritage buildings and streetscapes or open spaces.**

- Where adjoining open spaces or public car parks, design new buildings to overlook these spaces and provide a positive façade to enhance their appearance, amenity and safety.
- Locate parts of a commercial building that will produce noise or odours away from any residential interface, or provide suitable buffering.

### **SIGNAGE**

#### **D18 Ensure a co-ordinated approach to the use of signage in the CBD to avoid clutter and confusion and ensure the amenity of streetscapes.**

- Liaise with VicRoads to reduce any unnecessary road signage and ensure that road signage is coordinated with other forms of signage.
- Rationalise above verandah signage.
- Develop advertising signage guidance for the CBD that establishes a co-ordinated approach to the scale, placement and design of advertising signage.

### **RESIDENTIAL DEVELOPMENT**

#### **D19 Provide high quality residential development within the commercial areas.**

- Refer to the Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2005) for detailed design guidance.

#### **D20 Encourage sustainable residential development.**

- Consider providing 'living sheds' in new higher density residential development, particularly student housing, where resources and common tasks are shared (e.g. washing machines, tools, gardening).

#### **D21 Ensure that the character and amenity of adjacent residential areas is maintained.**

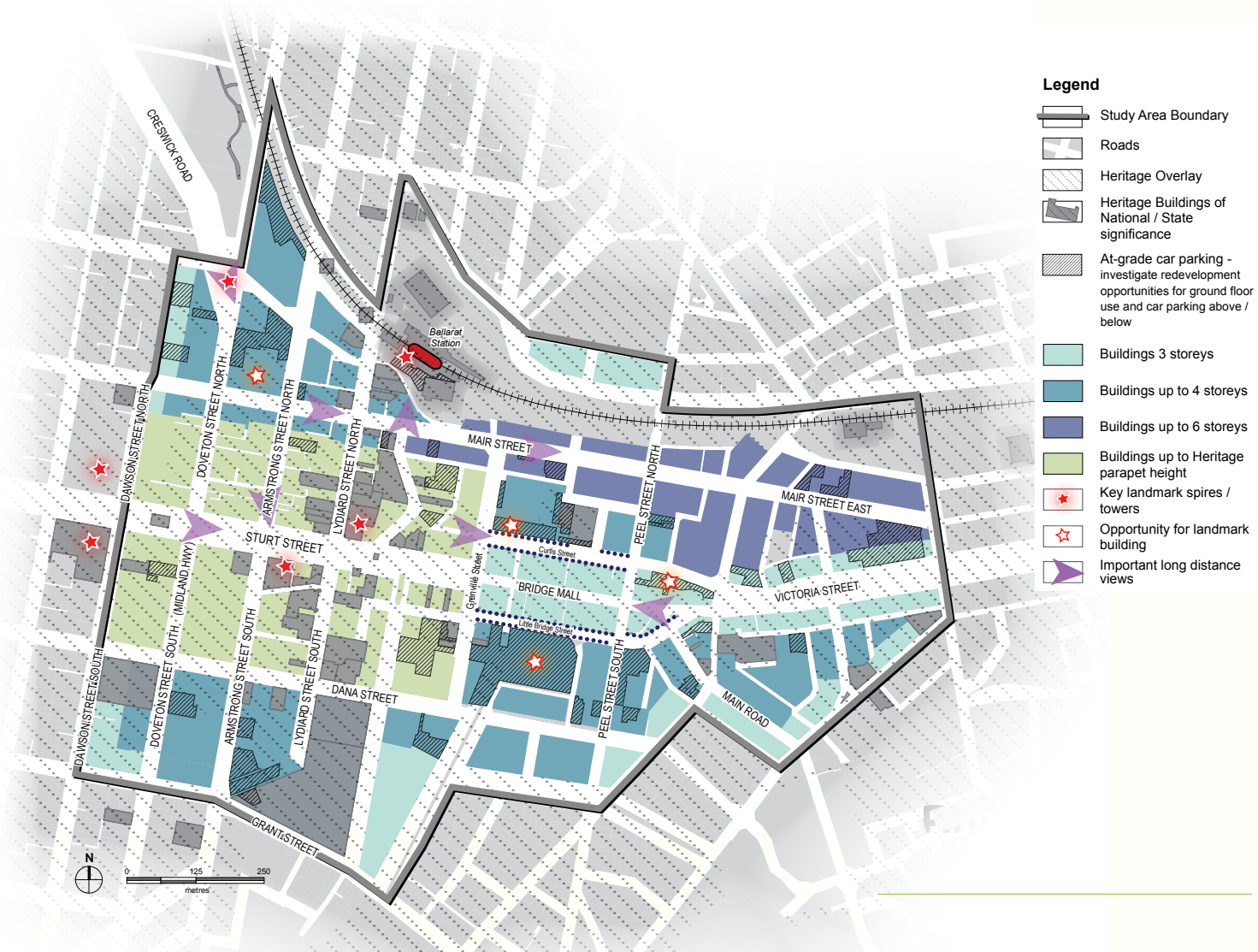
- Protect the amenity of adjacent residential land uses by applying the standards contained within Clause 55 of the Planning Scheme where new buildings in commercial areas adjoin residential sites.

### **FLOODING**

#### **D22 Develop strategies to manage the impacts of flooding in the CBD.**

- Introduce the Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) over land in the CBD that is particularly affected by flooding to ensure new developments consider the impact that this may have.
- Conduct further investigations to determine the potential impacts of flooding on CBD proposals.
- Develop a flood plain management plan for the Yarrowee River.

# D. STRATEGIES & ACTIONS



- Legend**
- Study Area Boundary
  - Roads
  - Heritage Overlay
  - Heritage Buildings of National / State significance
  - At-grade car parking - investigate redevelopment opportunities for ground floor use and car parking above / below
  - Buildings 3 storeys
  - Buildings up to 4 storeys
  - Buildings up to 6 storeys
  - Buildings up to Heritage parapet height
  - Key landmark spires / towers
  - Opportunity for landmark building
  - Important long distance views

### 3. City-Wide Themes





## E: STRONG LEADERSHIP AND GOVERNANCE

Strong leadership, commitment to long-term outcomes and effective management are critical to success of the CBD Strategy. The enthusiasm and commitment generated by the Strategy for the CBD needs to be harnessed and nurtured to see the implementation through many smaller hurdles.

As usual in complex urban environments, many competing interests need to be balanced. The Council's role in carefully balancing these interests, providing many of the resources and some of the funds, and making 'the hard decisions', is undeniable. A collective approach, commitment to and understanding of the long-term goals of the Strategy is needed by all stakeholders. Methods to maintain and increase engagement with the Strategy implementation are needed. Since the development of the CBD Strategy, The Ballarat Strategy has committed to the community's vision for how Ballarat should evolve into the future and established key priorities for this to occur. This will be used as the guidance required for critical decision making in this regard.



## E: OBJECTIVES

- ▶ Achieve the long-term vision by guiding the implementation of the Strategy through strong leadership and governance initiatives.
- ▶ Involve all stakeholders by establishing mechanisms to involve and give responsibility to organisations outside Council to implement appropriate parts of the Strategy.
- ▶ Work with the business and investment community to achieve positive growth and change.

# E. STRATEGIES & ACTIONS

## Strategies and Actions

### LEADERSHIP AND DELIVERY TEAM

#### E1 Establish a leadership structure to implement the strategy.

- Employ a Place Manager with a dedicated delivery budget to guide implementation initiatives and marketing, funding, data collection and analysis and communications.
- Establish a community leadership group that will drive small wins / Immediate Actions.
- Nominate a leadership and delivery team across the Council organisation to oversee / monitor the implementation of the Strategy. This team would be:

*Led by the Place Manager.*

*Representative of all key departments to ensure a collaborative process.*

*Responsible for ensuring the Strategy is embedded in Business Plans for all departments.*

#### E2 Ensure adequate resources are available to undertake the strategy.

- Increase resources in urban design.

### MARKETING THE CBD STRATEGY

#### E3 Develop a marketing plan for the CBD Strategy that emphasises the benefits to all of the Strategy and engenders commitment and 'buy in' by all sectors.

#### E4 Develop a city brand / logo and marketing strategy expressly for the CBD.

### GOVERNANCE

#### E5 Implement the CBD Strategy in the Planning Scheme through an amendment process.

- Prepare a planning scheme amendment to implement the recommendations of the Strategy.

#### E6 Review regulatory processes to provide a streamlined and responsive organisational framework for implementation of the objectives of the Strategy.

#### E7 Investigate introduction of a Developer Contributions Plan to fund some CBD improvements.

#### E8 Undertake a Parking Precinct Plan.

#### E9 Identify all funding sources, including State and Federal government and make submissions to implement recommendations of the Strategy.

### STAKEHOLDER INVOLVEMENT

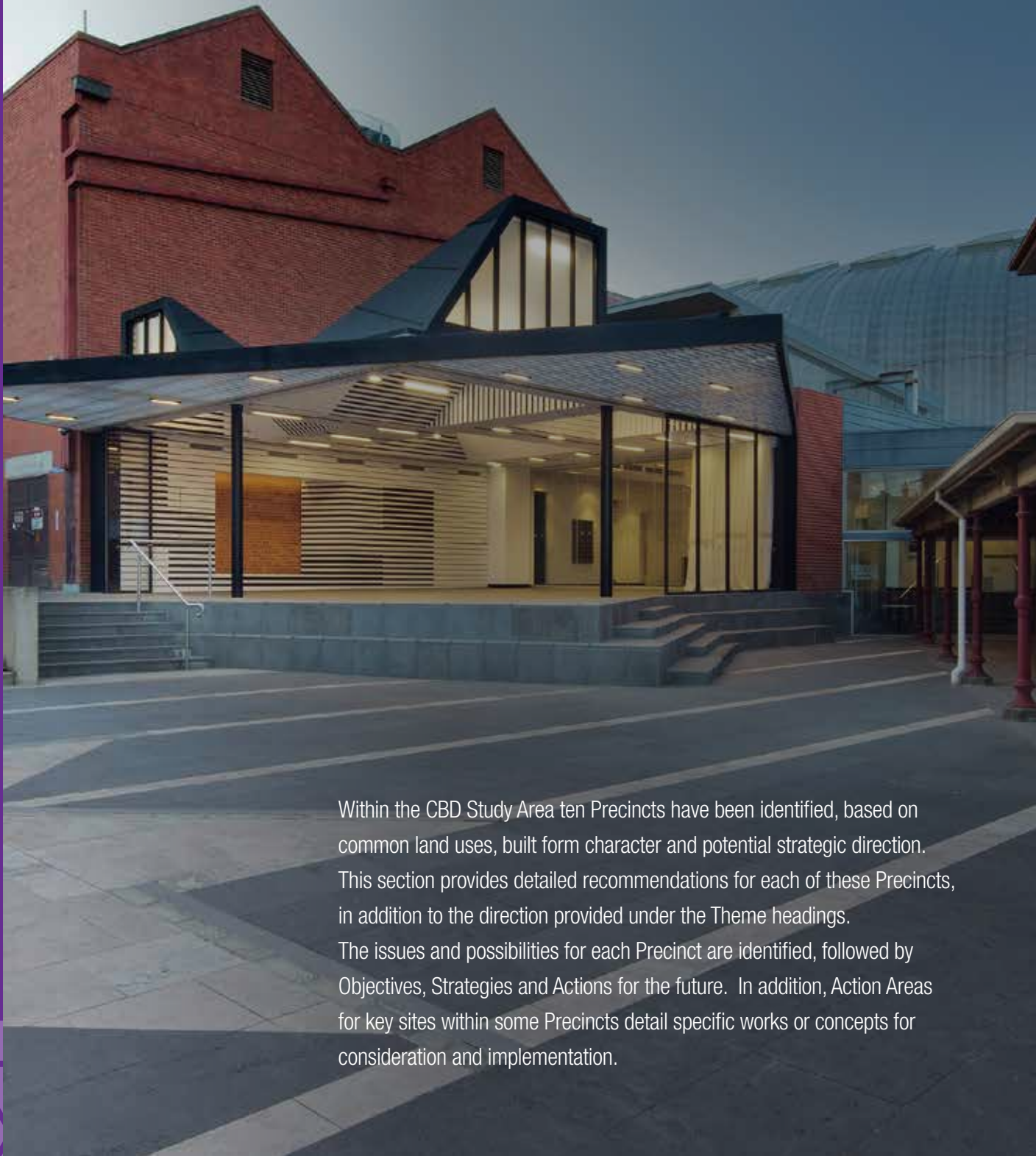
#### E10 Establish new, innovative governance structures (e.g. cross-sectoral CBD Strategy Implementation Committee) with a role that:

- Actively engages and involves key stakeholders in implementing the Strategy.
- Encourages developers, landowners and business operators, cultural and creative industries to invest in the CBD.
- Resources the implementation from a variety of sources.

#### E11 Host regular events with interested community members to keep them involved and engaged as the project develops.



## 4. Precincts





Within the CBD Study Area ten Precincts have been identified, based on common land uses, built form character and potential strategic direction. This section provides detailed recommendations for each of these Precincts, in addition to the direction provided under the Theme headings. The issues and possibilities for each Precinct are identified, followed by Objectives, Strategies and Actions for the future. In addition, Action Areas for key sites within some Precincts detail specific works or concepts for consideration and implementation.

## 4. PRECINCTS



### Legend

-  Precinct Boundaries
-  Roads
- 1** Sturt Street Core Retail
- 2** Bridge Mall Precinct
- 3** Mair Street Corridor
- 4** Peripheral Retail & Office
- 5** Local Retail
- 6** Commercial & Service Business
- 7** Education
- 8** Railway Station Mixed Use (Residential & Commercial)
- 9** Mixed Use (Residential & Commercial)
- 10** High Density Residential

## PRECINCT 1: STURT STREET CORE RETAIL

The Sturt Street Precinct includes the buildings fronting Sturt Street, and the core Myer / Target and Central Square retail anchor. It also includes the area in Armstrong, Lydiard and Camp Streets that contains the Federation University campus and the Ballarat Art Gallery - both key activity generators and focal points of the CBD. This area should remain as the core specialist retail and arts and culture focused area of the CBD. It needs to connect closely with the activities in the Bridge Mall Core Retail area, but is differentiated by providing boutique, Ballarat specific, arts and tourist related activities in addition to fine dining and entertainment venues.

Sturt Street is the spine and key feature of the CBD. Its wide pavements, historic central gardens with rotunda and statuary, and the many magnificent heritage buildings of various eras along its length create an iconic element of the City and one of the grandest Victorian era boulevards in the nation. Reinstatement of Sturt Street's key elements to recapture its former glory is one of the main components of the Strategy.

The boulevard appearance of the Sturt Street Gardens can be enhanced by the addition of more trees in kerb outstands along Sturt Street. Access to the Gardens will be improved by additional pedestrian crossings, particularly along the gardens without having to cross over to each side of Sturt Street again and slowed traffic in this core area. Ultimately, reduction of traffic to one lane in each direction, with a dedicated bus and cycle lane, will reduce the dominance of cars in this street.

The leafy boulevard image of the City can be reinforced by extending the planting theme and pedestrian focused traffic treatments into the adjoining sections of Armstrong and Lydiard Streets. Armstrong and Lydiard Streets are key pedestrian thoroughfares from the Station to the University campus. Both streets need to provide improved pedestrian amenity.

Armstrong Street South / Phoenix Mall has undergone changes in the last ten years, however it is not functioning well as either a pedestrian or traffic space. The space needs to be redesigned to improve pedestrian safety and there is an opportunity to create a pedestrianised civic space adjacent to the Town Hall building through the closure of Armstrong Street at Sturt Street. Current traffic counts indicate that traffic displaced will readily divert to any of the alternative north-south routes nearby with minimal impacts on traffic flows.

Camp Street is a low traffic street where the activity of the University and Art Gallery combine with the heritage setting to create a unique street space. Camp Street would benefit from additional activated frontages incorporating cafés, University display spaces, artist incubator spaces, commercial art galleries and shops, possibly serving the student and arts market. There is also great potential for festivals and events that involve temporary street closure. Creation of a new public space with views over the historic Bridge Street area and Bakery Hill to the countryside beyond will add to this streetscape. Redesign of the lawn area of Alfred Deakin Place will make this area more usable and flexible.



# PRECINCT 1: OBJECTIVES

- ▶ Enhance the boulevard image of the CBD with Sturt Street as the spine.
- ▶ Increase pedestrian amenity throughout the Precinct.
- ▶ Showcase and improve the outstanding heritage qualities of the Precinct.
- ▶ Retain and provide for future expansion of anchor retail department stores.
- ▶ Encourage boutique retail, dining and entertainment experiences that are unique to Ballarat.
- ▶ Focus arts and cultural activities in the Precinct, particularly those aimed at tourists and visitors, and those with a regional catchment.
- ▶ Nurture the Universities and related activities as a vital part of the Precinct.

## Strategies and Actions

- 1.1 Create a lively, active streetscape along Sturt Street that encourages walking between Armstrong Street and Bridge Mall through active frontages, traffic management and streetscape design.**
- 1.2 Work with landowners to reinstate heritage building façades, in particular upper level façades, shop fronts and verandahs, particularly along Sturt Street, Lydiard and Armstrong Streets.**
- 1.3 Encourage residential and tourist accommodation in upper levels of new and existing buildings.**
- 1.4 Enhance the role of the Precinct as an arts and entertainment hub through ongoing development of its facilities including:**
  - University performing arts centre.
  - Art Gallery of Ballarat.
  - Town Hall: possible expanded use as an arts and performance space.
  - Outdoor areas designed for festivals, performances.
  - Encourage and promote additional high quality tourist accommodation.
  - Nurture creative and cultural industries.

## Action Areas

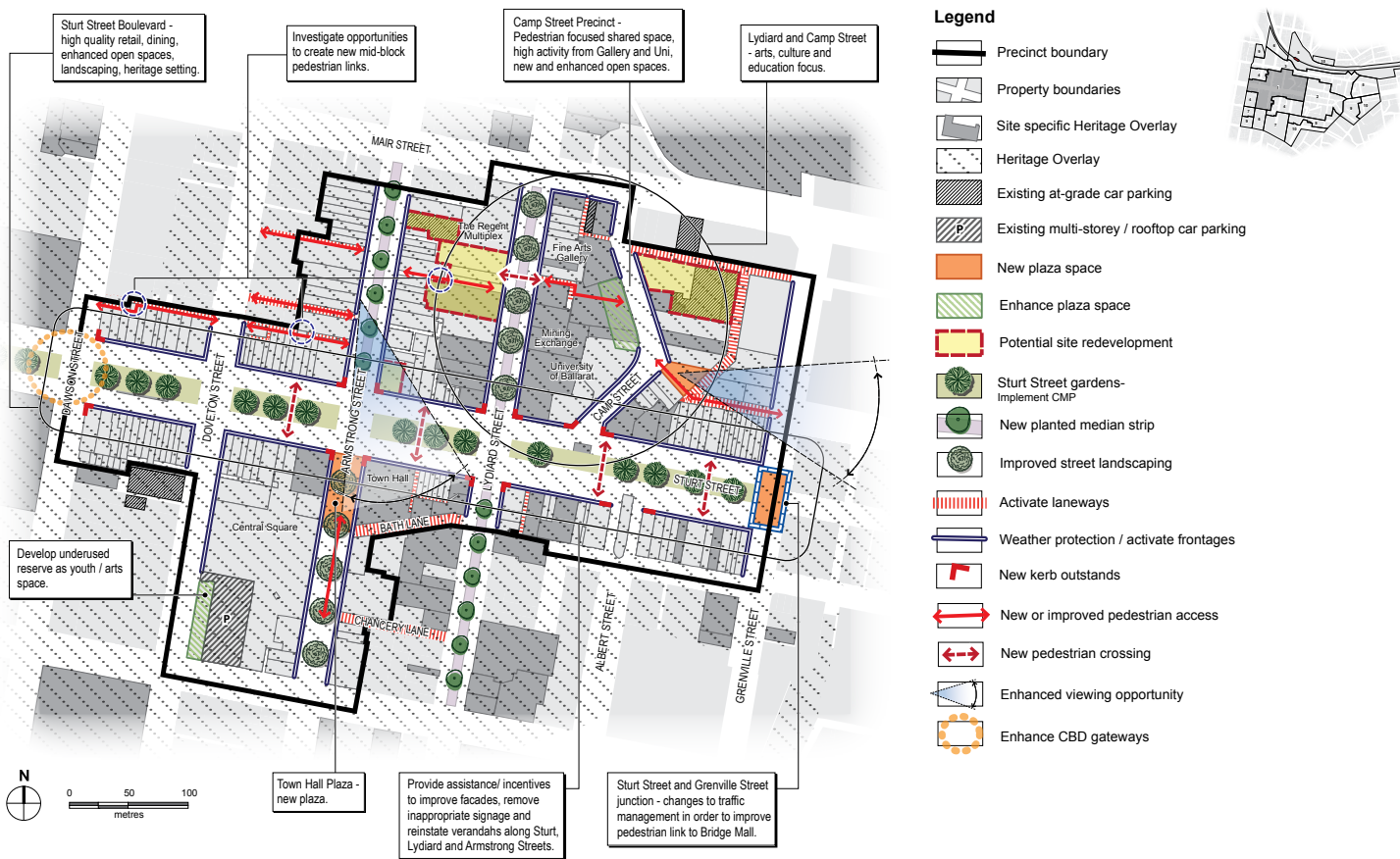
Within this Precinct, there are four areas of focused action:

- Sturt Street Boulevard.
- Lydiard Street and Armstrong Street North.
- Town Hall Plaza and Phoenix Mall.
- Camp Street.



*Malvern Town Hall, Victoria  
Demonstrates a vibrant public open space.*

# PRECINCT 1: STURT STREET CORE RETAIL



## STURT STREET BOULEVARD

Following implementation of the Mair Street upgrade, through traffic in Sturt Street will be reduced and major improvements to the street spaces and pedestrian amenity of Sturt Street can be undertaken.

**1.5 Develop Sturt Street as the principal boulevard for the CBD, increasing amenity, safety and access particularly for pedestrians and cyclists.**

**1.5.1 Reinstate Sturt Street median between Grenville and Lydiard Streets to its original width by replacing indent angle parking with landscaping.**

**1.5.2 Reduce Sturt Street to two lanes in each direction, remove turning lanes wherever possible and construct outstands to reduce pedestrian crossing widths at intersections and mid-blocks.**

**1.5.3 In the longer term, dedicate one traffic lane in each direction to bus only.**

**1.5.4 Provide marked bicycle lane along the road, with a substantial safety zone behind on-street car parking.**

**1.5.5 Construct kerb outstands at corners and mid-block to create space for small areas of landscaping and canopy trees, and provide better pedestrian connections. Construct new landscaped kerb outstands in front of the Town Hall as a first priority.**

**1.5.6 Introduce additional mid-block north-south pedestrian crossings as indicated on the Precinct Map.**

**1.5.7 Lease space for street barrows (2) and / or additional outdoor dining seating within the Gardens in spaces already identified for non-garden bed use. Ensure any additional infrastructure has no impact upon Gardens. First preference for coffee barrows should be given to existing CBD café owners.**

**1.5.8 Ensure road intersection designs along Sturt Street incorporate the ability to cross between sections of the central Gardens in an east / west direction.**

**1.5.9 Investigate the potential for a 'scramble crossing' at Armstrong Street, following closure of the southern section of this street with the creation of the Town Hall Plaza.**



## PRECINCT 1: STURT STREET CORE RETAIL

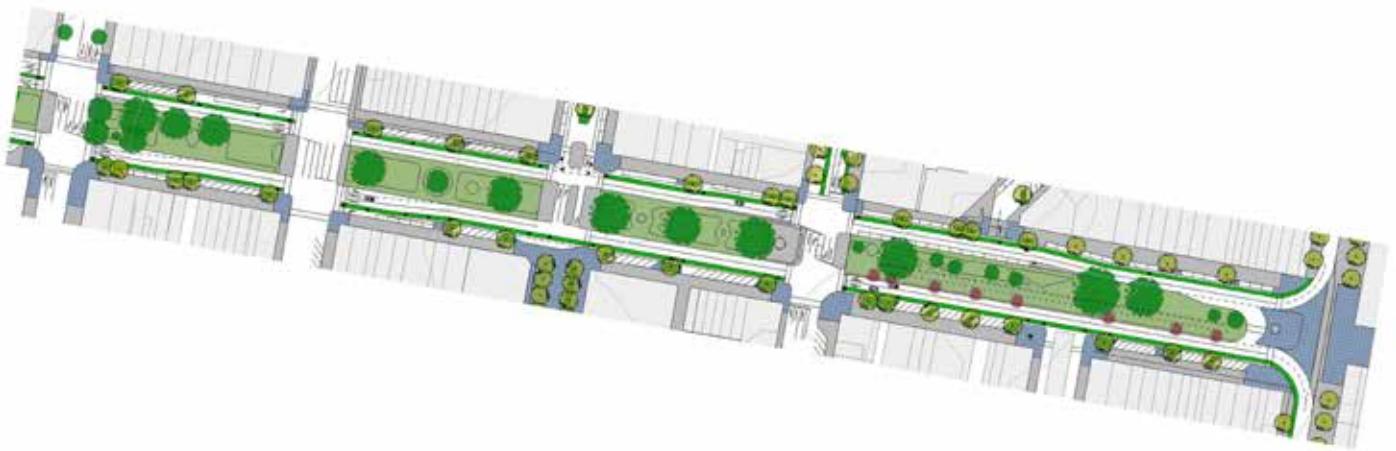
- 1.5.10** Arrange seating in the Sturt Street Gardens so that it faces both into the Gardens and to the street and provide spaces to sit on the grass that are protected from sun/wind.
- 1.5.11** Develop an expanded program of temporary events in the Gardens such as small markets, installations or exhibitions (e.g. using the rotunda).
- 1.5.12** Install lighting to trees, sculptural features and heritage building façades. Use coloured lighting or projections for added interest or special events.
- 1.5.13** Reduce speed limit in Sturt Street between Grenville and Doveton Streets to 40 km to improve pedestrian and cyclist safety.
- 1.5.14** Investigate potential to relocate bus stop in front of Myer to alongside the proposed Town Hall Plaza to create more space for on-street parking.
- 1.5.15** Prior to commencement of major streetscape works and reduction of on street parking in Sturt Street, establish car parking replacement options. This could include an upgraded car park to the rear of the Law Courts.

# STURT STREET BOULEVARD CONCEPT ILLUSTRATION



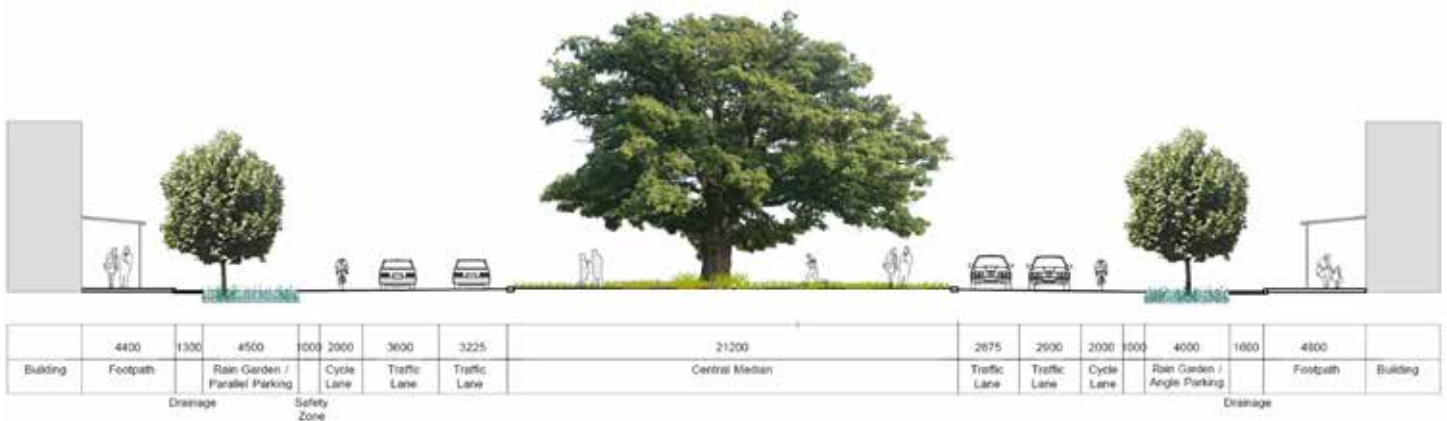
Existing view from Albert Street looking west along Sturt Street.

# STURT STREET BOULEVARD CONCEPT PLAN

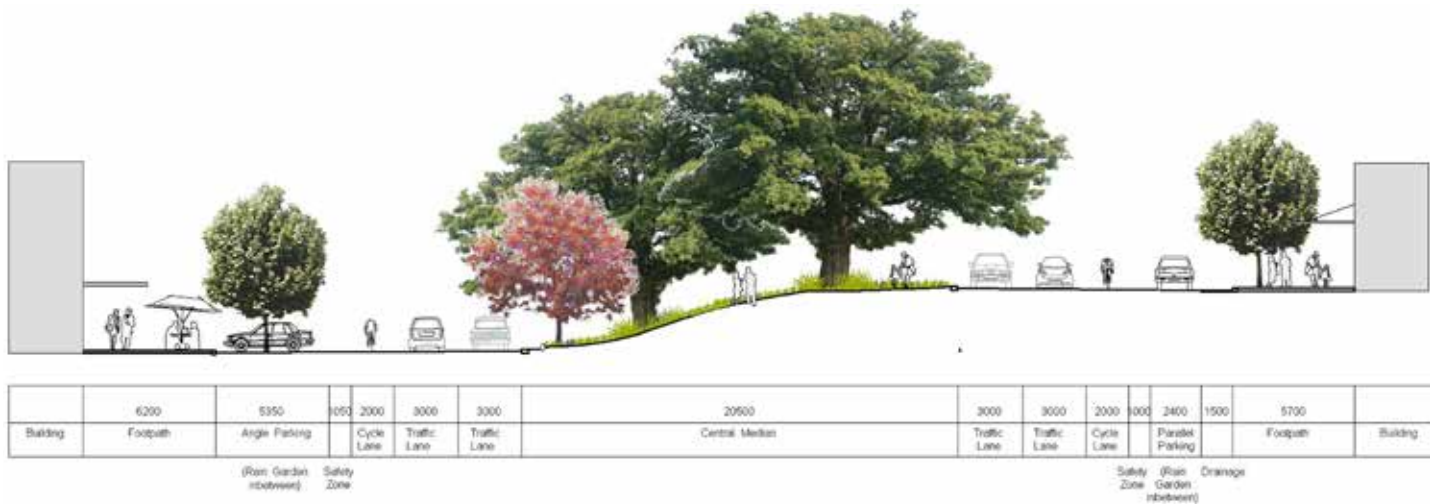


1 Sturt Street  
Scale: 1:2000

## STURT STREET BOULEVARD CROSS SECTIONS



Sturt Street Section Armstrong – Doveton Streets



Sturt Street Section Grenville – Lydiard Streets

# LYDIARD STREET & ARMSTRONG STREET NORTH



	3700	5350	2175	3000	2000	3000	2175	5350	3700	
Building	Footpath	Angle Parking Lane		Traffic Lane	Median	Traffic Lane		Angle Parking Lane	Footpath	Building
		Cycle Lane & Safety Zone				Cycle Lane & Safety Zone				

Lydiard Street Section

## LYDIARD STREET & ARMSTRONG STREET NORTH

This area includes Lydiard Street (North to Mair Street and South to Dana Street) and Armstrong Street North (between Sturt and Mair Streets).

These key north-south streets will act as green ‘fingers’ extending from the principal Sturt Street Boulevard. The planting will continue the theme from Sturt Street of exotic, deciduous trees. Greater pedestrian amenity and the promotion of outdoor dining will encourage more street activity. Central medians will be installed to provide for planting and pedestrian refuge.

The advantages of this Concept include providing a substantially improved visual amenity that reflects and enhances the heritage qualities of the streetscape. In addition, pedestrian amenity will be improved through the shade and weather protection provided by trees, and by the pedestrian refuge for crossing these wide streets.

- 1.6 Develop Lydiard Street and Armstrong Street North as key extensions of Sturt Street boulevard.**
- 1.6.1 Create a new central median in Lydiard and Armstrong Streets to improve pedestrian access across the street and separate opposing traffic flows. This will also provide landscaping opportunities.**
- 1.6.2 Construct kerb outstands at street corners and intermittently along the street to create space for small areas of landscaping and canopy trees.**
- 1.6.3 Continue the planting theme from Sturt Street of exotic, deciduous trees.**
- 1.6.4 Site tree planting to retain adequate views to heritage buildings or select tree species that do not have a wide canopy spread.**

## LYDIARD STREET

- 1.6.5 Improve the amenity of Lydiard Street as a key pedestrian route of the CBD and north-south cycle link.**
- 1.6.6 Reconfigure the road space to include dedicated cycle lanes and cyclist safety buffer.**
- 1.6.7 Retain the existing angled parking.**
- 1.6.8 Create a mid-block pedestrian crossing at Police Lane, to link to the Camp Street Precinct.**

## ARMSTRONG STREET NORTH

- 1.6.9 Improve the amenity of Armstrong Street, north of Sturt Street, as an important pedestrian street.**
- 1.6.10 Create a new central median with tree planting to improve pedestrian access across the street, separate opposing traffic flows and provide landscaping opportunities.**
- 1.6.11 Remove the existing central parallel parking.**
- 1.6.12 Reconfigure the road space to feature dedicated cycle lanes and cyclist safety buffer.**
- 1.6.13 Replace the existing parallel parking adjacent to the footpath with angled parking.**

# LYDIARD STREET & ARMSTRONG STREET NORTH



Existing view of Armstrong Street from Sturt Street corner looking north towards Mair Street.

# TOWN HALL AREA

## TOWN HALL AREA

This area includes the Town Hall and adjoining public spaces. There are a number of opportunities to enhance the historic and iconic Town Hall as the civic heart of the CBD and to enhance its setting among high quality public spaces.

### 1.7 Strengthen the civic role and historic presence of the Town Hall building in the CBD and establish new or upgraded adjoining civic spaces as an extension to the Sturt Street boulevard.

#### TOWN HALL

The Council is considering options for the future location of the administration offices. Should the administration relocate from the Town Hall, future use options need to be considered.

##### 1.7.1 Consider options for future use of the Town Hall building should Council administration relocate. These options include:

- Retention of civic function (e.g. Council offices or reduced customer service centre, Council meeting spaces, other government office, community use).
- Cultural hub with uses such as a theatre, exhibition, performance spaces (e.g. Drum Theatre, Dandenong Town Hall, North Melbourne Town Hall).
- Tourist information service / accommodation booking.
- Function / conference centre.
- Council library, genealogy centre.



*Drum Theatre, former Dandenong Town Hall, Victoria  
Demonstrates creative reuse of a Town Hall.*

## TOWN HALL PLAZA

Closure of Armstrong Street South at Sturt Street would provide the opportunity for a graceful new civic space to complement this historic setting within the heart of the CBD. The Town Hall or Civic Plaza would be an adaptable space serving as a pedestrian thoroughfare and place to sit or meet other people day to day, as well as a civic space for the City to host festivals, ceremonies and events.

##### 1.7.2 Close Armstrong Street from Sturt Street to Bath Lane to create a new urban plaza.

##### 1.7.3 Draw from the existing civic qualities of the Town Hall, the active Central Square and the historic laneways around Armstrong Street in the design of this space.

##### 1.7.4 Install formalised, higher quality pavement and permanent seats within the zone between Bath Lane and Myer.

##### 1.7.5 Enhance the space with soft landscaping that might include boulevard planting and a small area of lawn.

##### 1.7.6 Locate a small café in the car park adjacent to the Town Hall fronting Armstrong Street, between the Carillion and the Town Hall. This café could incorporate a small indoor / outdoor area with a retractable canopy.

##### 1.7.7 Enhance the plaza space by activating the Myer frontage and leasing space for up to 3 small barrows that could sell coffee, fruit or newspapers, for example.

##### 1.7.8 Conduct a trial closure of Armstrong Street for a public event to introduce the concept of the Town Hall Plaza to the community.

##### 1.7.9 Liaise with Myer and Central Square to arrange loading access during quiet times of the day (e.g. early morning).

##### 1.7.10 Hold a competition to name the plaza.

# TOWN HALL AREA

## PHOENIX MALL

Improvements can be made to the Phoenix Mall to overcome the level difference to Central Square, increase the perception of safety and enhance the space as a boulevard link to Sturt Street.

- 1.7.11 Redesign Central Square entry plaza to better integrate with the Armstrong Street streetscape and address unfavourable level changes.**
- 1.7.12 Alter Phoenix Mall (following on from the recommendations of the Phoenix Mall Master Plan) to reduce even further the physical and visual barriers between the west and east side and improve pedestrian access.**
- 1.7.13 Retain the avenue of trees on the eastern edge of the space. Plant new trees adjacent to terraces, as existing trees would need to be removed to create terraces.**
- 1.7.14 Create a usable mid-level transition space. This is an opportunity for an outdoor dining terrace or amphitheatre.**
- 1.7.15 Remove existing parking in Armstrong Street and replace in upgraded Central Square car park.**
- 1.7.16 Require active building frontages along Armstrong Street to address the space.**
- 1.7.17 Investigate the need to relocate the post office with the closure of Armstrong Street.**

## DANA STREET

- 1.7.18 Develop a youth / arts space within the reserve adjacent to the Dana Street car park.**



*Broadgate Exchange Square, London  
Demonstrates use of creative lighting to enhance public spaces*



*Potsdamer Platz, Berlin  
Demonstrates how a open space's visual amenity can be enhanced.*

# TOWN HALL AREA CONCEPT PLAN & CROSS SECTION





# TOWN HALL PLAZA CONCEPT ILLUSTRATION



Existing view from Sturt Street looking south along Armstrong Street.



# CAMP STREET

Camp Street has the potential to become the arts and culture hub of the CBD and one of its most vibrant street spaces.

Camp Street is a unique part of the Ballarat CBD, as a relatively enclosed street with a distinct layout, many heritage buildings and major activity attractors. It could be further enhanced as a pedestrian focused enclave supporting the arts and entertainment cluster of the University Performing Arts Centre, the Art Gallery and its restaurants and bars.

Within Camp Street is Alfred Deakin Place and a proposed new terrace.

## 1.8 Develop the Camp Street Area as a vibrant enclave of the CBD and its arts and culture hub.

1.8.1 Activate street frontages by encouraging cafés, shops, student activities and occasional markets.

1.8.2 Find space for galleries / additional artist incubators in this area as need arises.

1.8.3 Front University and Art Gallery activities to Camp Street and Alfred Deakin Place.

1.8.4 Open University exhibitions or displays to the public.

1.8.5 Establish temporary or regular events to enliven the street space, such as concerts or markets.

1.8.6 Include visual activation through a public media screen.

1.8.7 In the long term consider introducing larger attractions in Camp Street e.g. ice-skating rink in winter, moonlight cinema in the summer.

1.8.8 Upgrade paving treatment and install trees and rain gardens within kerb outstands between parking bays.

1.8.9 In the immediate term, retain as a two way street with on street parking.

1.8.10 Close street off at peak cultural times (i.e. weekends, public holidays, festivals).

1.8.11 Investigate future potential to create shared traffic space zone or pedestrian only space.

1.8.12 Strengthen the pedestrian connection along Police Lane with way finding signage / lighting. Install a pedestrian crossing over Lydiard Street to connect to Police Lane.

## 1.8.13 Review car parking restrictions to provide increased short term spaces.

### ALFRED DEAKIN PLACE

Recent upgrades to Alfred Deakin Place have enhanced this space considerably, however the grassed verge has proven difficult to maintain. There are opportunities to increase the use of this space and its connection to the activity of Camp Street. A terraced area would encourage more people to use the space on a day to day basis and could also be used for events.

1.8.14 Replace the grassed bank with a landscaped terrace that negotiates the steep change in level, provides a clear connection to Camp Street and creates places for casual seating. This may involve realignment of the ramp and stairs. The terrace could include small areas of grass.

1.8.15 Continue the paving theme of Alfred Deakin Place onto the adjoining footpath to create a sense of opening up the space into Camp Street.

1.8.16 Relocate the sculpture to the northern part of the space so that it does not obstruct views to outdoor performance spaces. In addition, locate trees to maintain these views.

1.8.17 Retain on street parking in front of Alfred Deakin Place in the immediate term, except during temporary street closures. In the longer term, consider the option to remove car parking spaces directly in front of Alfred Deakin Place to open views to the space permanently.



Above: Robson Square, Vancouver  
Below: Pioneer Square, Portland Oregon  
Demonstrates use of paved terrace for seating as well as connections.

# CAMP STREET

## PROPOSED NEW TERRACE

The surface car park on the eastern side of Camp Street presents an opportunity for a new public space that has a view across central Ballarat to Mount Warrenheip and Mount Buninyong. As part of the former miners' camp area, the site could be used as an opportunity to convey an aspect of Ballarat's heritage.

**1.8.18 Investigate opportunities to acquire this site for creation of a new space that includes trees or a pergola on the northern side for summer shade, seating and grassed areas and a viewing deck / stage at the apex of the view corridor.**

**1.8.19 Activate adjoining buildings with outdoor dining.**

**1.8.20 Create a staircase or ramp link down to Cattan Street and Grenville Street.**

**1.8.21 Include heritage themes or interpretive signage to tell the story of this part of the CBD.**

# CAMP STREET CONCEPT PLAN



# ALFRED DEAKIN PLACE CONCEPT ILLUSTRATION



*Existing view from the middle of Camp Street looking north-west.*

## PROPOSED NEW CAMP STREET TERRACE CONCEPT ILLUSTRATION



*Existing view from the middle of Camp Street looking south-east.*

## PRECINCT 2: BRIDGE MALL CORE RETAIL

The Bridge Mall Precinct includes the historic Bridge Street, now the Mall, up to the edge of Bakery Hill and the surrounding retail streets. This is a core CBD retail area for large format convenience shopping and small retail shops that complement the specialty retail role of Sturt Street.

This Precinct offers the primary opportunity for retail growth in the CBD to accommodate the predicted demand for additional retail as the population of Ballarat and the region increases. The two surface car parks surrounding Coles and Big W present substantial opportunities to both develop buildings that provide for the retail needs of the community and to create a more welcoming and attractive entrance to the CBD.

Bridge Mall is generally functioning well as a retail centre. Increased activity within Bridge Mall created by redevelopment of the adjoining large format areas will greatly assist in the economic viability of the Mall area, as well as helping to address the safety issues raised.

There has been much discussion over the years about the benefits of leaving Bridge Street as a mall or opening it to traffic. Options to open to traffic include a range of traffic configurations - single lane with parking, dual lanes or buses only. The recommendation of this Strategy is that the Mall not be opened at this point in time as it is functioning well in its current format. Instead, the Strategy makes a number of recommendations to enhance the Mall and its environs, including improved pedestrian links between the different retail areas, public realm enhancements, improving the quality of architecture and restoring heritage buildings.

As a priority the streetscapes of Little Bridge and Curtis Streets require upgrading to present a more attractive image and improve pedestrian amenity and safety. These streets have a lack of active building frontages on both sides, being comprised of surface car parks on one side and the rear of the Mall shops on the other. The inconsistent building heights and treatments and a lack of cohesive landscaping present a cluttered and unattractive environment in this key CBD location.

These streetscapes could be recreated with new buildings on the car park sites of up to 4 storeys to define the street space and its edges, and to provide active frontages to the street. These developments would be comprehensively and carefully designed to incorporate a combination of larger format stores and smaller shops with interesting frontages, commercial uses in upper floors and car parking above and behind.



Redevelopment of the Precinct could also see improvements to pedestrian links, either through upgrading existing laneways or creating new pedestrian laneways through redevelopment sites.

A clear pedestrian link is lacking between the Mall and Sturt Street – the two principle retail areas of the CBD. Council have previously explored options to improve this connection that have not proven successful. However, there are other possibilities that could be considered which would result in improved pedestrian priority without substantial disruption to traffic flow.

Improved pedestrian connection between the north and south retail areas are also required. This could include upgrading of existing laneways to make them more attractive and increase the perception of safety through new paving treatments, lighting and artwork. The large redevelopment sites of the Precinct also present opportunities to include new pedestrian links.

The entrance to the CBD at the Humffray Street / Victoria Street roundabout is confusing and unattractive. Potential views up to the Sturt Street boulevard are lost in the clutter of streetworks and signage, the car park and the rotunda. This area could be vastly improved by the removal of the visual clutter and simplification of the roadway, including removal of the rotunda that inhibits views to Sturt Street and the ten car spaces accessed at the intersection. Creation of a landscaped area in this location would offer a more appropriate foreground to this important and historic vista of the CBD from the Mall to Sturt Street.

The bus interchange on Little Bridge Street could be improved through the integration of bus parking space, shelters and possibly an enclosed space for travellers to provide better weather protection.



# PRECINCT 2: OBJECTIVES

- ▶ Enhance and grow the Precinct as a core retail area with a focus on convenience and small retail.
- ▶ Maximise redevelopment opportunities on the underutilised land.
- ▶ Improve the CBD entry point via Little Bridge Street.
- ▶ Introduce high quality new buildings that recreate the streetscape edges.
- ▶ Create a lively, safe and active public realm to enhance retail activity.
- ▶ Improve pedestrian permeability, safety and traffic flow.
- ▶ Create stronger connections between Ballarat Central and the Yarrowee River.

## Strategies and Actions

### 2.1 Develop the area as a vibrant mixed use retail area

2.1.1 Prepare a comprehensive master plan for the Precinct which addresses all issues of land use, built form, car parking, access and pedestrian amenity in a holistic manner.

2.2 Retain and develop the area as the core retail focus of Ballarat for local and regional functions, with a focus on supermarkets and discount department stores.

2.3 Include commercial and residential uses in upper levels.

2.4 Provide replacement car parking within a deck structure. This could be an internal car park space sleeved with active uses at the building frontages. Alternatively, provide car parks in the upper levels of retail/commercial buildings.

2.5 Examine traffic management and circulation within Little Channel and Sharwood Streets and how they would be incorporated into new development.

2.6 Provide active retail frontages and weather protection on all street façades.

2.7 Allow buildings up to parapet height of heritage buildings along the Mall and four storeys elsewhere, subject to heritage considerations.

2.8 Retain Bridge Mall as a pedestrian space with no cars.

2.9 Improve north-south pedestrian connections through laneway 'walk through' spaces.

2.10 Develop a new suite of contemporary paving treatments to apply to the whole area, different to the heritage based treatments for Sturt Street and surrounds, to reflect the new building styles in the Precinct while complementing the heritage elements of Bridge Mall.

2.11 Rationalise signage in this Precinct to reduce visual clutter, particularly large scale advertising signage at CBD entry points.

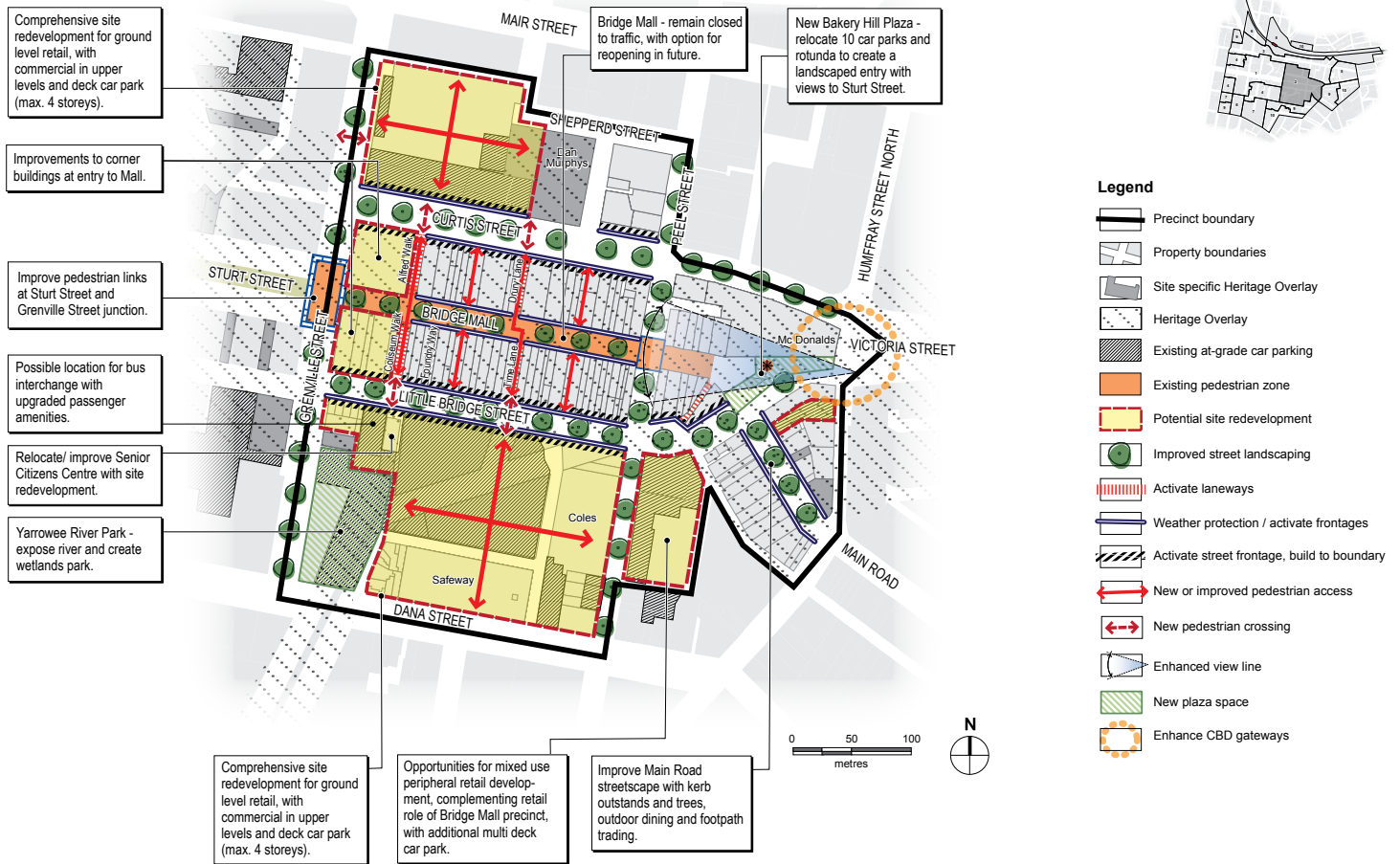
## Action Areas

Within this Precinct, there are five areas of focused action:

- Curtis Street and Little Bridge Street.
- Grenville Street.
- Bakery Hill CBD Entrance.
- Yarrowee River Park.
- Main Road.



# PRECINCT 2: BRIDGE MALL CORE RETAIL





## PRECINCT 2: CURTIS STREET & LITTLE BRIDGE STREET

The retail and car park areas within Curtis Street and Little Bridge Street are among the most strategically important sites within the CBD. Redevelopment of these two areas would dramatically improve the entrance to the CBD and the appearance and amenity of this important Core Retail Precinct, and to stimulate further investment within the CBD.

**2.12 Recreate the streetscapes of Curtis Street and Little Bridge Street by redeveloping surface car parks and single storey buildings with buildings of up to four storeys overall that contribute active frontages to the streets.**

**2.12.1 Investigate the redevelopment opportunities of the two retail areas of Curtis and Little Bridge Streets by discussing their potential with landowners and business operators.**

**2.12.2 Discuss options for improvements to the Norwich Plaza building with the landowner. This could include upgrading the existing building by creating new window and doors openings, or applying facade treatment. Longer term options for the site should be investigated.**

**2.12.3 Undertake Curtis and Little Bridge Streets streetscape upgrades to improve the pedestrian environment:**

- Increase pedestrian crossings.
- Slow cars to 40 km / hr.
- Plant additional tree boulevards.

**2.12.4 Undertake improvements to street landscaping in the immediate term, provided they are in keeping with long term objectives for the area.**



**2.12.5 Address safety and cleanliness issues of the car park above Woolworths to encourage use as an all day parking option for CBD traders and workers.**

**2.12.6 In the longer term consider altering the two traffic lanes of Curtis and Little Bridge Streets to provide one lane for traffic, the other lane dedicated to bus.**

**2.12.7 Upgrade the Little Bridge Street bus interchange to provide improved passenger amenities that include an internal waiting area with cafe, real time information etc. (refer Connections Theme).**

**2.12.8 Upgrade the Senior Citizens centre as a part of the comprehensive redevelopment of the Little Bridge Street area. This could provide an opportunity for co-location with other community facilities within the one centre.**

**2.12.9 During the redevelopment of the Coles / Woolworths car park sites, construct a temporary car park in the location of the Yarrowee River Park to provide replacement car parking. Assurance must be given that the car park will be redeveloped as open space upon the completion of the development.**



## PRECINCT 2: CURTIS STREET CONCEPT ILLUSTRATION



Existing view from Grenville Street looking east along Curtis Street.

# LITTLE BRIDGE STREET CONCEPT ILLUSTRATION



Existing view from Peel Street looking west along Little Bridge Street.

# CURTIS STREET & LITTLE BRIDGE STREET

## GRENVILLE STREET

The connection of Bridge Mall to Sturt Street at the Grenville Street intersection currently does not allow an easy pedestrian link between the CBD's two core retail areas. Improvements could be made to this junction so that the physical and notional connection of Sturt Street and Bridge Mall is improved, without unduly disrupting north-south traffic flow.

### SCRAMBLE CROSSING

A scramble crossing would provide good pedestrian priority at this location, whereby all traffic is stopped to allow pedestrian access in all directions through the intersection. Scramble crossings tend to create traffic delay therefore this treatment would operate to discourage traffic along Grenville Street. However, this may also cause undue delay for bus movements and would require further investigation. It is a relatively easy implementation measure to improve pedestrian connectivity that does not require as substantial infrastructure investment or disruption to traffic flow as other options.

### RAISED PLATEAU

A raised plateau at the intersection would provide a greater sense of pedestrian connection between the Mall and Sturt Street. By introducing contrasting paving treatment it signals that this is a pedestrian priority space. A raised plateau also would eliminate kerbs and create the sense of a seamless pedestrian flow between Bridge Mall and Sturt Street.

### SHARED SPACE

Shared spaces are a means of reclaiming space for pedestrians whilst maintaining vehicle access. A shared space treatment would require the implementation of very low speed limits (i.e. 10 km / hr). In order to operate effectively and safely the shared space would need to be redeveloped significantly to provide clear and intuitive visual cues for drivers and pedestrians demarcating the shared zone. This includes clear signage, contrasting pavement surface treatments such as brick, appropriate lighting and the placement of street furniture.

The treatment would need to be implemented for a length of Grenville Street (i.e. between Curtis and Little Bridge Streets) in order to be effective. With the implementation of the Mair Street upgrade, it is likely that there will be sufficiently low volumes along Grenville Street to justify this measure. Issues that may be presented for bus routes along this section of Grenville Street would need to be further investigated.

A shared space zone is a longer term option for the intersection treatment.

## Grenville Street Concept

**2.13 Undertake a staged program of road treatments to Grenville Street at the intersection of Sturt Street and Bridge Mall.**

**2.13.1 Include a scramble phase in traffic lights at this intersection.**

**2.13.2 Install a raised plateau on Grenville Street at the intersection of Sturt Street and Bridge Mall with contrasting paving that provides a visual and physical link between the paving of these two pedestrian areas.**

**2.13.3 Consider the long term option of creating a shared space.**



*Grenville Street raised plateau between the Bridge Mall and Sturt Street*

# BAKERY HILL CBD ENTRANCE

## Bakery Hill CBD Entrance

Bakery Hill is the most significant entry point to the CBD and a historic site of National significance as the location of the raising of the Eureka Flag. It could be significantly improved in order to reflect the status, grandeur and history of the city.

The Victoria Street Strategy proposes improvements to the first section of this eastern entry point. This includes planting and streetscape works. The roundabout at Bakery Hill requires improvement in terms of its appearance and heritage setting. A major public artwork at this point could be an effective way of expressing the history of the site and marking the entry point to the CBD. This artwork should reference the Eureka theme, but in a contemporary manner that makes it relevant to Ballarat today, as well as the past.

It is also confusing for pedestrians to navigate this roundabout and additional crossing points in the future would assist.

Currently the view at Bakery Hill through Bridge Mall to Sturt Street is encumbered by the on street car parking and the rotunda. These views could be opened up to form a clear vista from Bakery Hill to the Town Hall spire.

- 2.14 Improve the Bakery Hill CBD entrance as the key entry point from the east and as a site of National historic significance.**
- 2.14.1 Implement the Victoria Street Gardens - Development and Management Plan.**
- 2.14.2 Commission a major public artwork for the Humffray / Victoria Streets roundabout.**
- 2.14.3 Improve pedestrian connections at the roundabout.**
- 2.14.4 Remove the rotunda to open up the vista through Bridge Mall and up to Sturt Street from the roundabout.**
- 2.14.5 Remove the on street angle car parking spaces to create landscaped open space and to open view lines to Sturt Street.**
- 14.6 Remove unnecessary signage to reduce visual clutter.**
- 2.14.7 Improve the appearance of heritage buildings in this area. Seek funding assistance to clean heritage facades or to remove modern facade cladding that obscures the original building.**

# BAKERY HILL CBD ENTRANCE CONCEPT ILLUSTRATION



Existing view from Hummfray Street looking west towards Bridge Mall and Sturt Street, 2010.

# YARROWEE RIVER PARK

The establishment of a wetland park at the corner of Grenville and Dana Streets provides an opportunity to reconnect the Yarrowee River to the CBD. Exposing the river flow will create a greater awareness of the river within the city. The Yarrowee River Park could be designed as a contemplative space with a native vegetation theme as a contrast to the formal planting theme of Sturt Street.

The Yarrowee River Park is proposed as a part of the comprehensive redevelopment of the entire Coles / Woolworths sites and car parks.

## 2.15 Redevelop the area at the corner of Grenville and Dana Streets to create a wetlands park and expose the Yarrowee River.

### 2.15.1 Investigate the potential to reveal the river dependent on further hydrological investigation.

### 2.15.2 Terrace the park to accommodate low and high water flows.

*The lower terrace could be a wetland system that is both watered by the creek in winter and cleans storm water runoff from the road system all year.*

*Open surface water opportunities could be created as a feature of the park.*

### 2.15.3 Connect the landscaping theme of the park to Little Bridge Street.

### 2.15.4 Redesign and relocate the Senior Citizens Building to better integrate with the landscape corridor connection to Little Bridge Street.

### 2.15.5 Investigate the potential of adapting the heritage buildings adjoining the space for community use or to open active frontages that connect with this space.



# YARROWEE RIVER PARK CONCEPT ILLUSTRATION





# MAIN ROAD

Main Road is a small shopping strip adjacent to the Bridge Mall. Included within a Heritage Overlay and with several individually significant sites, it has much character and appeal. Main Road supports an emerging dining cluster and is a long standing destination for antique and vintage shopping. There is potential to enhance this unique enclave of the CBD by improving the streetscape and providing a more welcoming environment for outdoor dining. Main Road also serves as entrance to the CBD core retail area from the south east, as a route from Sovereign Hill.

## **2.16 Foster the local, specialist retail and café role of Main Road.**

**2.16.1 Undertake streetscape improvements to the Main Road shopping area. These could include the construction of kerb outstands and widening of the footpath which would provide spaces for additional street planting, small seating areas and outdoor dining. In the longer term, one way traffic access could be considered to provide more space for on street outdoor areas.**

**2.16.2 Encourage residential, small office or tourist accommodation uses above ground level retail.**

**2.16.3 Encourage the restoration of heritage building facades and the provision of weather protection in any new development. Reinstate heritage verandahs where appropriate.**



## PRECINCT 3: MAIR STREET CORRIDOR

Proposed upgrades to Mair Street will see this corridor undergo the most immediate and evident change in the CBD. This will change the way the street is used, increasing traffic and introducing new landscaping and traffic management measures. The change will result in Mair Street becoming a major entry route to the CBD and therefore one that can project the image of the CBD.

Sites along Mair Street are some of the largest in the CBD. Many are underutilised or contain older buildings nearing the end of their economic life and some have no heritage significance. This provides an opportunity to develop not available elsewhere in the CBD and, in particular, a major growth opportunity for the office sector.

New buildings within this Precinct could be designed in such a way to contribute to Ballarat's distinctive streetscapes. Environmental sustainability measures and the newest technology requirements could be in-built. Buildings could be purpose-built to suit modern day office needs and specific tenants. There is an opportunity to encourage eco-businesses as a specific focus of the area and enhance Ballarat's image as a leader in environmental sustainability.

Due to the topography, slightly higher buildings could be accommodated without impacting on the heritage streetscapes and scale of the CBD. The topography and rear access available to many sites would also enable car parking to be provided without impacting negatively on the street façade.

The excellent access to the by-pass, the Station and the core CBD retail areas will provide an attractive combination for future investors. A limited range of larger format retail outlets and car sales occupy sites along Mair Street at present and a continued presence of these uses is possible to supplement the CBD retail offer. However, this area is not seen as a long term 'bulky goods' area, as it cannot accommodate a sufficient number of these uses to create an agglomeration.

At the western end of Mair Street there is a number of significant heritage buildings, some of which have been successfully adapted to new uses. New development in this part of Mair Street must respect this heritage context, while providing appropriate design solutions for new development.

Creswick Road, at the western end of the Precinct, is a major CBD entrance and the design of the buildings and streetscape elements are essential to creating a sense of arrival from this point.

The Civic Hall and library site at the western end of the Mair Street Corridor provides a significant opportunity for Ballarat. The Council is currently investigating options for the site to determine its future as it is currently blighted and limiting the growth potential of the corridor. Sites owned by VicTrack adjacent to the railway line also present significant consolidation and redevelopment opportunities.



# PRECINCT 3: OBJECTIVES

- ▶ Establish the Mair Street Corridor as the principle office location of the CBD.
- ▶ Encourage high profile commercial or retail uses that require a larger floor area.
- ▶ Encourage new buildings and public space design to have an ESD focus as a marketing tool.
- ▶ Introduce cutting edge architecture to the Mair Street corridor that creates a new image for this part of the CBD as a contrast to the heritage character elsewhere.
- ▶ Encourage high density residential uses in upper levels as an alternative to office floorspace.

## Strategies and Actions

### 3.1 Encourage new development to maximise the available space in this area and introduce higher densities in close proximity to the CBD.

*Buildings up to 6 storeys, east of Grenville Street.  
Buildings up to 4 storeys, west of Grenville Street.*

### 3.2 Redevelop underused sites such as those occupied by surface car parking, car yards or low scale buildings.

#### 3.2.1 Facilitate site consolidation and redevelopment by amending the Planning Scheme to allow higher scale buildings with substantial office floorspace areas.

### 3.3 Actively promote the Mair Street corridor as a location for new development and investment.

#### 3.3.1 Prepare an investment prospectus that illustrates the development opportunities of the Mair Street corridor.

#### 3.3.2 Approach land owners to discuss options for their sites.

#### 3.3.3 Specifically, discuss development opportunities with the owners of the Mercedes site.

#### 3.3.4 Liaise with VicTrack on the future use of their land holdings that front Mair Street.

### 3.4 Require ground level uses to include a component of active frontages and to make a positive contribution to streetscape amenity.

### 3.5 Improve pedestrian and cyclist linkages in the Precinct, particularly from the CBD to the Station.

### 3.6 Investigate redevelopment of the State Government Offices building with an improved street frontage.

### 3.7 Discuss redevelopment potential with the landowner of the site at the corner of Camp Street (43 Mair Street) to ensure the opportunity for a landmark building is embraced. New development on this site must respect the heritage setting of both Mair and Camp Streets.

### 3.8 Upgrade Mair Street to improve traffic management and reduce the amount of through-traffic within the CBD.

#### 3.8.1 Increase the carrying capacity of Mair Street through initiatives such as improved directional signage, new line marking and reconfiguration of on-street car parking.

#### 3.8.2 A possible configuration consists of two traffic lanes in each direction separated by a central median. Left and right turning lanes would be provided at intersections to promote the smooth flow of traffic.

#### 3.8.3 Install cycle lanes.

### 3.9 Improve the streetscape quality of Mair Street.

#### 3.9.1 Include new landscaping treatment.

#### 3.9.2 Provide seating within landscaped 'pause places' for pedestrians.

### 3.10 Enhance the amenity of Bakery Hill along Victoria Street.

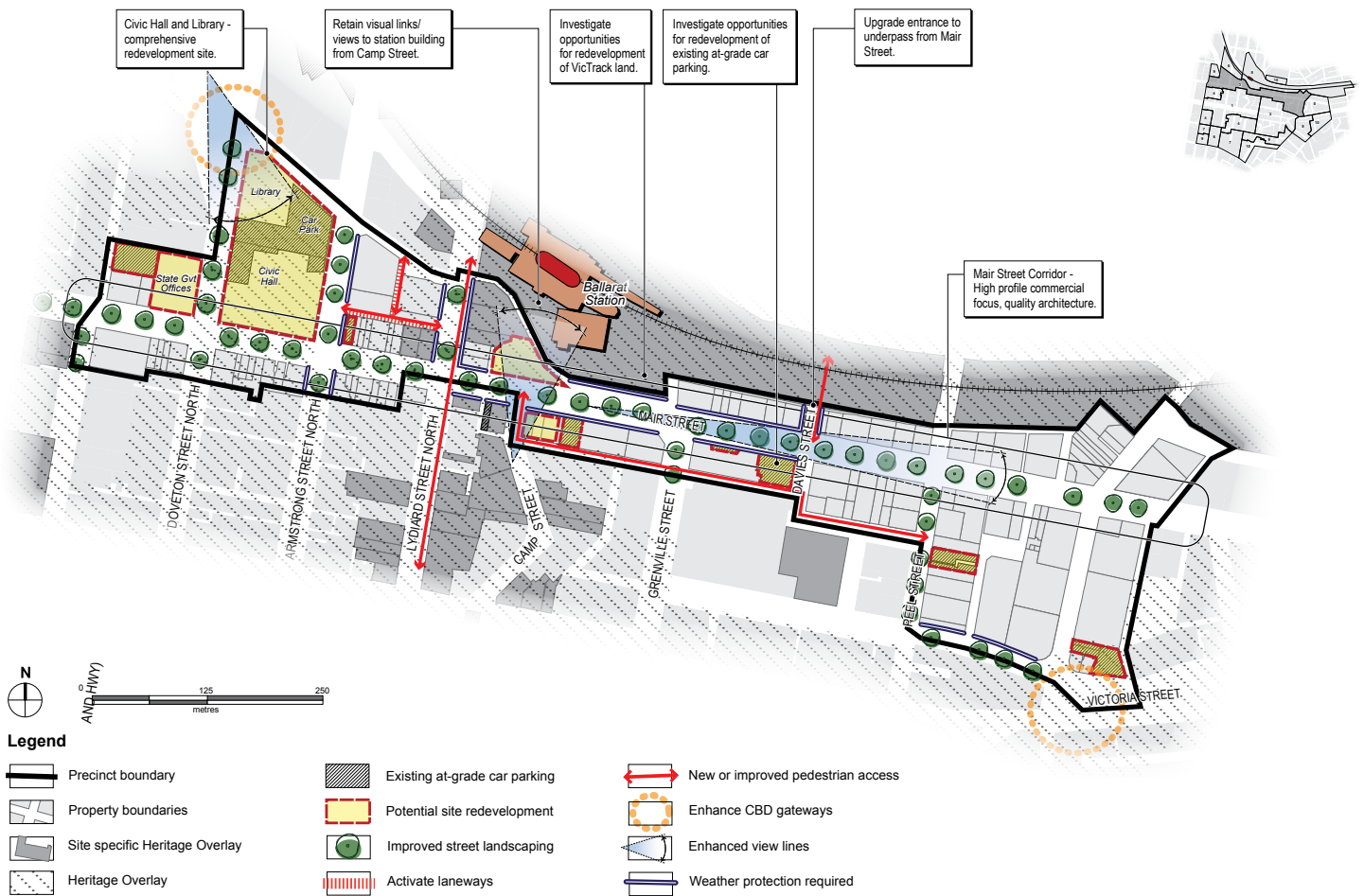
#### 3.10.1 Protect and enhance views from Bakery Hill up Mair Street and across the central city skyline.

#### 3.10.2 Ensure development respects character and heritage buildings in the area, and the important entrance role of the location.

# PRECINCT 3: MAIR STREET CORRIDOR

## Action Areas

Within this Precinct, there is one area of focused action:  
Civic Hall.



# MAIR STREET CORRIDOR CONCEPT ILLUSTRATION



Existing view along Mair Street near the corner of Lydiard Street with a view of the historic Pratt warehouse in the foreground, 2010.

# CIVIC HALL SITE

The Civic Hall is an underutilised Council building and asset on a significant block of Crown Land within the CBD. It represents one of the few large scale potential development sites in the CBD. This site is a high priority for action. It is one of the key catalyst projects for stimulating development and investment in the CBD. The site includes the Civic Hall building and adjoining sites within the block of Mair, Doveton, Market and Armstrong Streets. It is located within the Lydiard Street Precinct Heritage Overlay. The Civic Hall building is considered to have social/cultural, rather than architectural, heritage significance for its past use and associations.

The Civic Hall building has been unused for number of years and requires major work should its re-use be considered. The site has many possibilities for re-use of this large parcel of land within close proximity to the CBD and the Station. Removal of the building is advocated by the Strategy due to the physical and cost constraints posed by the existing building on realising the full potential of this important site.

The Library, corner of Doveton and Market Streets, is a highly valued community resource housed in a contemporary designed building over two levels. The Library building presents a positive image at the northwest entrance to the CBD at the Creswick Road corner. It needs to be included within redevelopment proposals unless a replacement site is planned.

The skate park, corner of Armstrong and Mair Streets, is used by local youth, however it presents an unfavourable image on this important corner. An alternative skate park outside of the CBD has been opened and a Youth Space is being actively pursued in Doveton Street.

Deck car parking on the corner of Armstrong and Market Streets presents an unfavourable image on this corner with an inactive frontage to the streetscape. Large areas of surface car parking elsewhere on the site represent a significant underuse of prime CBD land and result in incomplete, unattractive streetscapes. There is some established planting within the Mair Street frontage of the site, otherwise there is minimal vegetation. The adjoining streets contain no street planting, with the exception of low level planting on Mair Street.

## **3.11 Comprehensively redevelop the Civic Hall site to stimulate development in the CBD.**

### **3.11.1 Prepare a comprehensive master plan for the site that addresses the following issues and opportunities.**

### **3.11.2 Improve the appearance, use and function of the Civic Hall site in its context of close proximity to the CBD and the Station.**

### **3.11.3 Ensure new uses add to the commercial strength of the CBD and do not incorporate major retail destinations that compete with the core retail role of the CBD.**



### **3.11.4 Investigate the potential for a range of new uses such as:**

*Council administration, relocated from the Town Hall.*

*State Government offices.*

*Commercial tenants requiring a large floor plate.*

*Supporting retail activity, (e.g. shops, dry cleaning, cafés).*

*High density residential, creating new opportunities for inner city living.*

*University campus.*



# CIVIC HALL SITE

## 3.11.5 Use the Civic Hall site development guidelines as follows:

Improve the appearance of this prominent site:

- Ensure new buildings are of a high architectural standard, maximising the opportunity to create a new landmark development within the CBD.
- Incorporate landscaping and public spaces within the redevelopment.
- Provide interesting and active frontages to the streets.

Re-activate all street frontages with active uses and pedestrian friendly streetscape amenities.

Ensure new built form on the site reflects the form and setbacks typical of the CBD and surrounding areas:

- Construct new buildings generally to the edge of the four adjoining streets.
- Include frontage setbacks in some locations to provide new plaza spaces, or at the entrances to pedestrian links through the site. A frontage setback on Mair Street may be appropriate to retain existing trees.
- Buildings up to four storeys on the street edge are appropriate particularly when articulated to not detract from views and city skylines.
- Higher scale form is acceptable within the centre of the site, generally up to six storeys, provided that key viewlines are maintained.
- Several building forms should be developed over the site in a campus style arrangement, with space between for pedestrian links and new plazas.
- A building element of up to ten storeys may be acceptable within a small part of the site, to create a new landmark feature on the skyline.
- Incorporate state of the art environmental sustainability and embodied energy measures within the design of new development.

Respect the scale of adjoining heritage areas to the south of the site along Mair Street. These buildings range from 1-2 storeys (equating to a contemporary 3 storey scale).

Improve the visual and physical interface of the site with adjoining commercial and residential areas. In particular, create improved connections to the CBD and the Station.

Provide new and improved pedestrian and cycle links through the site that connect to adjoining destinations of the CBD and the Station.

Reconfigure car parking provision on the site so that it has a greater capacity and improved interface with the street:

- Include car parking within deck structures.
- Either develop car parking structures to be 'sleeved' with active uses such

as retail or offices, or clad with appropriate design treatment.  
Create a range of open spaces within the site including:

- New green spaces and plaza spaces.
- Linear spaces for cycle or walking paths that provide permeability through the site.
- Use of native planting themes on the site.

Improve pedestrian amenity of adjoining streets:

- New planting treatments with large scale tree species.
- Weather protection provided on all street frontages.

Take the opportunity with the redevelopment of the site to underground powerlines.



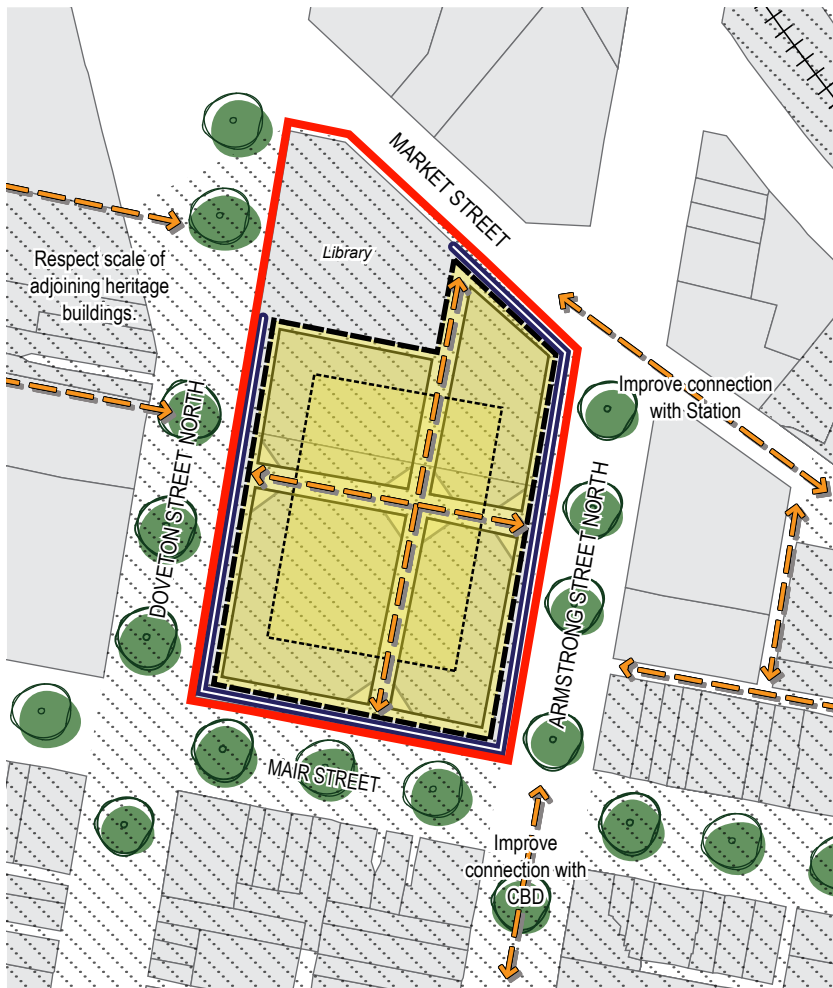
# CIVIC HALL BUILT FORM CONCEPT SKETCH




Existing view towards Civic Hall from intersection of Mair Street and Armstrong Street North.



# CIVIC HALL BUILDING ENVELOPE CONCEPT PLAN



## Legend

-  Civic Hall Site
-  4 storey built form
-  Higher scale (6 storeys+) in centre of site
-  Existing Heritage Overlay
-  Built form to street edge with weather protection
-  Improved street landscaping
-  New or improved pedestrian links

N.B. The building envelope on this plan is indicative only and represent a potential rather than an actual layout. Development on this site should comprise several buildings, allowing space for pedestrian links, new open spaces and frontage setbacks.

## PRECINCT 4: PERIPHERAL RETAIL & OFFICE

This Precinct comprises a mixture of retail, service business, office and other uses that relate to the CBD or surrounding residential areas. The Precinct also includes the Law Courts and Police complex which traditionally encourage legal related uses in proximity. In future these areas will provide opportunity for small retail and service retail outlets (such as boutiques, stationery supplies, printing) that complement the retail functions of the core retail areas, and small to medium size offices. Residential uses will also be encouraged above ground level.

Many new uses will be located in existing heritage buildings, providing activity for currently underused upper levels. New buildings will be carefully designed to fit within the heritage streetscapes while providing high quality contextual architecture. The part of the Precinct adjacent to the medical services cluster around the Base Hospital will provide opportunity for further growth of this sector and a strong linkage with the CBD.

Several areas of surface car parking within the Precinct represent an underutilisation of prime CBD land and should be redeveloped for additional car parking or new land uses with car parking included.



## PRECINCT 4: OBJECTIVES

- ▶ Provide for retail, business, educational, accommodation and commercial activities that complement the core retail areas.
- ▶ Encourage growth of the small to medium size office sector.
- ▶ Provide the opportunity for upper level commercial and residential use of older and heritage buildings.

### Strategies and Actions

- 4.1 Encourage small scale retail uses that complement the core CBD retail functions, business, education and consultancy services and other office uses.**
- 4.2 Support the re-use and refurbishment of upper level of older and heritage buildings for office, accommodation and residential use.**
- 4.3 Ensure new buildings front the street and provide active frontages and weather protection along key pedestrian routes.**

- 4.4 Ensure new buildings and works are designed to reflect the form and scale of nearby heritage buildings.**

- 4.5 Encourage redevelopment of surface car parking for deck car parking structures to provide additional parking, or for new active land uses that include car parking within.**

- 4.6 Provide additional street planting:**

*Lydiard St: install median strips and kerb outstands with planting.*

*Doveton St: planting in existing median, may need to be low level to not obscure drivers' sight lines.*

*Albert St: street planting with scope for kerb outstands.*

*Grenville St :street planting with scope for kerb outstands.*

# PRECINCT 4: PERIPHERAL RETAIL & OFFICE

Encourage potential connection with medical precinct.

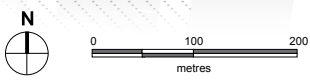


### Legend

- Precinct boundary
- Property boundaries
- Site specific Heritage Overlay
- Heritage Overlay
- Existing at-grade car parking
- Potential site redevelopment
- Improved street landscaping
- New planted median strip
- Activate laneways
- Weather protection required
- New or improved pedestrian access
- New pedestrian crossing

Investigate options to expand Law Courts car park capacity through constructing multi deck car park.

Lydiard Street South - Enhance heritage character of street. Tourism, accommodation and business focus.



## PRECINCT 5: LOCAL RETAIL

This Precinct is located at the corner of Victoria and Princes Streets and operates in relative isolation from the CBD activities. It provides retail and other services predominantly for the local community, with some passing traffic attracted to the fast food outlet. The Bakery Hill Shopping Centre is self contained, providing a supermarket, a range of convenience shops and open lot parking for customers. Surrounding uses include offices, residential and small businesses, some housed in heritage buildings. Uses fronting the railyards include car repairs and light industry.

The Precinct, at the commencement of the Mair Street Upgrade route, will experience increasing through-traffic along Princes / Mair Street when the associated works are completed. This may result in conversion of the remaining residential uses to a commercial use. It may also provide the opportunity to increase medium-high density residential development, particularly around the under-utilised Lakeland Square Reserve.

The continued operation of retail activity in this Precinct as a locally focused centre is appropriate and to be actively encouraged to avoid a spreading of the CBD functions further to the east. Building scale and design should reflect its local role and location at the entrance to the CBD.



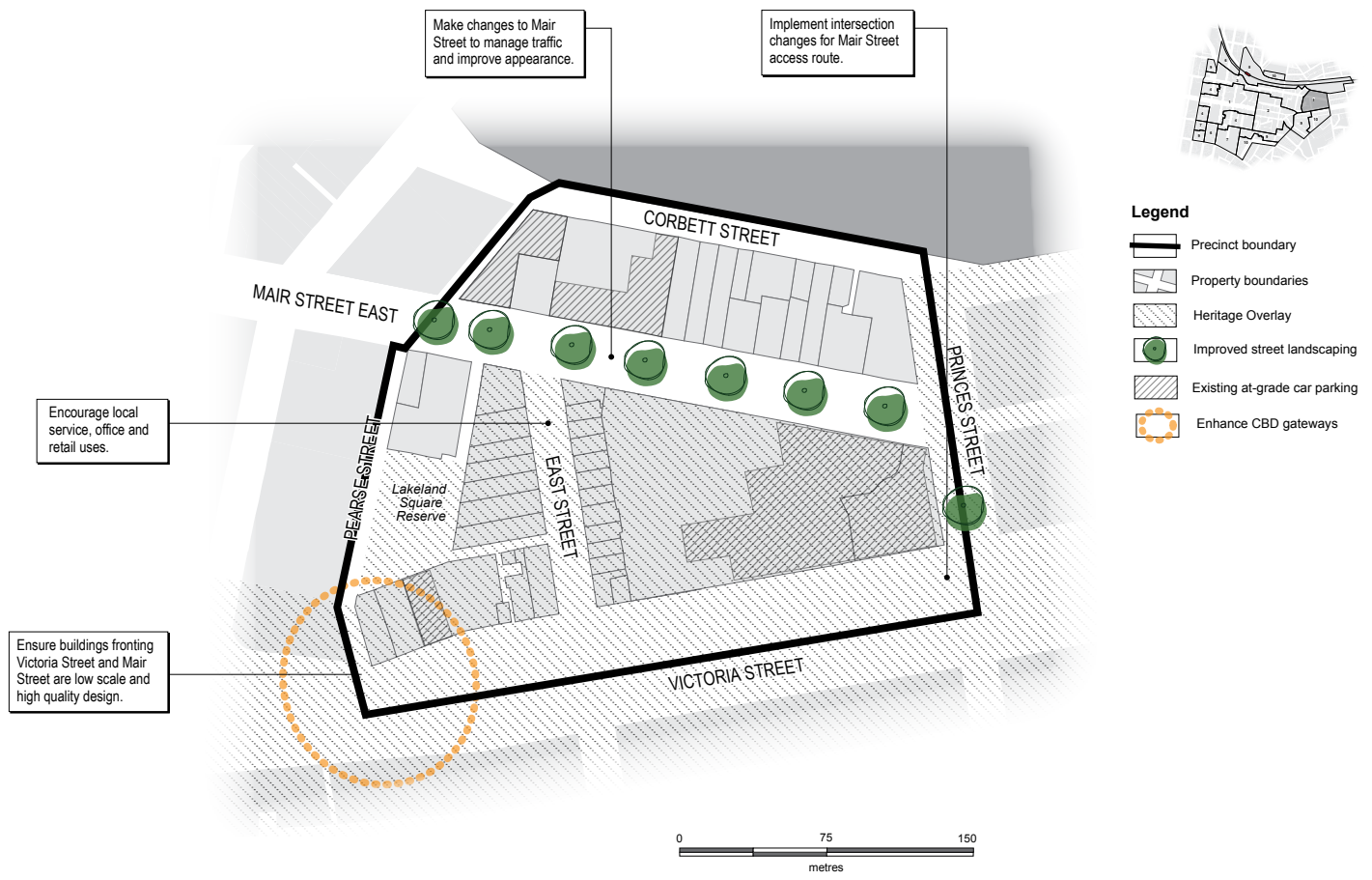
## PRECINCT 5: OBJECTIVES

- ▶ Encourage retail, business and service business activities that serve the local residential area.
- ▶ Ensure buildings fronting Victoria Street retain a low scale appearance and reflect the CBD entrance status with high quality design and appearance.
- ▶ Encourage mixed use and residential development to take advantage of the proximity to the CBD and the Lakeland Square Reserve.

### Strategies and Actions

- 5.1** Amend the planning scheme to exclude this Precinct from the designated CBD.
- 5.2** Implement the Victoria Street Gardens - Development and Management Plan (2009) for improvements to the Victoria Street environs.
- 5.3** Implement the changes to traffic management required at the Princes Street / Victoria Street intersection to enact the Mair Street upgrade.
- 5.4** Install the streetscape works proposed to Princes Street and Mair Street to improve the appearance of these streets and manage traffic effectively.
- 5.5** Implement design guidelines that state a maximum of 2-3 storey buildings with high quality design, particularly fronting Mair and Victoria Streets.
- 5.6** Encourage medium-high density residential development whether as part of a mixed use development or stand-alone, particularly in locations removed from high volumes of vehicular traffic and adjacent to Lakeland Square Reserve.
- 5.7** Investigate improvements to Lakeland Square Reserve to encourage greater use by local residents and workers.

# PRECINCT 5: LOCAL RETAIL



## PRECINCT 6: COMMERCIAL & SERVICE BUSINESS

The Commercial and Service Business Precinct includes small areas on the periphery of the CBD activities. These areas generally contain a variety of service business, office and business uses already and this is an appropriate mix of uses for these locations.

The southern part of the Precinct includes the large site of Camerons Metaland at a significant CBD entry point at the corner of Grant Street and the Midland Highway. This is a long standing business in Ballarat and provides valuable employment and service to the building and plumbing industries. However, its location at this intersection is not ideal from an access and CBD entrance viewpoint. The Council should work with the owners to identify a more appropriate location in the medium term, and develop detailed guidelines for new use and development.

Several ground lot car parks in this Precinct provide opportunities for well designed buildings that incorporate car parking above or below.

A large area of commuter car parking has been created in the northern part of the Precinct near the Station. In the longer term, this could possibly be decked to provide increased car parking for the CBD.



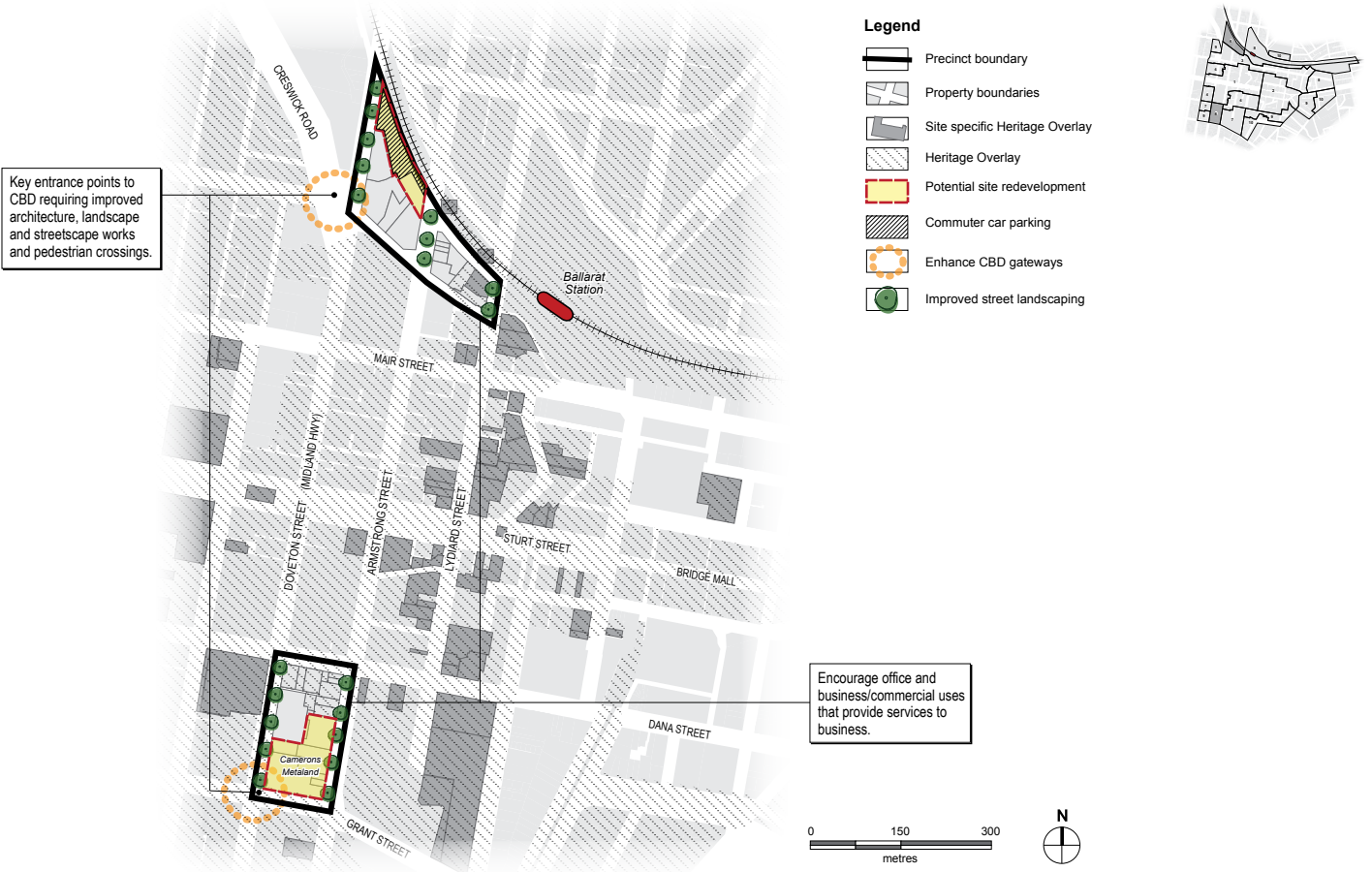
## PRECINCT 6: OBJECTIVES

- ▶ Encourage office, business, showroom and commercial activity that complements and supports the business function of the CBD.
- ▶ Encourage service business such as car repairs and light industrial uses in locations remote from residential areas.
- ▶ Encourage the northern part of the Precinct to continue as a location for social service and government uses.
- ▶ Encourage the redevelopment of ground lot car parks for appropriate uses and buildings that present a consistent low scale form and quality design.
- ▶ Limit retail uses to small convenience and business service shops and cafés serving the local business and residential community.

### Strategies and Actions

- 6.1 Investigate the option to develop the large commuter car park with a decked car park to increase capacity.**
- 6.2 Encourage redevelopment of surface car parking for deck car parking structures to provide additional parking, or for new active land uses that include car parking within.**
- 6.3 Include floor area limitations on retail uses in the Planning Scheme.**
- 6.4 Develop detailed use and built form guidelines for the Camerons Metaland site in conjunction with the owners, and assist the owners in identifying an alternate site elsewhere near the CBD (e.g. adjacent to the railway line).**
- 6.5 Encourage residential uses in upper floors of retail and office buildings.**

# PRECINCT 6: COMMERCIAL & SERVICE BUSINESS



## PRECINCT 7: EDUCATION

The Education Precinct comprises the main Federation University SMB campus and the nearby Dana Street Primary School. The University is a key use for the CBD and the growth of its role and functions must be encouraged throughout the CBD, and particularly on this site. The University has recently obtained substantial Federal Government funding for a manufacturing centre of excellence at the SMB campus. The implications of this funding for the physical facilities at the campus are still being determined, however, it is timely for the Council and the University to continue to work together on developing a long term master plan for the site.

The current campus includes numerous buildings, some of which have a heritage status, and large areas of ground level car parking. The campus also extends south of Grant Street, outside of the study area. Access and parking could be reviewed as part of a master plan process, to ensure that best use is made of the limited land available and adequate pedestrian links are provided. In addition, landscaped open spaces for student, staff and potentially some community use could be considered. Wherever appropriate, University buildings and grounds should be well integrated with the activity of the CBD.

University activities are traditionally available to the wider community and expansion of programs for community access to life-long learning is encouraged. There may be potential for increased sharing of resources between the University, the City and private organisations to maximise use of available educational and cultural infrastructure.

The Dana Street Primary School is a valued local facility and is located within a heritage building. The school and its building should be retained. In the future, opportunities should be investigated to involve students in CBD-related activities (e.g. excursions, heritage walks) and to hold community activities in conjunction with the school.



## PRECINCT 7: OBJECTIVES

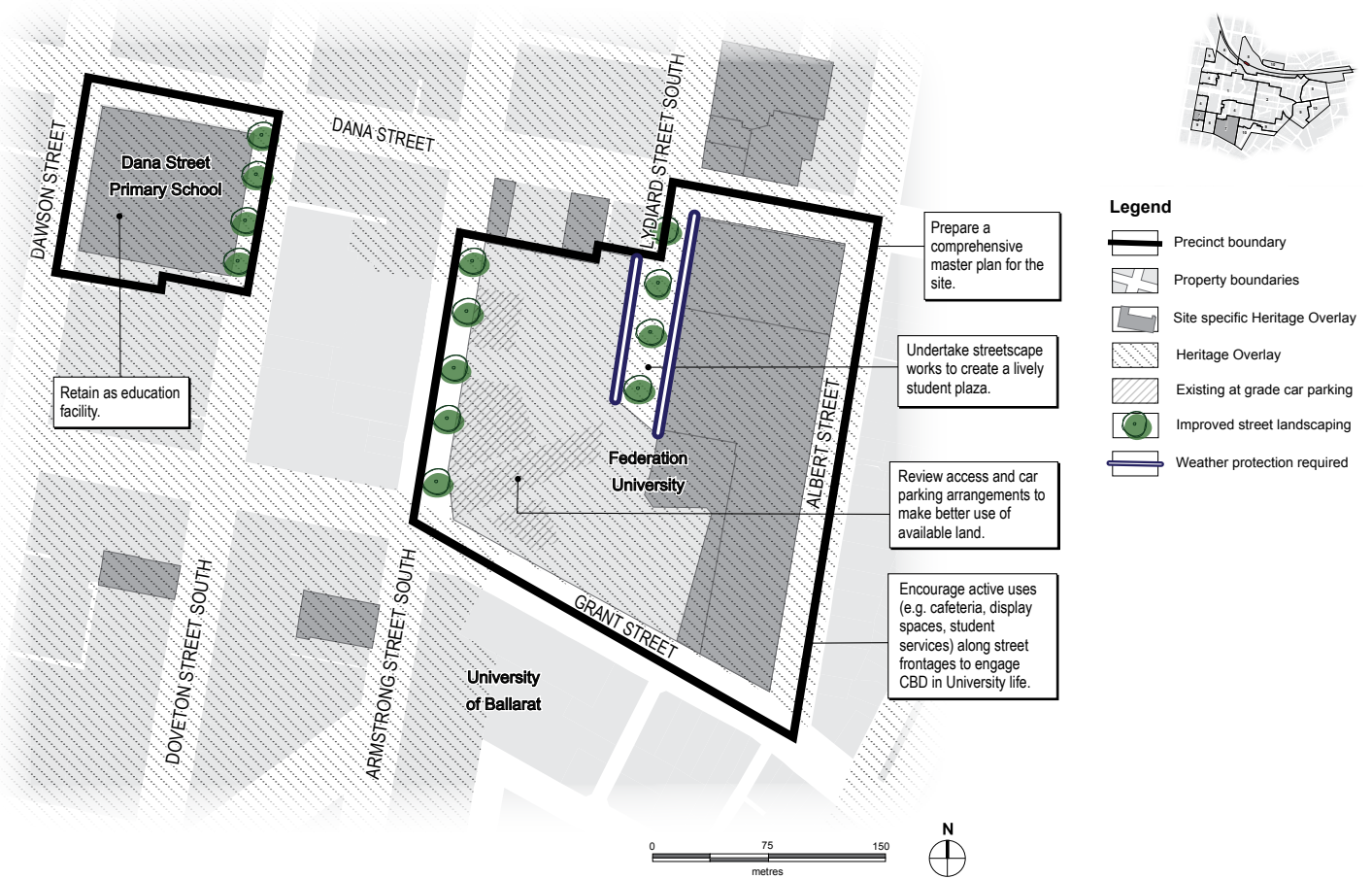
- ▶ Develop a master plan for University buildings, grounds and facilities.
- ▶ Retain the Dana Street Primary School and enhance its connection with the CBD.

### Strategies and Actions

- |   |  |
|---|--|
| <b>7.1</b> Continue to work with the University on the continued realisation of the Master plan and for expansion of facilities within the CBD. | <b>7.4</b> Investigate the potential for redevelopment of the surface car parking areas for deck car parking structures to provide additional parking.                 |
| <b>7.2</b> Ensure new University buildings and spaces are well integrated with the urban fabric and activity of the CBD.                        | <b>7.5</b> Investigate and encourage opportunities to involve students in CBD-based activities and for community activities to be held in conjunction with the school. |
| <b>7.3</b> Investigate options for expanded community access education programs and cultural or recreational activity.                          |  |



# PRECINCT 7: EDUCATION



## PRECINCT 8: RAILWAY STATION MIXED USE

The Railway Station Precinct comprises land surrounding the Station and the railway line up to Nolan Street and Scott Parade in the north and to the edge of the study area in the east. The site includes the Station building and bus interchange, associated railway buildings and infrastructure, the freight yard, large areas of surface car parking and various community buildings.

The Station is a CBD landmark and one of grandest Victorian era stations buildings in the State - an impressive entry point to the city by rail. The building has been partly restored but requires further work to conserve and enhance its heritage features and re-open access to upper levels. There is a number of heritage structures on the railway site including bluestone goods and carriage sheds, which date from the nineteenth century, the inter-war Victorian Railways Institute Building, the Carrier's Office (1880s) and various items of railway infrastructure such as historic signal boxes and locomotives.

The Station Precinct is being continually upgraded as a regional and local transport hub. Passenger services to Melbourne have increased substantially in recent years, and this service will continue to grow. The bus interchange supports an expanding network of local connections. Recent upgrades have been undertaken to improve pedestrian links between the Station and the city centre. In 2013, in conjunction with VicTrack, Regional Development Victoria, Department of Transport and Public Transport Victoria, Council commenced a master planning process for the site which focused on a 50 year horizon for the site and shows;

- a re-use for the historic bluestone goods shed as exhibition/ performance space
- space for a four star hotel
- improve transport connections through the site
- a relocation of the bus terminal from the south side to the north side
- a mix of commercial and residential developments
- realigned vehicle access into the site

This master plan has subsequently attracted significant State Government funding to commercially realise the attraction of a four star hotel, the refurbishment of the historic goods shed and improved public realm.

The core function of the site is to remain transport focused with ancillary uses being located on land that has been identified as excess to future needs.



# PRECINCT 8: OBJECTIVES

- ▶ Establish the future operational requirements of the site in providing for expanding rail and bus services.
- ▶ Enhance the Station and the Precinct as a major CBD entrance and multi-modal transport hub.
- ▶ Establish whether parts of the site could be open to redevelopment for different uses.
- ▶ Enhance the heritage qualities and setting of the Station building, the bluestone sheds and other heritage structures taking into consideration the surrounding streetscapes, views and skylines.
- ▶ Showcase Ballarat's legacy of innovation in the transformation of this site as a sustainable transport hub and recycling of its significant buildings.

## Strategies and Actions

### Immediate and short term actions (up to 5-10 years)

- 8.1 Determine the future operational requirements of the Precinct for transport services and the extent of land available for redevelopment.**
  - 8.1.1 Establish a task force comprising key stakeholders including Department of Transport, VicTrack, VLine, bus operators, Heritage Victoria and Council to investigate options for the future use of the site.**
  - 8.1.2 Resolve freight and leasing issues with Freight Australia and VicTrack respectively.**
- 8.2 Develop a comprehensive Transport Hub Master Plan for the site with feasibility studies for proposed new uses and development, including the cost of addressing site constraints such as decontamination.**
- 8.3 Improve landscaping of the site and pedestrian and cycle links.**
  - 8.3.1 Include new planting around the edges of the site that does not impact upon current railway operations.**
  - 8.3.2 Continue the upgrade of the Station forecourt and the link between Station and the CBD via Lydiard Street.**
  - 8.3.3 Improve the pedestrian ramp to Mair Street from the Station in terms of surface treatment and landscaping of the adjoining embankment to Mair Street.**
  - 8.3.4 Upgrade the existing pedestrian tunnel with improved lighting, art work, plantings, raised paving and bike lane.**
- 8.3.5 Develop the cyclist connection from the Yarrowee River Trail and the Eastern Oval to the Station.**
- 8.3.6 Provide increased cyclist parking and end of trip facilities (i.e. located south of the Station accessible from Lydiard Street).**
- 8.4 Improve car parking provision within and around the Station.**
  - 8.4.1 Formalise and line mark surface car parking to improve capacity.**
  - 8.4.2 Provide parking adjacent to the railway line on Scott Parade for long term parking, having regard to residential properties opposite in the design and landscaping.**
- 8.5 Continue to refurbish the Station building.**
  - 8.5.1 Apply for funding assistance from Heritage Victoria.**
  - 8.5.2 Upgrade the interior of the lower level Station hall.**
  - 8.5.3 Re-open the upper levels to new uses such as administration or small offices.**
- 8.6 Investigate options to refurbish and adapt heritage buildings for new uses such as:**
  - Platform 2 building: transport museum tourist related activity, access to heritage trains, gallery spaces etc.*
  - Carrier's Office: retail, small office or residential.*
  - Signal boxes: railway history centre that provides views of the Precinct.*
  - Victorian Railways Institute Building: community us, meeting rooms.*

# PRECINCT 8: STRATEGIES AND ACTIONS

## Long term aspirations subject to site availability (up to 25 years)

### 8.7 Consider options for a range of new uses on surplus VicTrack land and buildings.

*Bluestone sheds: markets, performance spaces, gallery, art workshops such as Melbourne's Meat Market, microbrewery.*

*Residential infill, offering a variety of dwelling types, styles and affordability.*

*Community spaces such as meeting places, community centres or community gardens.*

*Retail spaces that serve the residential population without competing with the retail role of the CBD.*

*Cafés, dining and entertainment.*

*Markets (art, food, antiques), performance and exhibition spaces.*

*Art workshops or incubator spaces.*

*Tourism opportunities such as a 'Rail Interpretive Centre' or history centre.*

*Light industrial or service business uses.*

**8.8 Open north-south and east-west circulation spines through the site.**

**8.8.1 Investigate the need and potential to provide a through road for vehicular traffic to Mair Street from the Station forecourt.**

**8.9 Redevelop surface car parks with new buildings that include car parking within deck structures or underground to cater for CBD commuters as well as users of the Station Precinct.**

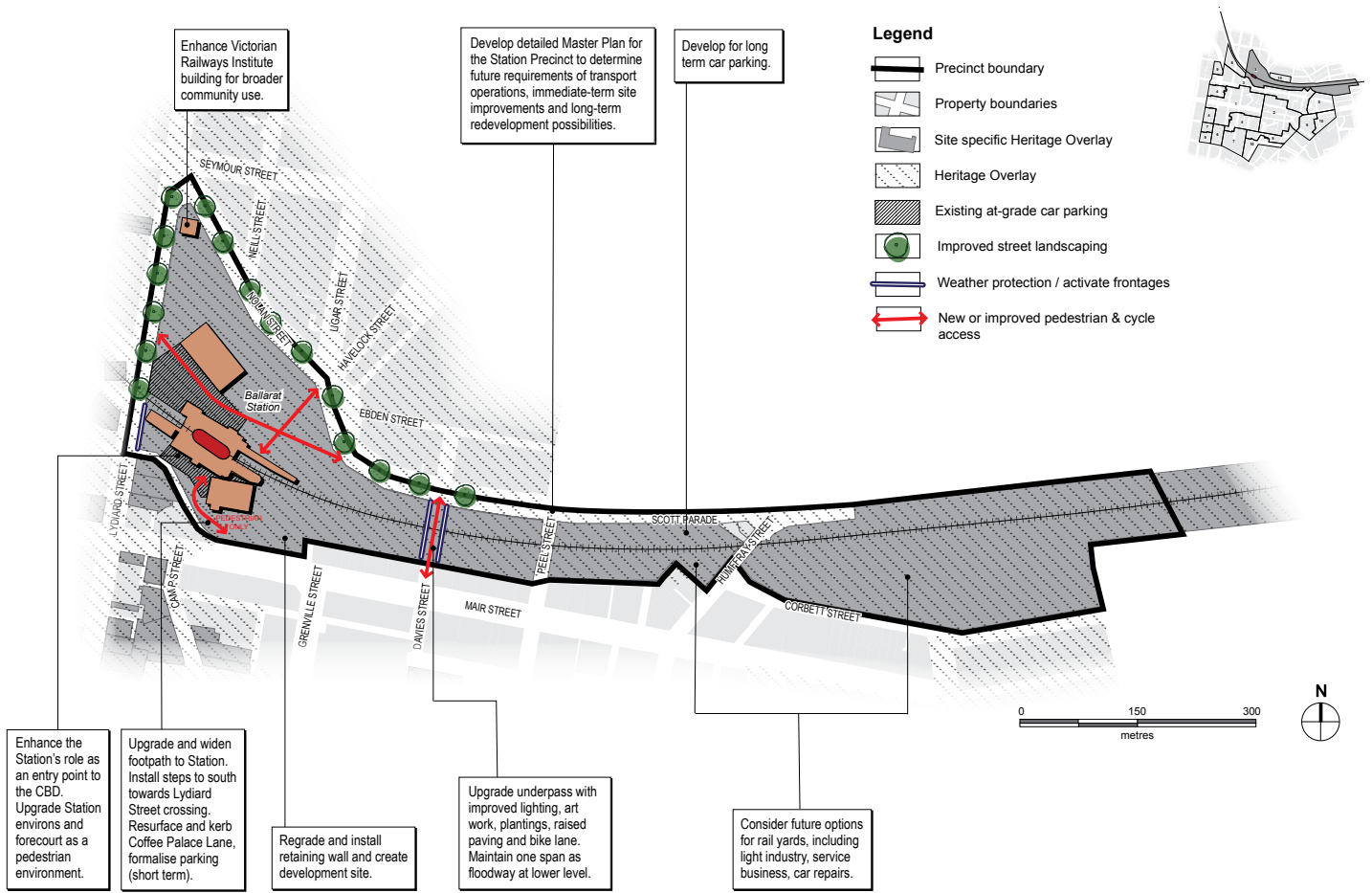
**8.9.1 Consider the potential to reduce car parking requirements for new development, due to the site being part of a multi-modal transport hub in the heart of the CBD.**

**8.10 Include a range of open spaces throughout the site.**

**8.11 Provide new frontages to the adjoining residential streets that include transitional scale buildings and landscaping.**

**8.12 Introduce sustainability initiatives in the redevelopment options such as ESD in the design of all buildings and spaces, opportunities for energy production infrastructure and local food production.**

# PRECINCT 8: RAILWAY STATION MIXED USE



## PRECINCT 9: MIXED USE

The Mixed Use Precinct comprises three areas at the edges of the CBD. While these three areas each have a different character, they are similar in that they provide opportunities for development that supports the role of the CBD and for higher density residential. These three areas are also located at entry points to the CBD from the south, north and east. The design of their buildings and spaces is therefore critical in terms of creating a positive image upon arrival within the CBD.

### The northwest corner of CBD, west of Doveton Street

This area has a mixture of building styles including single storey, utilitarian service businesses outlets and several heritage sites. The three storey Victorian era dwelling on Doveton Street is a highly visible heritage building within the streetscape and included in the Heritage Overlay.

There is a large car yard at the corner of Webster Street which forms an unappealing entry to the CBD. However the entrance provides significant views of Mount Warrenheip, Mount Buninyong. The traffic island with its historic 'obelisk' outlet pipe is also a feature of the entry. This entry point to the CBD is ill defined due to lack of built form and the expansive width of road space.

Future activities in the area could include offices and medical consulting rooms, related light industries and commercial uses.

### Sites at the corner of Doveton and Grant Streets

This area comprises mostly single storey houses and a large area of surface car parking. The houses are from the Edwardian or Interwar eras, and are included in the Heritage Overlay. Several buildings have been converted to business uses. There is one service business use in a simple, utilitarian building that does not reflect the character of the street. There is potential in the future to sympathetically increase the residential density of these areas through redevelopment at the rear of properties, while retaining business uses.

### Sites south of Dana and Victoria Streets

This area has a mixture of residential and service businesses uses. Buildings include single storey dwellings and single storey commercial or service business buildings. This area contains a number of significant community services including church managed welfare organisations and a leisure centre, offices, service retail, motor vehicle repairs and service businesses. There are occasional dwellings remaining in the area, some of which are Victorian or Edwardian, although heritage controls do not generally apply other than along Victoria Street. The future of this area remains as a community service and business service role, with a variety of uses that benefit from a location close to the CBD retail area and its users, but do not compete with it.

Part of the Yarrowee River channel is also located within this area.



## PRECINCT 9: OBJECTIVES

- ▶ Encourage higher density residential development and other appropriate uses within close proximity to the CBD.
- ▶ Improve the architectural quality and streetscape environment of these precincts that form entry points to the CBD.

# PRECINCT 9: STRATEGIES AND ACTIONS

## Strategies and Actions

### The northwest corner of the CBD, west of Doveton Street

- 9.1 Encourage medical related uses and accommodation for these sites in close proximity to the medical precinct in line with the medical precinct planning study
- 9.2 Retain and enhance heritage sites.
- 9.3 Improve the CBD entry point from Creswick Road, particularly at the intersection with Doveton Street.
  - 9.3.1 Encourage redevelopment of the car yard with a high quality of built form to redefine the entry point to the CBD, similar to recent successes at the Webster St entrance
  - 9.3.2 Improve pedestrian amenity and crossings at all sides of the intersection.
- 9.4 Develop commercial or office uses that may include residential in upper levels.

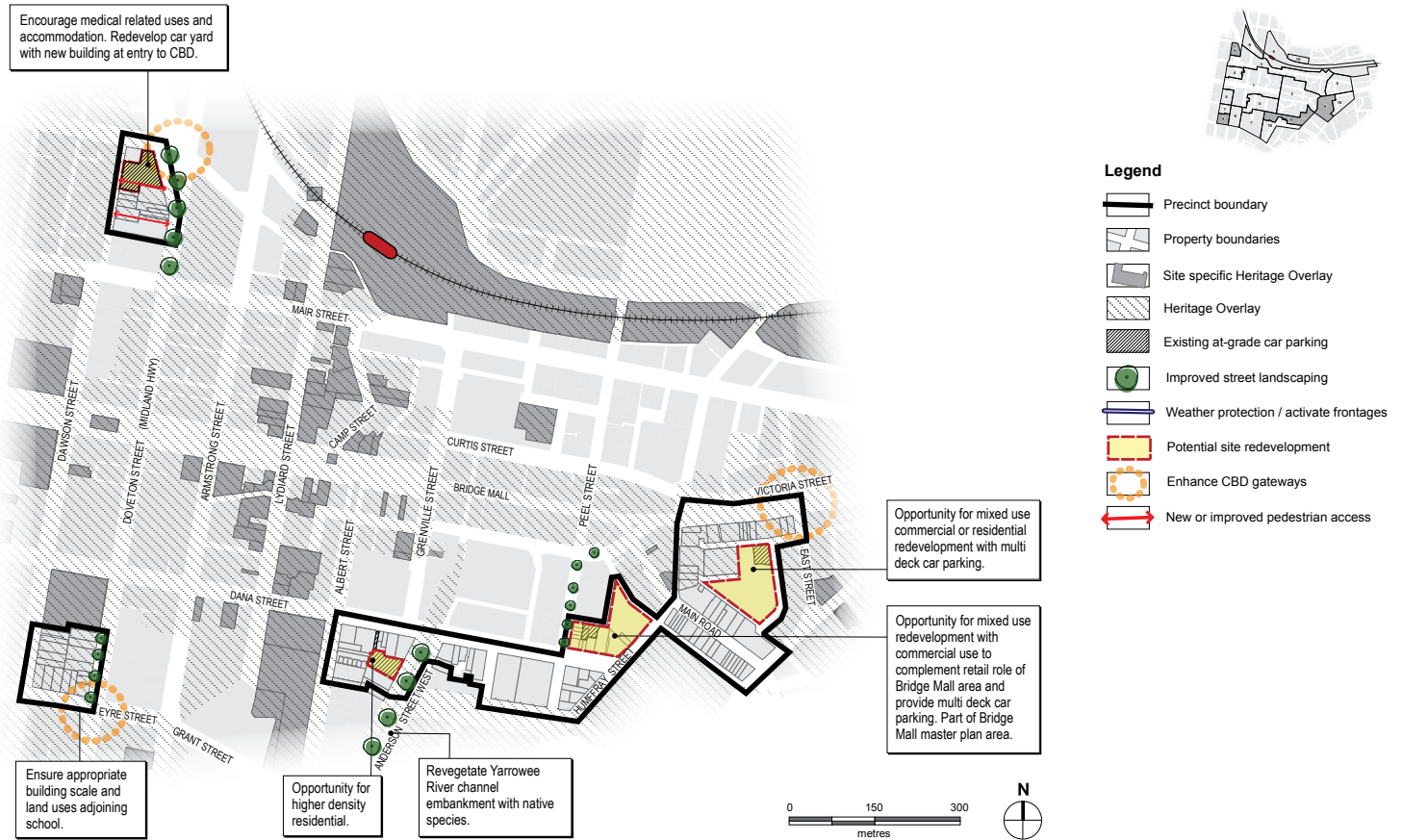
### Sites at the corner of Doveton Street and Grant Street

- 9.5 Provide a transition between commercial uses and the residential / school area.
- 9.6 Encourage increased office or residential development in a manner that retains the heritage fabric of the buildings.
- 9.7 Retain and enhance heritage sites.
- 9.8 Require landscaping along the street frontage of all properties
- 9.9 Ensure an appropriate interface with the Dana Street School in terms of building scale, design and land uses.

### Sites south of Dana and Victoria Streets

- 9.10 Consider the opportunity for higher density residential with ground level commercial in the area.
- 9.11 Encourage activities that support but do not compete with CBD core retail and office uses including community services and facilities, service business and retail, as well as residential.
- 9.12 Retain and enhance heritage sites along Victoria Street.
- 9.13 Revegetate Yarrowee River channel embankment with indigenous species

# PRECINCT 9: MIXED USE





# PRECINCT 10: HIGH DENSITY RESIDENTIAL



There are three areas of potential High Density Residential within the study area. While these areas each have a different character and mix of land uses, they all provide opportunities for increased residential within close proximity to the heart of the CBD.

## Scott Parade

This area on Scott Parade has recently been included in the Mair Street Spine Master Plan, specifically due to impending applications for residential development on the Haymes site, which has been the subject of a range of conversations with current owners with regard to the application and approval of medium density residential.



## Anderson and Steinfeld Streets

This area includes the river corridors running alongside Anderson Street and Steinfeld Street. Land uses comprise residential, mostly single detached dwellings.

## Victoria and East Streets

This area includes mostly residential land uses within single detached dwellings. There are also several commercial uses within this residential area. The area is entirely included within the Heritage Overlay. Of close proximity is St Pauls Way, which has been approved for construction of medium density residential housing within the site.

## PRECINCT 10: OBJECTIVES

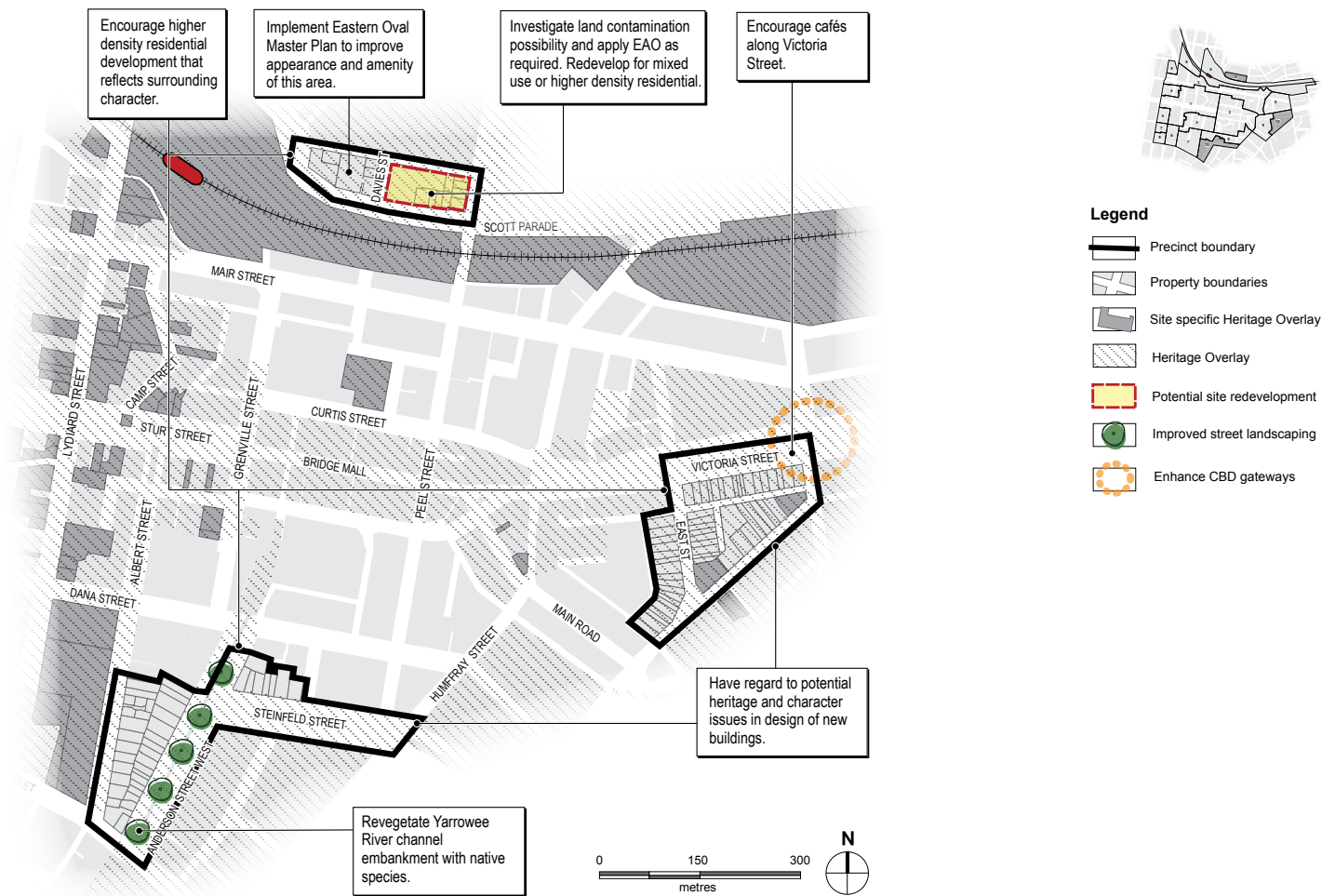
- ▶ Encourage contextual higher density residential at the edges of the CBD that is in close proximity to the range of services and facilities within the core of CBD.

### Strategies and Actions

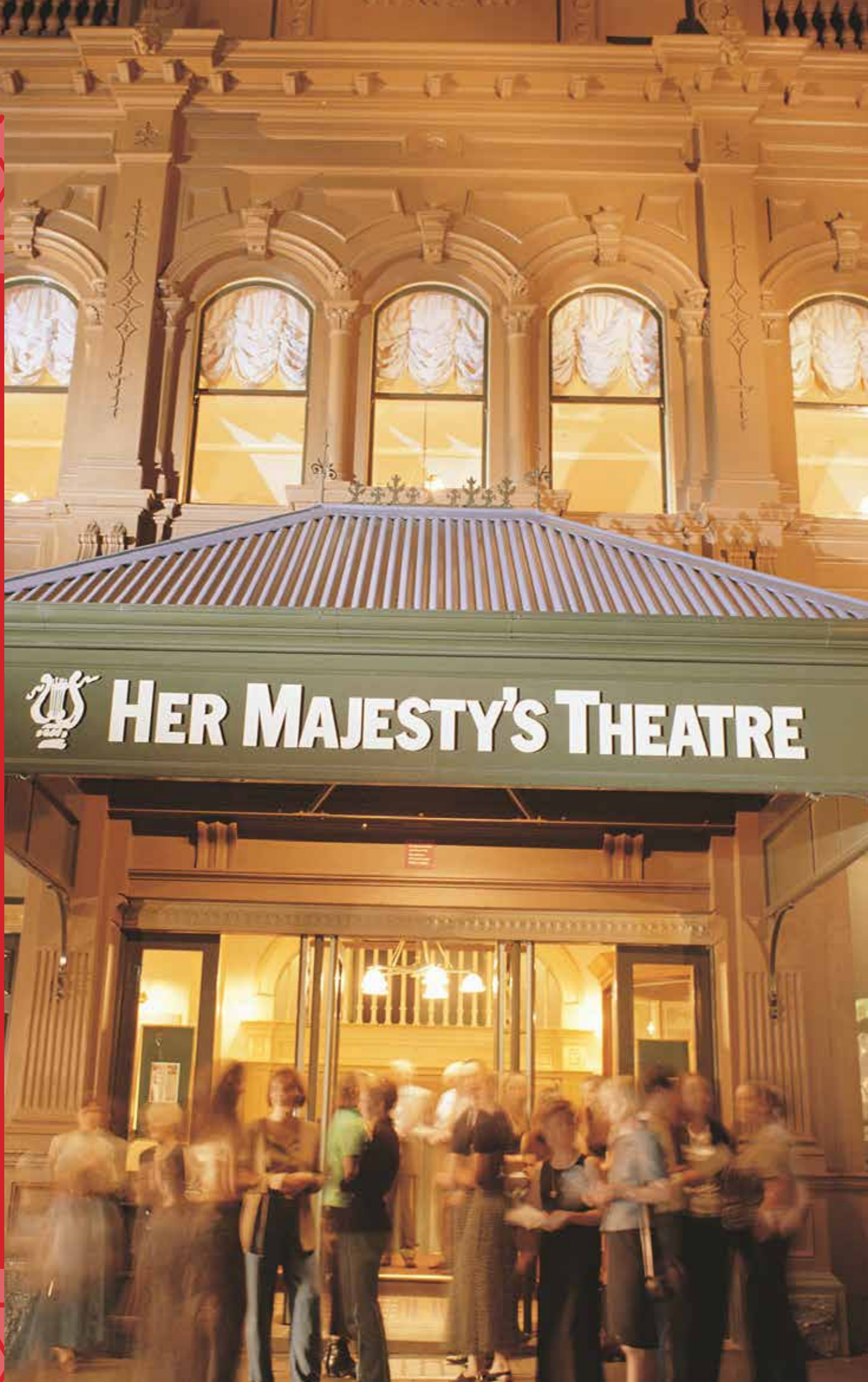
#### Immediate and short term actions (up to 5-10 years)

- |             |   |             |  |
|-------------|---|-------------|--|
| <b>10.1</b> | <b>Provide new opportunities for well designed residential development within these locations in proximity to the CBD.</b>    | <b>10.5</b> | <b>Initiate discussion with the Haymes land owner to facilitate redevelopment of these Scott Parade sites.</b> |
| <b>10.2</b> | <b>Have regard to heritage and character issues in the design of new buildings.</b>   | <b>10.6</b> | <b>Amend the Planning Scheme to replace the B1 Zone with Mixed Use or Residential Zoning.</b>                  |
| <b>10.3</b> | <b>Re-vegetate the Yarrowee River channel embankment with native species.</b>   | <b>10.7</b> | <b>Maintain the residential character of Victoria Street.</b>  |
| <b>10.4</b> | <b>Improve the appearance and amenity of sites on Scotts Parade as a part of the Eastern Oval Master Plan implementation.</b> |             |  |

# PRECINCT 10: HIGH DENSITY RESIDENTIAL



# 5. Implementation



# IMPLEMENTATION

The Strategy will be implemented over a 25 year period. A detailed Implementation Plan has been prepared to accompany the Strategy, identifying the responsibilities for action and approximate timeframes.

Implementation of the CBD Strategy will require cooperative involvement from a number of government departments, agencies and organisations. The Ballarat Planning Scheme is the primary statutory tool to implement the recommendations of the Strategy, however it is not the only statutory mechanism that may be used by the Council. While most of the actions require some input from the Council in its various roles, some require direct input and management by others.

The Implementation Plan identifies the Council department that will be responsible for hosting the implementation of the action, or providing input, and it is anticipated that these actions will then be contained within the business plans for the relevant departments. Other responsible agencies or stakeholders that would be directly involved or consulted are listed in the second column. These organisations may provide funding, own relevant sites or manage related infrastructure, for example.

Implementation will be staged over the 25 year timeframe. The staging will be required as certain actions have to be completed before others can be commenced. In some cases the changes proposed are substantial and require incremental implementation, or accumulation of funds from a number of potential sources.

The timeline for implementation is classified as follows:

Immediate:	6 to 18 months
Short:	18 months to 5 years
Medium:	5 to 10 years
Long:	10 to 20 years
On-going:	throughout life of the Strategy

Some actions are also classified according to the method of their implementation as follows:

PS	Planning Scheme Policy or Control
IA	Internal Council Action
GP	General Council Policy
CW	Capital Works / Funding requirement

The proposed staging of key implementation actions is summarised on the following maps. The maps include physical works and actions that can be readily expressed graphically and these represent the major public works that are to be undertaken. Other changes to the CBD will be dependent on decisions made by private land owners or developers, and in this instance the Council's role will be to encourage and facilitate the appropriate changes. There are many more such actions that cannot be shown on a map, and to understand the extent of the changes envisaged it will be necessary to read the text, the Themes Maps and Precinct by Precinct list of actions. The Implementation Plan provides the full listing of all actions in the Strategy with a proposed timeframe.

An outline of the Implementation Plan is also provided in this chapter. This outline lists only the key strategies for implementation. The full Implementation Plan includes all key strategies and detailed actions. It should be noted that the listed department within Council responsible for each action may change in the future. In April 2010, a CBD Place Manager was appointed. As per Action Item E1, the Manager's role is to begin the implementation of the CBD Strategy. Since this time, the Place Manager has lead the Community Reference Implementation Group which will include representation from all key departments across Council to ensure a collaborative process and to ensure the Strategy is embedded in Business Plans for all departments and updates provided to Council's advisory committees.

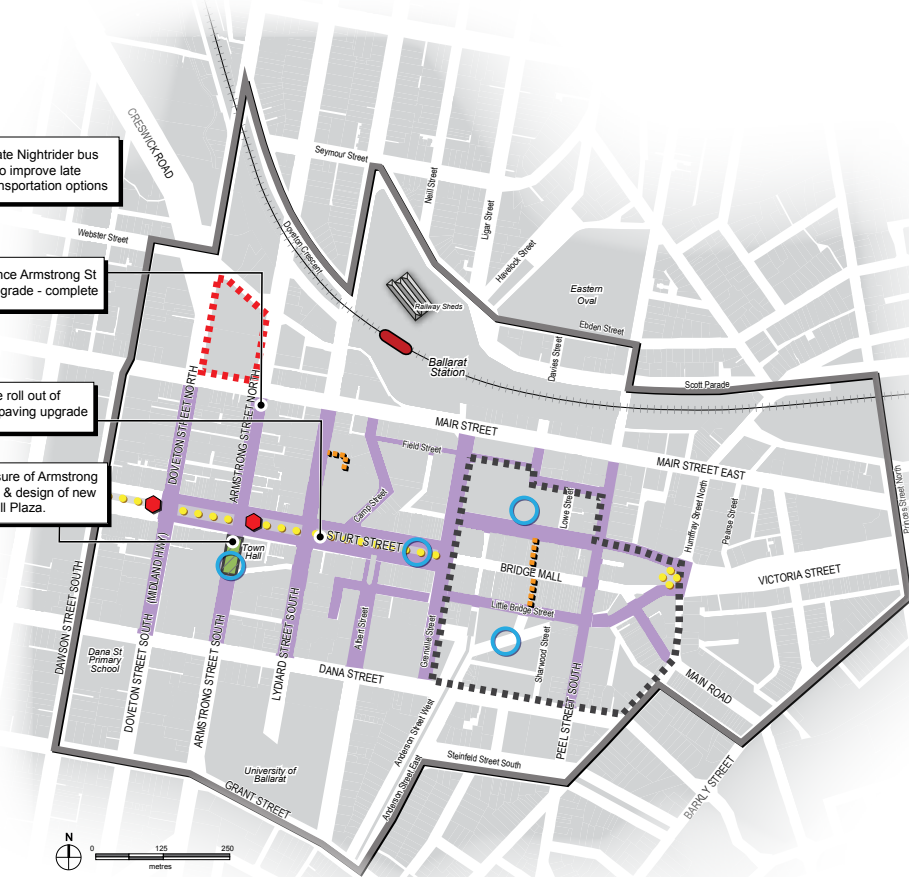
# IMMEDIATE ACTIONS (6 - 18 MONTHS)








Investigate Nightrider bus service to improve late night transportation options

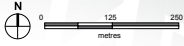
Commence Armstrong St North upgrade - complete

Continue roll out of Sturt St paving upgrade

Trial closure of Armstrong St South & design of new Town Hall Plaza.



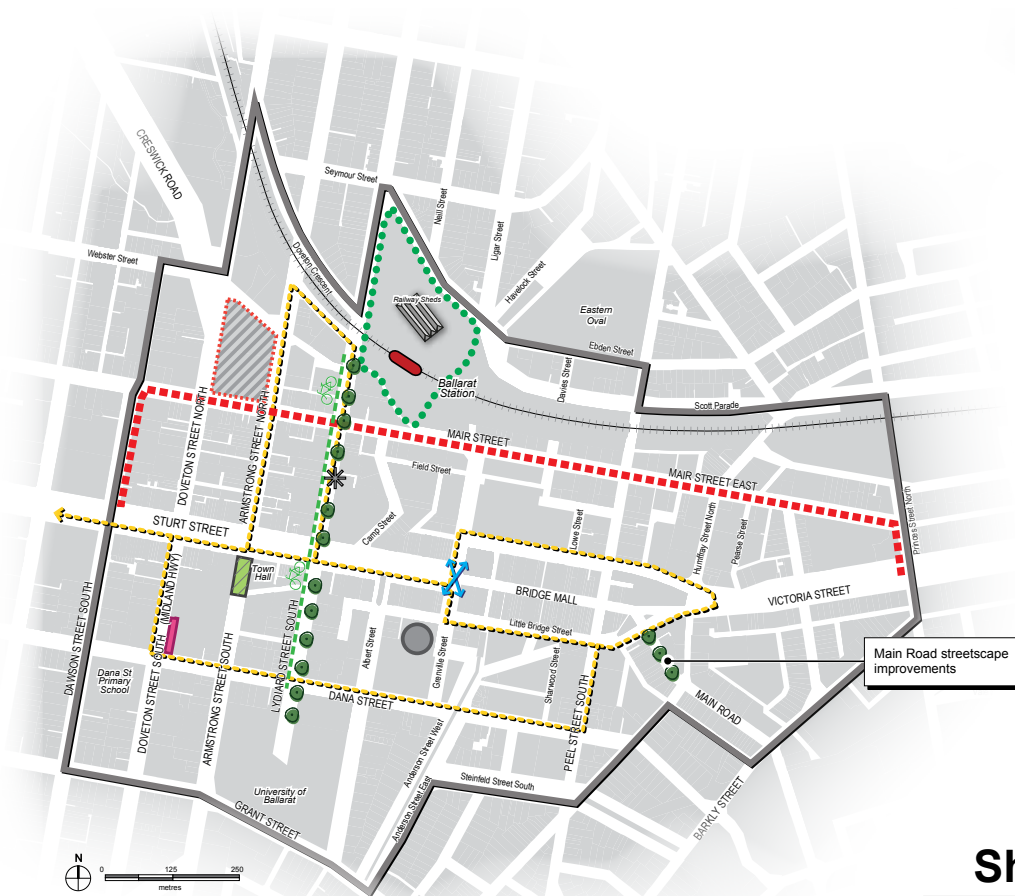
-  Investigate introduction of 40km/hr in retail core
-  Establish street barrows for coffee, newspapers, fruit etc. in Sturt St gardens
-  Commence demonstration laneway projects
-  Install lighting upgrades (Sturt St & Bakery Hill)
-  Undertake Civic Hall redevelopment feasibility study
-  Prepare detailed master plan for Curtis St / Little Bridge St / Bridge Mall area
-  Investigate weekend markets in Sturt St, temporary Town Hall Plaza or supermarket carparks (e.g. Farmers, Art & Craft, Trash & Treasure)



## Immediate Actions

(6 - 18 months)

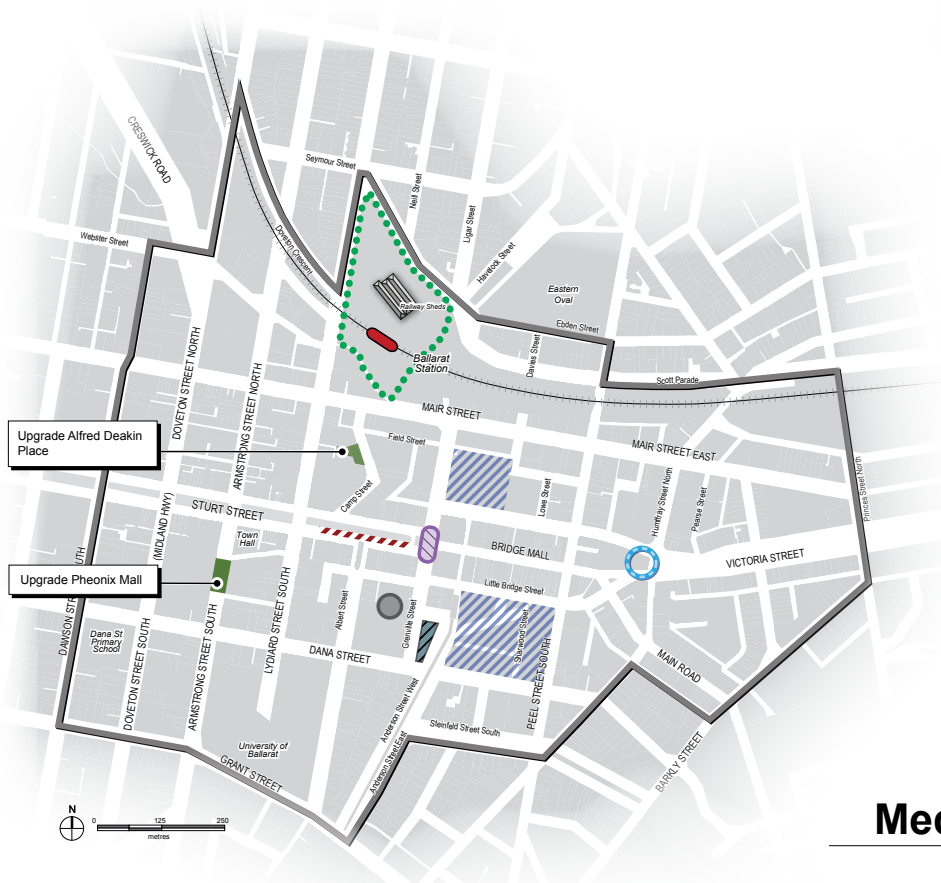
# SHORT TERM ACTIONS (18 MONTHS - 5 YEARS)










## Short Term Actions

(18 months - 5 years)

# MEDIUM TERM ACTIONS (4 - 10 YEARS)



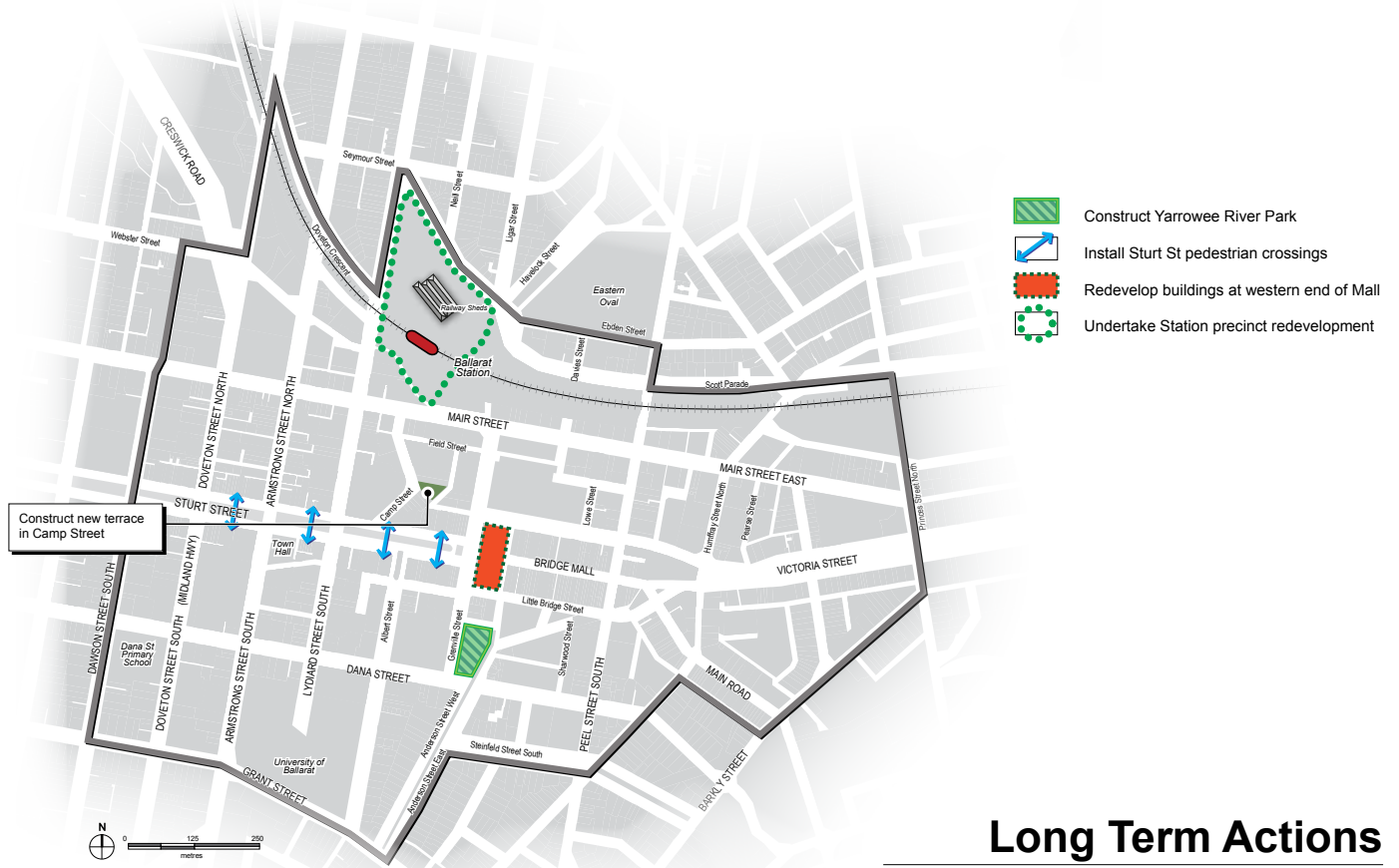
-  Remove angle car parking along Sturt St gardens
-  Remodel and landscape entrance at Bakery Hill
-  Open a temporary car park on site of Yarrowee Park to replace supermarket car parks
-  Commence redevelopment of Coles / Safeway / Big W sites
-  Construct new car parks at rear of Law Courts area
-  Construct plateau in Grenville St between the Mall and Sturt St
-  Continue Station precinct upgrade

## Medium Term Actions

(5 - 10 years)



# LONG TERM ACTIONS (10 - 25 YEARS)



**Long Term Actions**  
(10 - 25 years)

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Commercial and Cultural Capital</b>				
<b>Regional Commercial Centre</b>				
<b>A1</b> Locate major office and retail development in the CBD.	PS	Growth & Development (Strategic Planning) Destinations & Connections	DPCD	Immediate
<b>A2</b> Provide opportunity for expanded retail and office activities in the CBD.	PS IA	Growth & Development (Strategic Planning) Destinations & Connections (Economic Development) Places and Renewal		Immediate and on-going
<b>A3</b> Actively seek new businesses and development for the CBD.	PS IA	Destinations & Connections (Major Projects, Economic Development) Growth & Development (Statutory Planning & Building Services)		Immediate and on-going
<b>A4</b> Encourage businesses with a sustainability focus.	IA	Destinations & Communications (Marketing & Strategic Communications) Destinations & Connections (Economic Development) Arts and Culture		Immediate and on-going
<b>Arts and Cultural Hub</b>				
<b>A5</b> Increase recognition of Ballarat's cultural diversity.	IA	Destinations & Connections (Arts & Culture)		Short and on-going
<b>A6</b> Develop the CBD as an arts and culture centre of regional standing with a performing, creative and visual arts focus.	IA PS CW	Destinations & Connections (Arts & Culture) Destinations & Connections	State government Universities Educational institutions	Immediate and on-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>A7</b> Promote the heritage roots of the CBD and make heritage more accessible and understood.	IA GP PS CW	Growth & Development Destinations & Connections Destinations & Connections	Heritage groups	Immediate and on-going
<b>A Great Place to Visit</b>				
<b>A8</b> Increase the number of visitors to the Ballarat CBD and the opportunities for additional visitor expenditure in accord with the Tourism Strategy and an Economic Development Strategy.	IA PS	Growth & Development / Destinations & Connections	Tourism Victoria Community Leadership Group	Short
<b>A9</b> Increase the range of quality tourist accommodation establishments in the CBD.	IA PS	Growth & Development / Destinations & Connections		Immediate - medium
<b>A10</b> Position the Ballarat CBD as the food and wine capital of the western region.	IA	Destinations & Connections Growth & Development People & Communities	Community Leadership Group	Short - medium
<b>Living in the CBD</b>				
<b>A11</b> Undertake a major programme to encourage residential land use and development in the CBD, based on Melbourne City Council's 'Postcode 3000'.	IA	Destinations & Connections	Growth & Development	Immediate - medium
<b>A12</b> Promote the CBD to prospective residents, landowners and developers as a location for higher density residential development.	PS IA	Growth & Development Destinations & Connections	Universities, Community Leadership Group	Immediate - short
<b>A13</b> Increase activity and the range of entertainment in the CBD at night and on weekends to improve resident amenity and safety.	PS IA	Growth & Development Destinations & Connections	Transport providers, developers, land owners Community Leadership Group / Retail groups	Immediate and on-going
<b>A14</b> Ensure the provision of adequate, clean, family friendly and well-signed public toilet facilities throughout the CBD, particularly in the core retail areas around the Bridge Mall.	PS IA	Growth & Development		Immediate - short
<b>A15</b> Encourage local food sourcing.	IA	Destinations & Connections	Community Leadership Group	Short - medium

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>A16</b> Establish community food programs (e.g. Stephanie Alexander style kitchen gardens at primary schools, communal gardens at universities and church sites).	IA	People & Communities	Community Leadership Group, Educational institutions, churches, community groups	Short
<b>University City</b>				
<b>A17</b> Continue to integrate university activities with the activity of the CBD.	PS IA	Growth & Development	University of Ballarat	Immediate and on-going
<b>A18</b> Encourage the universities to expand CBD operations into the general public sphere.	IA	Destinations & Connections People & Communities	University of Ballarat	On-going
<b>A19</b> Investigate opportunities to utilise university facilities for accommodation, conference, short course and general community use during University holiday periods.	IA	Destinations & Connections	Universities	On-going
<b>CBD Boundary</b>				
<b>A20</b> Substitute the CBA boundary as currently defined in the Ballarat Planning Scheme, to accord with the recommended CBD boundary in this Strategy.	PS	Growth & Development	Destinations & Connections	Immediate
<b>A21</b> Define the CBD as the area where regional and city-wide activities and services are encouraged as per the Activities Map.	PS	Growth & Development	Destinations & Connections	Immediate
<b>Connections</b>				
<b>Access for All</b>				
<b>B1</b> Ensure access for all levels of mobility and for all forms of travel.	GP IA	Growth & Development People & Communities	Transport providers	Immediate - short
<b>Pedestrian Networks</b>				
<b>B2</b> Establish a network of key pedestrian routes though the CBD, as shown on the Connections map.	GP IA	Growth & Development		Short - medium
<b>B3</b> Continue to implement the Pedestrian Wayfinding Strategy and expand as necessary.	IA	Growth & Development		Immediate
<b>B4</b> Reduce the volume of through traffic in these key pedestrian areas and implement the recommended traffic management initiatives.	GP	Growth & Development		Short, medium, long

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>B5</b> Provide parking enforcement to ensure that parked vehicles do not obstruct pedestrian and cyclist paths.	IA	Growth & Development		On-going
<b>B6</b> Install or upgrade pedestrian crossings at key locations to improve pedestrian route connectivity.	CW	Growth & Development	VicRoads	Short - medium
<b>B7</b> Expand the CBD laneway network.	GP IA	Growth & Development		Immediate and on-going
<b>B8</b> Improve the security of the railway pedestrian underpass at Mair Street-Scott Parade.	IA CW	Growth & Development	DOT, Victoria Police	Short
<b>Cycling City</b>				
<b>B9</b> Develop the network of CBD cycle routes.	CW IA	Growth & Development		Immediate - long
<b>B10</b> Improve cyclist amenities.	IA PS	Growth & Development	Developers, universities, centre owners	On-going and short
<b>B11</b> Improve access to bicycles, particularly bicycles tailored to Ballarat's terrain.	IA	Destinations & Connections	Community Leadership Group	Short and on-going
<b>B12</b> Introduce a system to regularly monitor bicycle and pedestrian use in the CBD similar to a 'Bicycle Account'.	IA	Destinations & Connections	Community Leadership Group	Short
<b>Public Transport Networks</b>				
<b>B13</b> Enhance public transport networks in the CBD.	IA	Growth & Development	DoT	Immediate and on-going
<b>B14</b> Continue the program of improvement to CBD public transport stops.	CW IA	Growth & Development	DoT	Short and on-going
<b>B15</b> Improve the ease and access of short trips around the CBD by public transport by providing a free / low cost, high frequency loop bus service around the CBD for visitors and short trips.	IA CW	Growth & Development	Community Leadership Group, Trader groups, State government	Short and on-going
<b>B16</b> Establish a 'public transport culture' for central Ballarat.	IA	Destinations & Connections Growth & Development	Community Leadership Group, Retail groups, DoT	Immediate - short
<b>B17</b> Maintain Ballarat Station as the regional and local transport hub.	CW	Growth & Development	VicTrack / DoT	On-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>B18</b> Improve the environmental sustainability of the Ballarat public transport system and reduce emissions where possible.	IA	Growth & Development	DoT, Community Leadership Group, Retail groups	Short - medium
<b>Balanced Traffic Management</b>				
<b>B19</b> Ensure a balance between through traffic movements, local traffic circulation and the requirements of other road transport.	GP	Growth & Development		On-going
<b>B20</b> Organise traffic flows to favour cyclists and public transport over other vehicles.	CW IA	Growth & Development		Immediate - long
<b>B21</b> Discourage heavy vehicle and through traffic (not visitor or local traffic) from travelling via the heart of the CBD by implementing the Mair Street Upgrade Project as a high priority.	GP	Growth & Development	VicRoads	Immediate
<b>B22</b> Prioritise CBD through-routes and downgrade other connecting streets to encourage use by CBD destination traffic only.	CW GP IA	Growth & Development	VicRoads	Immediate and on-going
<b>B23</b> Investigate options to determine priorities for alterations to traffic circulation to reduce through traffic and increase pedestrian focused street space.	CW	Growth & Development		Immediate - long
<b>B24</b> Implement 40 km / hr zones in the key pedestrian areas of the CBD.	CW	Growth & Development		Immediate
<b>B25</b> Implement educational and marketing programs to discourage commuters to the CBD from driving where suitable alternatives are available.	IA	Growth & Development	Community Leadership Group	Short
<b>Car Parking</b>				
<b>B26</b> Improve / extend existing off-street public and private car park sites to increase capacity and efficiency.	IA PS CW GP	Growth & Development Destinations & Connections	Community Leadership Group	Short - on-going
<b>B27</b> Provide short stay parking within core retail areas to ensure a higher turnover for shoppers.	GP	Growth & Development		Short

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>B28</b> Consider reduced car parking rates or parking permits for new residential development within the CBD to encourage inner city living.	IA PS	Growth & Development		Immediate
<b>B29</b> Ensure that an adequate number of disabled car parking bays are provided throughout the CBD in convenient locations, and advocate for parking for shoppers with prams.	IA	Growth & Development		Short and on-going
<b>B30</b> Improve the usability of car parking payment systems.	IA	Growth & Development		Long
<b>B31</b> Allow for reduced on-street car parking in some areas, for the benefit of an improved pedestrian environment. This will be balanced by the provision of car parking elsewhere in the CBD and the benefits of increased street activity (with more people walking past and potentially dropping into shops, cafés etc.).	IA	Growth & Development	Community Leadership Group	Short
<b>B32</b> Aim to reduce the demand for car parking in the longer term.	GP IA	Growth & Development	Community Leadership Group	On-going
<b>CBD Entrances</b>				
<b>B33</b> Ensure signage at both east and west entrances welcomes visitors and encourages tourists to utilise Sturt Street as an access route.	CW	Growth & Development		Short
<b>B34</b> Enhance all key CBD entrance points with site appropriate uses, buildings, landscaping and / or signage.	PS IA CW	Growth & Development		Immediate - short
<b>Places For People</b>				
<b>Public Spaces Network</b>				
<b>C1</b> Develop a network of high quality public spaces located along key pedestrian routes that serve a number of different open space roles, with the Town Hall area as the 'civic heart' of the CBD'.	CW IA	Growth & Development	Community Leadership Group	Medium - long term
<b>C2</b> Trial all new public spaces before fully redeveloping sites (e.g. close the street, install street furniture for weekend events).	IA	Destinations & Connections		On-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>C3</b> Consider options to strengthen connections between the CBD and the river (e.g. artwork, paving and interpretive signage to mark the river's watercourse).	IA	Growth & Development		Long term
<b>C4</b> Ensure public spaces are well-maintained.	IA GP	Growth & Development		On-going
<b>C5</b> Avoid permanent 'privatised' areas or structures in public spaces.	GP	Growth & Development		
<b>C6</b> Introduce 'pause places' throughout the main retail areas of the CBD, with seating and landscaping or public art.	CW IA	Growth & Development		Short - medium term
<b>C7</b> Promote outdoor dining to encourage more street activity.	IA	Growth & Development		Immediate - short term
<b>High Quality Pedestrian Environment</b>				
<b>C8</b> Ensure a high quality pedestrian environment.	IA CW GP PS	Destinations & Connections Growth & Development		Immediate and Ongoing
<b>C9</b> Develop a comprehensive suite of streetscape treatments that can be incrementally implemented and that assist in way finding and orientation within the different activity Precincts of the CBD.	GP CW	Growth & Development		Immediate and Ongoing
<b>C10</b> Ensure that pedestrian connections are clearly evident between the public spaces.	CW IA	Growth & Development Destinations & Connections		Short term
<b>Boulevard City</b>				
<b>C11</b> Improve boulevard landscaping throughout the CBD, particularly along Sturt Street as well as Lydiard and Armstrong Streets.	CW	Growth & Development Destinations & Connections		Immediate - long term
<b>Sustainable Spaces</b>				
<b>C12</b> Encourage the establishment of gardens and landscaping in new development to reduce the 'heat island effect' and add to the green amenity of the CBD.	IA	Growth & Development		On-going
<b>C13</b> Reduce energy and water use in the public realm.	GP	Growth & Development		On-going



# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>C14</b> Incorporate Water Sensitive Urban Design (WSUD) principles in street design and landscaping.	CW IA	Growth & Development		Short - long term
<b>Managing Flooding</b>				
<b>C15</b> Develop long term strategies to manage flooding in the CBD.	PS CW GP	Growth & Development	CCMA	Short - medium term
<b>Building Quality</b>				
<b>Ballarat's Heritage</b>				
<b>D1</b> Ensure landmark heritage buildings remain as the dominant features in the streetscape / vistas.	PS	Growth & Development		Ongoing
<b>D2</b> Enhance the CBD's heritage buildings and streetscapes.	PS CW IA GP	Growth & Development Destinations & Connections	Community Leadership Group	Immediate and on-going
<b>Excellence in New Architecture</b>				
<b>D3</b> Ensure new buildings in the CBD are of a high design standard as a part of its image as a contemporary and creative regional centre.	IA GP PS	Growth & Development Destinations & Connections	Community Leadership Group	Immediate and ongoing
<b>D4</b> Retain, interpret and improve views and vistas from key locations (e.g. top of Bridge Mall, Camp Street, and Sturt Street).	GP	Growth & Development		Ongoing
<b>D5</b> Emphasise important sites, such as key redevelopment sites, and those located on prominent corners or adjacent to public spaces, through the quality of architectural design.	PS	Growth & Development		Immediate
<b>D6</b> Improve the appearance of existing non-heritage buildings where redevelopment occurs.	PS IA	Growth & Development		Immediate - long

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Streetscape Image</b>				
<b>D7</b> Design buildings of an appropriate scale and form to occupy important landmark sites throughout the CBD whilst ensuring that existing heritage buildings retain their visual prominence.	PS	Growth & Development		Immediate
<b>D8</b> Ensure that street façades in core retail areas are 'active'.	PS IA	Growth & Development		Immediate - short
<b>D9</b> In all parts of the CBD, articulate new building façades through design treatments.	PS	Growth & Development		Immediate
<b>D10</b> Maintain existing horizontal or vertical design rhythms in the streetscape, where these are dominant features, through design treatments.	PS	Growth & Development		Immediate
<b>D11</b> Require that crossovers, garages or car park entrances are kept to a minimum width and do not dominate the street frontage of a building.	PS	Growth & Development		Immediate
<b>D12</b> Provide continuous weather protection along retail streets / key pedestrian routes by providing verandahs or canopies that are consistent in form with those that already exist (i.e. awnings with poles along the gutter line, or as stipulated in Council's heritage guidelines).	PS	Growth & Development		Immediate
<b>D13</b> Design new buildings with the ground floor at street level to avoid the need for ramp or staircase access.	PS	Growth & Development		Immediate

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Height of New Buildings</b>				
<b>D14</b> Create a more consistent scale of buildings in the different parts of the centre, as appropriate to the precinct.	PS	Growth & Development	VicTrack / DoT	Immediate
<p><b>D15</b> Encourage the use of ESD principles in the design of buildings and landscape.</p> <p>The use of these principles would cover issues such as:</p> <p><i>Designing adaptable buildings that can be readily expanded or altered for alternate uses.</i></p> <p><i>Building orientation for solar access.</i></p> <p><i>Rainwater harvesting and use within the building.</i></p> <p><i>Generating own energy needs (e.g. incorporating solar energy collection and use).</i></p> <p><i>Achieving a level of energy rating in excess of the minimum requirements.</i></p> <p><i>Energy efficient fittings and appliances.</i></p> <p><i>Opportunities for natural ventilation.</i></p> <p><i>Natural lighting opportunities.</i></p> <p><i>Low water usage.</i></p> <p><i>Fitting three-pipe systems.</i></p> <p><i>Waste disposal.</i></p> <p><i>Sustainably sourced materials (i.e. with a low ecological footprint e.g. recycled, locally sourced).</i></p> <p><i>Construction management.</i></p>	PS IA	Growth & Development		Immediate - short
<b>D16</b> Investigate long term initiatives to save water and develop emissions-free local energy sources.	GP CW	Growth & Development		Long
<b>Sensitive Interfaces</b>				
<b>D17</b> Ensure that new development is designed to address specific design considerations of sensitive interfaces such as residential properties, heritage buildings or open spaces.	PS	Growth & Development		Immediate

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Signage</b>				
<b>D18</b> Ensure a co-ordinated approach to the use of signage in the CBD to avoid clutter and confusion and ensure the amenity of streetscapes.	IA PS	Growth & Development	VicRoads	Short
<b>Residential Development</b>				
<b>D19</b> Provide high quality residential development within the commercial areas.	PS	Growth & Development		Immediate
<b>D20</b> Encourage sustainable residential development.	PS	Growth & Development		Immediate
<b>D21</b> Ensure that the character and amenity of adjacent residential areas is maintained.	PS	Growth & Development		Immediate
<b>Flooding</b>				
<b>D22</b> Develop strategies to manage the impacts of flooding in the CBD.	PS GP	Growth & Development		Short and on-going
<b>Strong Leadership &amp; Governance</b>				
<b>Leadership and Delivery Team</b>				
<b>E1</b> Establish a leadership structure to implement the strategy.	IA	Destinations & Connections, CEO		Immediate
<b>E2</b> Ensure adequate resources are available to undertake the strategy.	IA	Growth & Development		Short
<b>Marketing</b>				
<b>E3</b> Develop a marketing plan for the CBD Strategy that emphasises the benefits to all of the Strategy and engenders commitment and 'buy in' by all sectors.	IA	Consultants		Immediate
<b>E4</b> Develop a city brand / logo and marketing strategy expressly for the CBD.	IA	Destinations & Connections	Community Leadership Group	Immediate
<b>E5</b> Develop a launch campaign for the new CBD Brand (e.g. banners down Sturt St and the Mall).	IA	Destinations & Connections	Community Leadership Group	Immediate

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Governance</b>				
<b>E6</b> Implement the CBD Strategy in the Planning Scheme through an amendment process.	IA	Growth & Development Consultants		Immediate
<b>E7</b> Review regulatory processes to provide a streamlined and responsive organisational framework for implementation of the objectives of the Strategy.	IA	Growth & Development		On-going
<b>E8</b> Investigate introduction of a Developer Contributions Plan to fund some CBD improvements.	IA	Growth & Development		Short
<b>E9</b> Undertake a Parking Precinct Plan.	IA	Growth & Development		Short
<b>E10</b> Identify all funding sources, including State and Federal government and make submissions to implement recommendations of the Strategy.	IA	Destinations & Connections		Immediate and on-going
<b>Stakeholder Involvement</b>				
<b>E11</b> Establish new, innovative governance structures (e.g. cross-sectoral CBD Strategy Implementation Committee) with a role that:  <i>Actively engages and involves key stakeholders in implementing the Strategy.</i>  <i>Encourages developers, landowners and business operators to invest in the CBD.</i>  <i>Resources the implementation from a variety of sources.</i>	IA			Immediate
<b>E12</b> Host regular events with interested community members to keep them involved and informed as the project develops.	IA			On-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precincts</b>				
<b>Precinct 1: Sturt Street Core Retail</b>				
<b>1.1</b> Create a lively, active streetscape along Sturt Street that encourages walking between Armstrong Street and Bridge Mall through active frontages, traffic management and streetscape design.	GP / PS			Immediate and on-going
<b>1.2</b> Work with landowners to reinstate heritage building façades, in particular upper level façades and verandahs, along Sturt Street, Lydiard and Armstrong Streets.	GP			On-going
<b>1.3</b> Encourage residential and tourist accommodation use in upper levels of new and existing buildings.				
<b>1.4</b> Enhance the role of the Precinct as an arts and entertainment hub through ongoing development of its facilities.	GP PS	Destinations & Connections Destinations & Connections		Immediate and on-going
<b>Sturt Street Boulevard</b>				
<b>1.5</b> Develop Sturt Street as the principal boulevard for the CBD, increasing amenity, safety and access particularly for pedestrians and cyclists.	GP CW IA	Growth & Development Destinations & Connections Destinations & Connections	DoT	Immediate and on-going
<b>Lydiard and Armstrong Streets</b>				
<b>1.6</b> Develop Lydiard Street and Armstrong Street North as key extensions of Sturt Street boulevard.	GP CW IA	Growth & Development		Short and ongoing
<b>Town Hall Area</b>				
<b>1.7</b> Strengthen the civic role and historic presence of the Town Hall building in the CBD and establish new or upgraded adjoining civic spaces as an extension to the Sturt Street boulevard.	GP IA CW PS	Destinations & Connections Growth & Development Destinations & Connections	Community Leadership Group, Myer, Central Square, cafe operators, Phoenix Mall traders	Immediate - medium
<b>Camp Street</b>				
<b>1.8</b> Develop the Camp Street Precinct as a vibrant enclave of the CBD and its arts and culture hub.	GP IA CW PS	Growth & Development Destinations & Connections Destinations & Connections	University of Ballarat	Immediate and on-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 2: Bridge Mall Core Retail</b>				
<b>2.1</b> Develop the area as a vibrant mixed use retail area.	GP IA	Destinations & Connections		Immediate and on-going
<b>2.2</b> Retain and develop the area as the core retail focus of Ballarat for local and regional functions, with a focus on super-markets and discount department stores.	PS	Growth & Development		Immediate
<b>2.3</b> Include commercial uses in upper levels.	PS	Growth & Development		Immediate
<b>2.4</b> Provide replacement car parking within a deck structure. This could be an internal car park space sleeved with active uses at the building frontages. Alternatively, provide car parks in the upper levels of retail / commercial buildings.	IA CW	Growth & Development		Short - medium
<b>2.5</b> Examine traffic management and circulation within Little Channel and Sharwood Streets and how they would be incorporated into new development.	IA	Growth & Development		Short
<b>2.6</b> Provide active retail frontages and weather protection on all street façades.	PS	Growth & Development		Immediate
<b>2.7</b> Allow buildings of up to four storeys, subject to heritage considerations.	PS	Growth & Development		Immediate
<b>2.8</b> Retain Bridge Mall as a pedestrian space with no cars.	IA	Growth & Development		Immediate
<b>2.9</b> Improve north-south pedestrian connections through laneway 'walk through' spaces.	GP	Growth & Development		On-going
<b>2.10</b> Develop a new suite of contemporary paving treatments to apply to the whole area, different to the heritage based treatments for Sturt Street and surrounds, to reflect the new building styles in the Precinct while complementing the heritage elements of Bridge Mall.	IA	Growth & Development		Short
<b>2.11</b> Rationalise signage in this Precinct to reduce visual clutter, particularly large scale advertising signage at CBD entry points.	GP	Growth & Development		Immediate and on-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Curtis Street &amp; Little Bridge Street</b>				
<b>2.12</b> Recreate the streetscapes of Curtis Street and Little Bridge Street by redeveloping surface car parks and single storey buildings with buildings of up to four storeys overall that contribute active frontages to the streets.	GP PS IA CW	Destinations & Connections Growth & Development People & Communities		Immediate and on-going
<b>Grenville Street Concept</b>				
<b>2.13</b> Undertake a staged program of road treatments to Grenville Street at the intersection of Sturt Street and Bridge Mall.	CW	Growth & Development	VicRoads	Medium- long
<b>Bakery Hill CBD Entrance</b>				
<b>2.14</b> Improve the Bakery Hill CBD entrance as the key entry point from the east and as a site of National historic significance	GP IA CW	Growth & Development	Community Leadership Group, Land owners, Bridge Mall traders	Immediate - medium
<b>Yarrowee River Park</b>				
<b>2.15</b> Redevelop the area at the corner of Grenville and Dana Streets to create a wetlands park and expose the Yarrowee River.	IA CW	Growth & Development People & Communities		Medium - long
<b>Main Road</b>				
<b>2.16</b> Foster the local, specialist retail and café role of Main Road.	IA PS CW GP	Growth & Development		Immediate and on-going



# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 3: Mair Street Corridor</b>				
<b>3.1</b> Encourage new development to maximise the available space in this area and introduce higher densities in close proximity to the CBD. <i>Buildings up to 6 storeys, east of Grenville Street.</i> <i>Buildings up to 4 storeys, west of Grenville Street.</i>	PS GP	Growth & Development		Immediate and on-going
<b>3.2</b> Redevelop underused sites such as those occupied by surface car parking, car yards or low scale buildings.	IA PS GP	Growth & Development		Immediate and on-going
<b>3.3</b> Actively promote the Mair Street corridor as a location for new development and investment.	IA	Destinations & Connections		Short and on-going
<b>3.4</b> Require ground level uses to include a component of active frontages and to make a positive contribution to streetscape amenity.	PS	Growth & Development		Immediate
<b>3.5</b> Improve pedestrian and cyclist linkages in the precinct, particularly from the CBD to the Station.	IA CW	Growth & Development		On-going
<b>3.6</b> Investigate redevelopment of the State Government Offices building with an improved street frontage.	IA	Growth & Development	State government	Short - medium
<b>3.7</b> Discuss redevelopment potential with the landowner of the site at the corner of Camp Street (43 Mair Street) to ensure the opportunity for a landmark building is embraced. New development on this site must respect the heritage setting of both Mair and Camp Streets.	IA	Growth & Development		Immediate
<b>3.8</b> Upgrade Mair Street to improve traffic management and reduce the amount of through-traffic within the CBD.	IA CW	Growth & Development	VicRoads	Short
<b>3.9</b> Improve the streetscape quality of Mair Street.	IA CW	Growth & Development	VicRoads	Short - medium
<b>3.10</b> Enhance the amenity of Bakery Hill, particularly along Victoria Street.	GP PS	Growth & Development		Immediate and on-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Civic Hall Site</b>				
<b>3.11</b> Comprehensively redevelop the Civic Hall site to stimulate development in the CBD.	IA GP PS	Destinations & Connections Growth & Development	State government	Immediate
<b>Precinct 4: Peripheral Retail &amp; Office</b>				
<b>4.1</b> Encourage small scale retail uses that complement the core CBD retail functions, business, education and consultancy services and other office uses.	PS	Growth & Development		Immediate
<b>4.2</b> Support the reuse and refurbishment of upper level of older and heritage buildings for office, accommodation and residential use.	PS	Growth & Development		Immediate
<b>4.3</b> Ensure new buildings front the street and provide active frontages and weather protection along key pedestrian routes.	PS	Growth & Development		Immediate
<b>4.4</b> Ensure new buildings are designed to reflect the form and scale of nearby heritage buildings.	PS	Growth & Development		Immediate
<b>4.5</b> Encourage redevelopment of surface car parking for deck car parking structures to provide additional parking, or for new active land uses that include car parking within.	PS IA	Growth & Development		Immediate
<b>4.6</b> Provide additional street planting: <i>Lydiard St: install median strips and kerb outstands with planting.</i> <i>Doveton St: planting in existing median, may need to be low level to not obscure drivers' sight lines.</i> <i>Albert St: street planting with scope for kerb outstands.</i> <i>Grenville St :street planting with scope for kerb outstands.</i>	CW	Growth & Development		Medium

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 5: Local Retail</b>				
<b>5.1</b> Amend the planning scheme to exclude this Precinct from the designated CBD.	PS	Growth & Development		Immediate
<b>5.2</b> Implement the Victoria Street Gardens - Development and Management Plan (2009) for improvements to the Victoria Street environs.	IA CW	Growth & Development		Immediate and on-going
<b>5.3</b> Implement the changes to traffic management required at the Princes Street / Victoria Street intersection to enact the Mair Street upgrade.	CW	Growth & Development		Short
<b>5.4</b> Install the streetscape works proposed to Princes Street and Mair Street to improve the appearance of these streets and manage traffic effectively.	CW	Growth & Development		Short
<b>5.5</b> Implement design guidelines that state a maximum of 2-3 storey buildings with high quality design, particularly fronting Mair and Victoria Streets.	PS	Growth & Development		Immediate
<b>5.6</b> Encourage medium-high density residential development whether as part of a mixed use development or stand-alone, particularly in locations removed from high volumes of vehicular traffic and adjacent to Lakeland Square Reserve.	PS	Growth & Development		Immediate
<b>5.7</b> Investigate improvements to Lakeland Square Reserve to encourage greater use by local residents and workers.	IA	Growth & Development		Medium

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 6: Commercial &amp; Service Business</b>				
<b>6.1</b> Investigate the option to develop the large commuter car park with a decked car park to increase capacity.	IA	Growth & Development	VicTrack	Medium
<b>6.2</b> Encourage redevelopment of surface car parking for deck car parking structures to provide additional parking, or for new active land uses that include car parking within.	PS GP	Growth & Development		Immediate and on-going
<b>6.3</b> Include floor area limitations on retail uses in the Planning Scheme.	PS	Growth & Development		Immediate
<b>6.4</b> Develop detailed use and built form guidelines for the Camerons Metaland site in conjunction with the owners, and assist the owners in identifying an alternate site elsewhere near the CBD (e.g. adjacent to the railway line).	IA PS	Growth & Development	Land owners	Immediate-short
<b>6.5</b> Encourage residential uses in upper floors of retail and office buildings.	PS	Growth & Development		
<b>Precinct 7: Education</b>				
<b>7.1</b> Continue discussion with the University on the potential for expansion of facilities within the CBD.	IA	Destinations & Connections	University	Immediate
<b>7.2</b> Ensure new University buildings and spaces are well integrated with the urban fabric and activity of the CBD.	PS	Growth & Development	University	Immediate
<b>7.3</b> Investigate options for expanded community access education programs and cultural or recreational activity.	IA	People & Communities	University	On-going
<b>7.4</b> Investigate the potential for redevelopment of the surface car parking areas for deck car parking structures to provide additional parking.	IA	Growth & Development	University	Medium
<b>7.5</b> Investigate and encourage opportunities to involve students in CBD-based activities and for community activities to be held in conjunction with the school.	IA	People & Communities	University	On-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Precinct 8: Railway Station Mixed Use</b>				
<b>8.1</b> Determine the future operational requirements of the precinct for transport services and the extent of land available for redevelopment.	IA	Destinations & Connections Growth & Development	DoT, VicTrack, VLine, bus operators, Heritage Victoria	Immediate-short
<b>8.2</b> Develop a comprehensive Transport Hub Master Plan for the site with feasibility studies for proposed new uses and development, including the cost of addressing site constraints such as decontamination.	IA	Destinations & Connections / Growth & Development	DoT, VicTrack, VLine, bus operators, Heritage Victoria	Short
<b>8.3</b> Improve landscaping of the site and pedestrian and cycle links.	CW IA	Growth & Development	VicTrack, DoT	Short and on-going
<b>8.4</b> Improve car parking provision within and around the Station.	IA CW	Growth & Development	VicTrack, DoT, Heritage Victoria	Immediate - short
<b>8.5</b> Continue to refurbish the Station building.	IA	Growth & Development	VicTrack, Heritage Victoria	Short and on-going
<b>8.6</b> Investigate options to refurbish and adapt heritage buildings for new uses such as: <i>Platform 2 building: transport museum tourist related activity, access to heritage trains, gallery spaces etc.</i> <i>Carrier's Office: retail, small office or residential.</i> <i>Signal boxes: railway history centre that provides views of the precinct.</i> <i>Victorian Railways Institute Building: community use, meeting rooms.</i>	IA	Destinations & Connections Destinations & Connections	VicTrack	Short and on-going

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<p><b>8.7</b> Consider options for a range of new uses on surplus VicTrack land and buildings.</p> <p><i>Bluestone sheds: markets, performance spaces, gallery, art workshops such as Melbourne's Meat Market, micro-brewery.</i></p> <p><i>Residential infill, offering a variety of dwelling types, styles and affordability.</i></p> <p><i>Community spaces such as meeting places, community centres or community gardens.</i></p> <p><i>Retail spaces that serve the residential population without competing with the retail role of the CBD.</i></p> <p><i>Cafés, dining and entertainment.</i></p> <p><i>Markets (art, food, antiques), performance and exhibition spaces.</i></p> <p><i>Art workshops or incubator spaces.</i></p> <p><i>Tourism opportunities such as a 'Rail Interpretive Centre' or history centre.</i></p> <p><i>Light industrial or service business uses.</i></p>	IA	Destinations & Connections / Growth & Development	DoT, VicTrack, VLine, bus operators, Heritage Victoria	Long
<p><b>8.8</b> Open north-south and east-west circulation spines through the site.</p>	IA	Growth & Development	VicTrack, DoT	Medium - long
<p><b>8.9</b> Redevelop surface car parks with new buildings that include car parking within deck structures or underground to cater for CBD commuters as well as users of the Station precinct.</p>	IA	Growth & Development	VicTrack, DoT	Medium
<p><b>8.10</b> Consider the potential to reduce car parking requirements for new development, due to the site being part of a multi-modal transport hub in the heart of the CBD.</p>	IA	Growth & Development	VicTrack, DoT	Medium - long
<p><b>8.11</b> Include a range of open spaces throughout the site.</p>	IA	Growth & Development	VicTrack, DoT	Medium - long
<p><b>8.12</b> Provide new frontages to the adjoining residential streets that include transitional scale buildings and landscaping.</p>	PS	Growth & Development	VicTrack, DoT	Medium - long

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>8.13</b> Introduce sustainability initiatives in the redevelopment options such as ESD in the design of all buildings and spaces, opportunities for energy production infrastructure and local food production.	PS	Growth & Development	VicTrack, DoT	Medium - long
<b>Precinct 9: Mixed Use</b>				
<i>The northwest corner of the CBD, west of Doveton Street</i>				
<b>9.1</b> Encourage medical related uses and accommodation for these sites in close proximity to the medical precinct.	PS	Growth & Development		Immediate
<b>9.2</b> Retain and enhance heritage sites.	PS	Growth & Development		Immediate
<b>9.3</b> Improve the CBD entry point from Creswick Road, particularly at the intersection with Doveton Street.	PS CW IA	Growth & Development		Immediate - medium
<b>9.4</b> Develop commercial or office uses that may include residential in upper levels.	PS	Growth & Development		Immediate
<i>Sites at the corner of Doveton Street and Grant Street</i>				
<b>9.5</b> Provide a transition between commercial uses and the residential / school area.	PS	Growth & Development		Immediate
<b>9.6</b> Encourage increased office or residential development in a manner that retains the heritage fabric of the buildings.	PS	Growth & Development		Immediate
<b>9.7</b> Retain and enhance heritage sites.	PS	Growth & Development		Immediate
<b>9.8</b> Require landscaping along the street frontage of all properties	PS	Growth & Development		Immediate
<b>9.9</b> Ensure an appropriate interface with the Dana Street School in terms of building scale, design and land uses.	PS	Growth & Development		Immediate

# IMPLEMENTATION PLAN OUTLINE

Strategy / Action	Type	Council Primary Implementation Responsibility	Other Responsible Agencies and Stakeholders	Timeline for Implementation
<b>Sites south of Dana and Victoria Streets</b>				
<b>9.10</b> Consider the opportunity for higher density residential with ground level commercial in the area.	PS	Growth & Development		Immediate
<b>9.11</b> Encourage activities that support but do not compete with CBD core retail and office uses including community services and facilities, service business and retail, as well as residential.	PS	Growth & Development		Immediate
<b>9.12</b> Retain and enhance heritage sites along Victoria Street.	PS	Growth & Development		Immediate
<b>9.13</b> Revegetate Yarrowee River channel embankment with indigenous species.	CW	Growth & Development		Medium
<b>Precinct 10: High Density Residential</b>				
<b>10.1</b> Provide new opportunities for well designed residential development within these locations in proximity to the CBD.	PS	Growth & Development		Immediate
<b>10.2</b> Have regard to heritage and character issues in the design of new buildings.	PS	Growth & Development		Immediate
<b>10.3</b> Re-vegetate the Yarrowee River channel embankment with native species.	CW	Growth & Development		Medium
<b>10.4</b> Improve the appearance and amenity of sites on Scotts Parade as a part of the Eastern Oval Master Plan implementation.	IA	Growth & Development		Short
<b>10.5</b> Initiate discussion with the Haymes land owner to facilitate redevelopment of these Scott Parade sites.	IA PS	Destinations & Connections / Growth & Development		Immediate
<b>10.6</b> Amend the Planning Scheme to replace the B1 Zone with Mixed Use or Residential Zoning.	PS	Growth & Development		Immediate
<b>10.7</b> Maintain the residential character of Victoria Street.	PS	Growth & Development		Immediate





## 6. Appendices



## A. OTHER IDEAS CONSIDERED

In the preparation of the Strategy many different ideas about the future of the CBD were explored by the community and Council.

As can be expected, there was much debate about the merits of many of the Strategy's ideas and recommendations. Many very creative suggestions were offered during the preparation of the Strategy but ultimately not included due to concerns such as lack of trader or general community support, prohibitive cost or unclear net community benefit. While the Strategy aims to be a visionary document, it is also essential to present ideas that are achievable and for which funding can be sourced without jeopardising other priorities.

These ideas have been included as an appendix so that they are recorded for future reference in the event that they become feasible beyond, or even during, the life of this document.

### **CBD Park at Bridge Mall**

The idea of creating a new city park within the heart of the CBD at the Grenville Street end of the Mall was supported by many people. This would involve acquisition and demolition of the Norwich Plaza and the buildings opposite on the southeast corner of the Mall and Grenville Street. Many people considered the Strategy a rare opportunity to introduce much needed greenspace into the CBD. The creation of this park might also have presented an opportunity to further expose the City's underlying landscape and the Yarrowee River at this historic location. A park in this location was considered by many to have the potential to increase activity and pedestrian amenity within the City's retail heart and provide further enhancement and linkage with the Sturt Street Gardens.

The idea was not included in the Strategy due to the expense of purchasing the retail properties and concern at loss of retail space at this point in time.

### **Closure of Grenville Street at Bridge Mall**

A staged treatment of the Grenville Street intersection with Bridge Mall and Sturt Street was proposed which would ultimately see Grenville Street closed to all through traffic except for buses, taxis and bicycles. The aim of this suggestion was to enhance pedestrian priority at this key location and to reduce the dominance of car traffic in the CBD. This idea was not included in the Strategy due to concerns about disruption to north-south traffic flow.

### **Reinstatement of CBD Tram**

The reinstatement of a tram along Sturt Street was often suggested during consultation. The idea has merit from a heritage / tourism point of view, however, due to the expense of constructing fixed rail transport infrastructure and the inflexibility of such a system it has not been included in the Strategy. Recommendations for improving public transport are focussed on expanding the City's bus network which is a much more cost effective means of improving transport options over a broader area and to benefit more people.

### **Long Term Sustainability Initiatives**

A wide range of sustainability initiatives were discussed during the preparation of the Strategy. Many of these have been incorporated, such as greening of the CBD, encouraging walking or cycling, improvements to public transport, water sensitive urban design and promoting a more compact urban form.

Other longer term initiatives were not included in the Strategy due to the current cost of the infrastructure that would be required and in some instances the need for substantial behaviour change. These initiatives, such as local energy production, sharing of food resources, intensive water recycling infrastructure and improved energy ratings for all buildings, will potentially become necessities into the future when the City is addressing issues of fuel, water or energy shortages, extremes of climate, food security etc. These initiatives are explored in more detail in the sub-consultant report prepared by the Victorian Eco-Innovation Lab (VEIL).

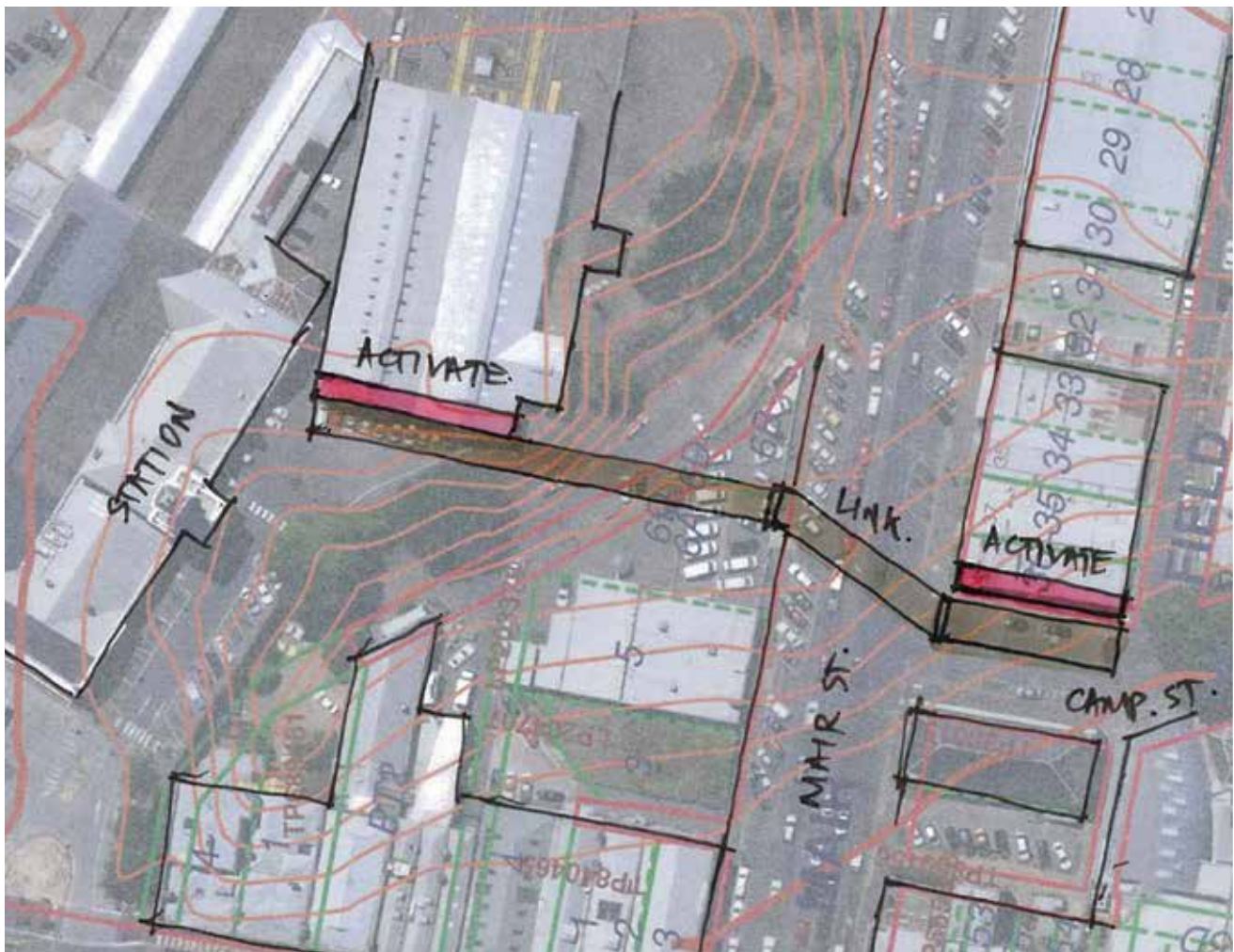
### **Mair Street Bridge**

The possibility of creating a new pedestrian link from the Station to Camp Street by way of a pedestrian bridge over Mair Street was discussed. This bridge would provide a more direct link from the Station forecourt to the Camp Street Precinct. It would be designed as a functional piece of public art that enhances the Mair Street corridor. The suggestion was eliminated early in the process of Strategy development due to cost, need and practicality concerns.

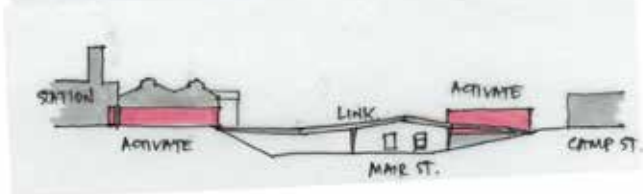
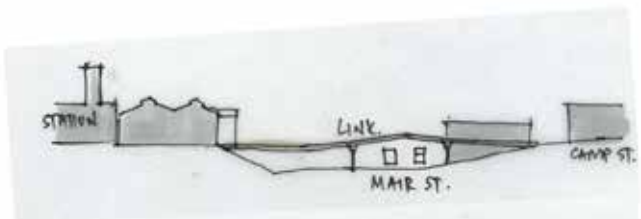
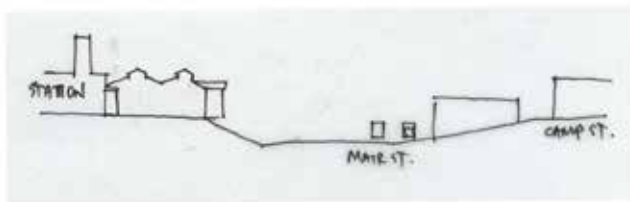


*Long term option for a new CBD park at the Grenville Street end of Bridge Mall*

# MAIR STREET BRIDGE SKETCHES



Sketches exploring the options for the Mair Street Bridge from the Station forecourt to Camp Street



## B. LIST OF BACKGROUND DOCUMENTS

### General Strategies

Blueprint Ballarat (November, 2007)  
Council Plan 2009-2013  
Ballarat Strategy Plan (December, 1998)  
Central Business Area Strategy Plan (November, 1995)

### Urban Design & Open Space

Ballarat CBD Street Furniture Guidelines Version 1.0 (February, 2009)  
Central Business Area Urban Design Framework (April, 2006)  
Ballarat Entrances Strategy (August, 2006)  
Bridge Mall Precinct Urban Design Framework - Draft (October, 2005)  
Bridge Mall Master Plan (December, 2000)  
Bridge Mall Precinct Urban Design Strategy (December, 1990)  
Phoenix Mall Master Plan (March, 2006)  
Environment Sustainability Strategy (September, 2007)  
Sustainable Built and Natural Environments Fact Sheet (2006)  
Ballarat Open Space Strategy (March, 2008)  
Sturt Street Gardens Conservation and Management Plan (July, 2007)  
Victoria Street Gardens Development and Management Plan (July, 2009)  
Yarrowee River Landscape Masterplan and Land Management Plan (1995)  
Eastern Oval Master Plan (August, 1995)  
Ballarat West Local Structure Plan (April, 2007)  
Landscape Guidelines for Development (September, 2000)

### Economic Development and Tourism

Draft Commercial Strategy (in progress)  
Economic Development Strategy (May, 2006)  
Retail Development Strategy (2003)  
Toward 2020 Tourism Strategy (2008)  
City of Ballarat Investment Prospectus (2006)  
Ballarat Brand Strategy (2006)  
Ballarat Industrial Land Use Strategy (2005)

### Transport

Railway North (May, 2009)  
Ballarat Transit City Development Options (October, 2007)  
Ballarat Bicycle Strategy (July, 2008)  
Traffic Management Strategy (June, 2008)  
Ballarat Road Transport Strategy (March, 2007)  
Ballarat Central Area Bus Modelling Study (May, 2007)  
CBA Car Parking Strategy – Draft (October, 2007)  
Pedestrian Wayfinding Strategy (August, 2007)  
Road Safety Strategy 2007-2012 (April, 2007)  
Road Hierarchy Review (September, 2006)  
Ballarat Railway Station Precinct Master Plan (June, 2002)  
Ballarat Rail Corridor Precincts: Urban Design Study (2002)  
Ballarat Intermodal Freight Hub Feasibility Study (2009)  
Ballarat Aerodrome and West Common Land Use Concept Plan (2008)  
Ballarat Intermodal Freight Hub Cost Benefit Analysis & Economic Impact Assessment (September, 2002)  
Ballarat Intermodal Freight Hub Local and Regional Economic Benefits (June, 2002)  
Ballarat Intermodal Freight Hub Feasibility Study (February, 2002)

### Infrastructure

Powerline Improvement Strategy and Policy (March, 2007)

### Heritage

Ballarat Heritage Review (July, 2003)  
Ballarat Heritage Precincts (2006)  
Analysis of the Value of Heritage to the City of Ballarat (2007)  
ICOMOS Charter for the Conservation of Historic Towns and Urban Areas (The 'Washington Charter') (1987)

### Housing

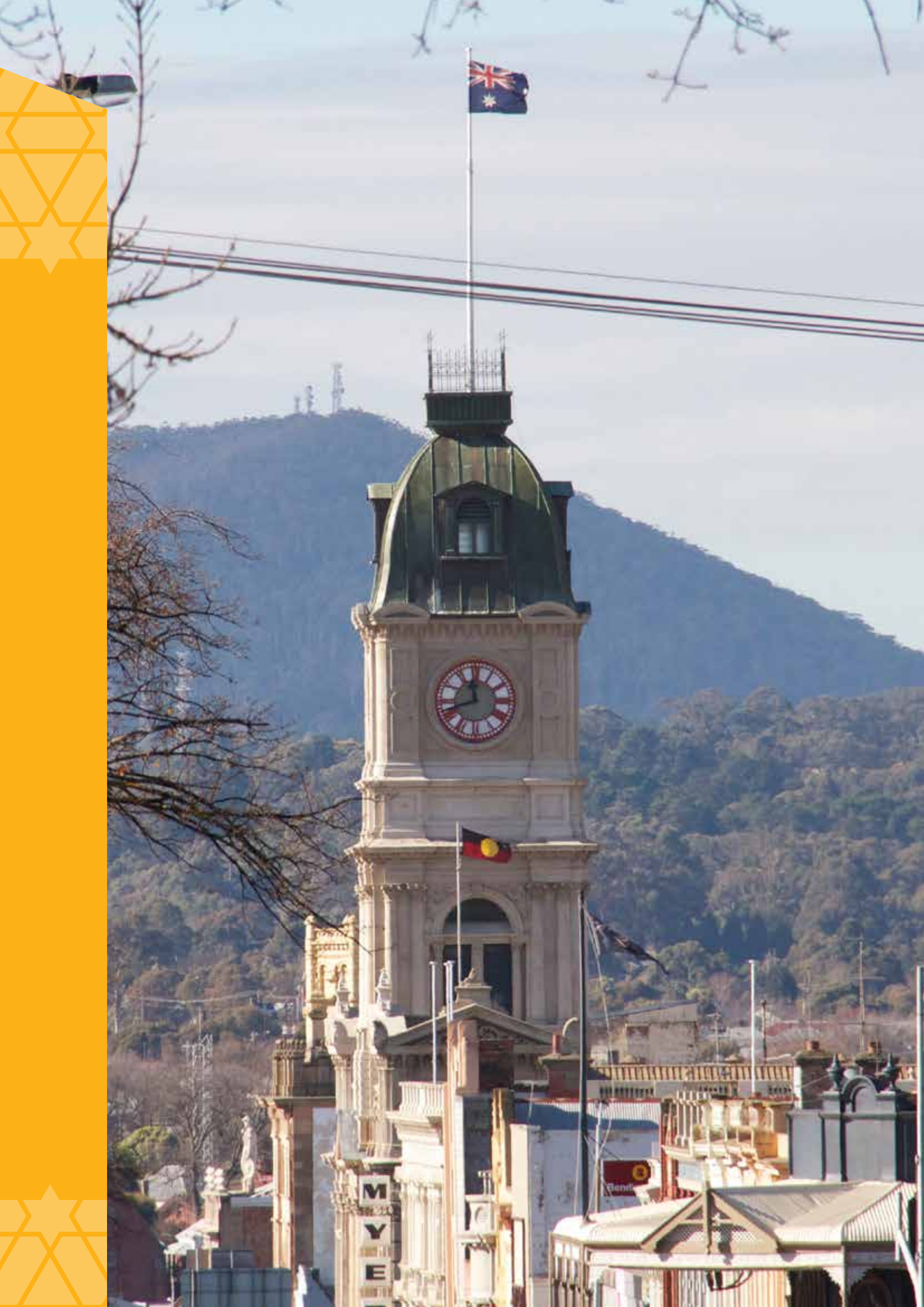
Ballarat Residential Infill Opportunities Study (in progress)

### Health & Community

Community Safety Action Plan 2008-2013 - Draft (October, 2008)  
Positive Ageing Strategy 2008-2013 - Draft (October, 2008)  
Youth Strategy 2009-2014 (Volume 1 Action Plan) - Draft (October, 2008)  
Social Infrastructure Plan - Draft Final Report (July, 2008)  
MPHP: Health and Wellbeing Plan 2007-2009  
Disability Action Plan (2006)  
What Makes Us Healthy Fact Sheet (2006)  
Healthy, Safe and Inclusive Communities Fact Sheet (2006)  
Culturally Rich and Vibrant Communities Fact Sheet (2006)  
Democratic and Engaged Communities Fact Sheet (2006)

### History

Bate, Weston. Lucky City: The First Generation of Ballarat 1851-1901 (1978)



# ACKNOWLEDGEMENTS

## Consultant Study Team

### Planisphere

Project Management and Direction, Strategic Planning, Urban Design & Statutory Planning  
Lisa Riddle, *Project Director*  
Helen Knight, *Project Manager*  
Kate Pleban, *Senior Urban Designer*  
Chantal Delcourt, *Strategic Planner*  
Isobel Maginn, *Mapping*

### Village Well

Place Making and Community Consultation  
Gilbert Rochecouste, *Place Maker*  
Jeanette Lambert, *Place Maker*

### Victorian Eco-Innovation Lab (VEIL)

Ecological Sustainability  
Prof. Chris Ryan,  
Dianne Moy

### Urban Enterprise

Economics, Property and Tourism  
Mat Ainsaar, *Economic*  
Astrid Ruben, *Strategic Planner*

### Aspect Studios

Landscape Architecture & Digital Visualisation  
Kirsten Bauer, *Landscape Architect*  
Ermin Taal, *Landscape Architect*  
Vivi Chau, *Visualisations*

### AECOM

Transport Planning  
Andrew Norton, *Transport Planner*  
Todd Blasch, *Transport Planner*

## City of Ballarat Project Team

Jeff Pulford, *Director City Growth and Economy*  
Brett Davis *Project Manager CBD Strategy*  
Rebecca Redfern *Project Manager City Growth and Economy*

## Technical Working Group

Brett Davis (*Chair*)  
Peter Appleton (*Manager Community Development, City of Ballarat*)  
Brian Benson (*Heritage Architect Planner, City of Ballarat*)  
Cindy Bright (*Department of Planning & Community Development*)  
Barbara Chalkley (*Manager Tourism, City of Ballarat, until December 09*)  
Ross Cowie (*Manager Infrastructure Development, City of Ballarat*)  
Simon Coghlin (*Commerce Ballarat*)  
Jodie Gillet (*Commerce Ballarat*)  
Sahn Cramer (*Coordinator Arts & Cultural Development, City of Ballarat*)  
Ron Egberg (*Manager Arts & Culture, City of Ballarat*)  
Peter Forbes (*Economic Development, City of Ballarat, until December 09*)  
Elissa Hayley (*Brand and Strategic Communication, City of Ballarat*)  
Aaron Izzard (*Manager Environmental Programs, City of Ballarat*)  
Tony Jones (*Corangamite Catchment Management Authority*)  
Phil Kennedy (*Engineering Development, City of Ballarat*)  
Jim Leonard (*Traffic Management, City of Ballarat*)  
Sean O'Keeffe (*Manager Strategic Planning, City of Ballarat*)  
David O'Sullivan (*VicRoads*)  
Adam Parrott (*Landscape and Open Space, City of Ballarat*)  
Veronica Schilling (*Manager Statutory Planning & Building, City of Ballarat*)  
Miriam Semmel (*Strategic Planning, City of Ballarat, until December 09*)  
David Ward (*Department of Transport*)  
Malcolm Wilson (*Senior Engineering Designer, City of Ballarat*)

## Steering Committee

Jeff Pulford (*Chair*)  
Carolyn Barrie (*Director People and Communities, City of Ballarat*)  
Tony Chew (*Committee for Ballarat*)  
Brett Davis (*Project Manager*)  
Eugene Kneebone (*Former Chair, Blueprint Ballarat*)  
Colin Marshall (*University of Ballarat*)  
Trevor McCullough (*Director Development and Infrastructure, City of Ballarat*)  
Ian Rossiter (*Executive Manager, Sustainability, City of Ballarat*)  
George Sossi (*Director Destinations and Connections, City of Ballarat*)  
Jason Taylor (*DPCD Manager Planning & Development*)

## Community Reference Group

Cr. Craig Fletcher (*Chair*)  
Kizanne Davies (*Elysum Day Spa*)  
Ann Gervasoni (*Australian Catholic University*)  
Clare Gervasoni (*University of Ballarat*)  
Glenn Stevens (*Builder and Designer*)  
Peter Voterakis (*Creative Framing*)  
Alan Morton (*Architect*)  
Lesley Mullany (*Commerce Ballarat*)  
Peter Berlyn (*Resident, property owner*)  
Luke Rieniets (*Chair, Bendigo Bank*)  
Inspector Gerry Rudkins (*Victoria Police*)  
Nicole Thomas (*Ballarat Youth Council*)  
Wen McLachlan (*Business owner*)  
John Marios (*Bridge Mall Traders*)









The Phoenix | 25 Armstrong Street South, Ballarat, Vic 3350  
City of Ballarat | PO Box 655, Ballarat, Victoria, 3353  
P: 03 5320 5500 | [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

