



# BALLARAT EAST

## LOCAL AREA PLAN

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# ACKNOWLEDGEMENT OF BALLARAT EAST'S FIRST PEOPLES



**We are proud to acknowledge the Traditional Owners of Country, which includes Ballarat East today, the Wadawurrung people, and pays respect to all Elders, past, present and emerging, as well as Elders from other communities that reside here today.**

“The land on which Ballarat East stands is the land that for thousands of years sustained Wadawurrung people. It provided them with water, food, medicine and shelter. It harboured the animals and the birds during winter. It was a place where the surrounding hills protected the environment and all the creatures that lived there.

The waterways were the travel paths; the movement from the centre of the bowl up to the top of the hills.

It was a place that during the harshness of winters it protected the old people.

All around this place was open forests and grassy plains. This bowl was like having a house that was built to live in during winter. It was the resting place – Ballarat.

This place was the centre of the environment for all year. Didn't matter what the weather was like, whether there were droughts or famines – you could come into here and it would sustain us.

The people that live here today have the same opportunity to enjoy the environment, the landscape, the waterways and to live within the landscape.”

**Uncle Bryon Powell, Wadawurrung Elder, 2016**

# MESSAGE FROM THE MAYOR



**In 2015 we started a conversation with the local community about how to manage change and plan for a sustainable future in Ballarat East.**

In 2015 we started a conversation with the local community about how to manage change and plan for a sustainable future in Ballarat East.

These initial conversations informed the first stages of the Ballarat East Local Area Plan.

During further discussions, you told us what you love and value about Ballarat East, what you want to retain, and what you imagine for its future.

You told us it was important to ensure that we capitalised on opportunities to support growth and enhance liveability in Ballarat East.

We know that Ballarat East is home to many beautiful historic streetscapes that contribute to a sense of identity appreciated by so many today.

We also know that it is important to celebrate stories of the past – particularly as our population grows – and that anything new should fit in with its surroundings but also have its own uniqueness.

We have used your feedback to shape a plan that has a genuine community flavour. The plan focuses on what is most important to you and enhances what you love most about Ballarat East.

As a Council, we look forward to working with you to implement this exciting plan.

# MESSAGE FROM THE CEO



**When it comes to managing growth and change in our city, we're taking a different approach.**

This approach is about making sure we look after the things the local community has told us they value most about where they live.

Ballarat today has been shaped by the stories of our past, and we have recognised how important it is to build a vision for our future that encompasses the uniqueness that our city was built on as well as recognising and responding to our growth.

The Ballarat East Local Area Plan is being developed as a pilot program using UNESCO's Historic Urban Landscape (HUL) methodology.

The HUL approach ensures that local people are at the heart of the planning process that guides decisions about the future of the places where they live and work.

Using the HUL approach, the things that make a place distinct are at the heart of the decision-making.

These distinctions will attract investment and drive desirable change into the future.

For this approach to work, we need the local community to play a part in shaping the vision for our neighbourhoods and our city.

The Ballarat East community of the future will reflect on the decisions we, as a community, make today.

# 1. EXECUTIVE SUMMARY

## Through the Ballarat Strategy: Our Vision for 2040, the City of Ballarat committed to developing Local Area Plans to support growth and development while protecting local values.

This involves working with communities to determine a shared vision for each area's long-term future, and establishing a plan to achieve this. The Ballarat East Local Area Plan is the first of these plans within the urban area of Ballarat.

The Ballarat East Local Area Plan is a pilot project using UNESCO's Historic Urban Landscape (HUL) methodology<sup>1</sup>. This approach is designed to ensure that the things people value and that contribute to making a place distinctive are at the heart of decision-making. These distinctions will attract investment and drive desirable change into the future. Critically, it ensures that local people are at the heart of planning processes that guide the decisions about the future of their local area.

The HUL approach involves integrated local area planning. Applying this to Ballarat East has involved:

- Participatory planning
- Comprehensive research and review of technical studies
- A comprehensive assessment of community values, associated attributes and vulnerability
- The application of landscape characterisation methodology
- The development of a prioritised action toolkit to achieve a shared community vision

The Local Area Plan has been informed by an extensive community and stakeholder engagement and consultation program that aims to:

- Be representative of the community
- Identify values and associated attributes
- Test ideas and directions
- Establish partnerships and local management frameworks for implementation.

During the consultation program, the community was asked what they love about, what they want to retain, and what they imagine for Ballarat East.

This Plan seeks to ensure that what the community values is conserved and enhanced into the future, based on their responses.

## HUL



<sup>1</sup> The City of Ballarat is an international pilot city for UNESCO's recommendation on the Historic Urban Landscape (HUL) approach. One of UNESCO's main roles is to facilitate ties between governments and their local citizens. UNESCO (United Nations Educational, Scientific and Cultural Organization)

Informed by community values and key attributes, we have identified four distinct landscape character areas for Ballarat East:



**1. Civic Heart** Core Ballarat East



**2. Urban Heritage** Inner Ballarat East



**3. Central Neighbourhood**  
Urban Fringe Ballarat East



**4. Forest Edge** Outer Ballarat East

The Local Area Plan is based on the aspirations of the community. It details what people value, what we know about valued assets and features and how these are protected, and what can be done to manage change and strengthen protection in line with the community's vision.

It provides the justification and context for the application of new planning controls which will provide guidance for future development in Ballarat East. It also seeks to prioritise actions and guide investment to ensure that the best outcomes are achieved for the community.

In line with the HUL approach, this Local Area Plan has been structured to tell the story of values, to report on research findings, vulnerability and opportunities for protection, and to deliver a plan to manage change in line with community values and the community's vision for Ballarat East.

Strategies and actions have been identified under a series of key themes.

**Key themes**

- Natural Environment
- Cultural and Built Heritage
- Settlement and Liveability
- Community Services and Infrastructure
- A Prosperous Future

The plan includes a Land Use Framework Plan which identifies key assets and opportunities, and provides a snapshot of priority strategies for improvement. It also identifies key renewal sites, which are sites with significant potential for renewal and/or improvement.

A series of background papers has been developed which include details of the research and engagement that has been undertaken to inform this Local Area Plan.

To be effectively implemented, the plan will rely on ongoing engagement.

## THE COMMUNITY'S VISION FOR BALLARAT EAST

Ballarat East is made up of many environmental, cultural and historical legacies. Bookended by Woookarung Regional Park and the CBD, connecting forest to city. A blending of old with new. A tapestry of distinctive streetscapes, a rich natural environment that draws its character from ancient waterways, and a diversity of housing with pockets that surprise and delight. Friendly locals, tales of gold, and continuing Wadawurrung culture.

The rolling landscape provides special views that remind us of where we are by connecting us with our surroundings. The abundance of open space and community facilities bring locals out, staying active and connected. World-class tourist attractions bring visitors, to experience and enjoy.

Ballarat East will continue to evolve as a place of innovation, creativity and opportunity, building on its distinctiveness and character. A wonderful place to live, celebrate the past and create new memories. A place we are proud of and happy to share.

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## 2. INTRODUCTION - WHY A LOCAL AREA PLAN FOR BALLARAT EAST?



As outlined in the *Ballarat Strategy: Our Vision for 2040*, the City of Ballarat is committed to developing Local Area Plans to support growth and development while protecting local values. This involves working with local communities to develop a shared vision for the long-term future of their area and to develop a plan to achieve this. The Ballarat East Local Area Plan is the first of these plans within the urban area of Ballarat.

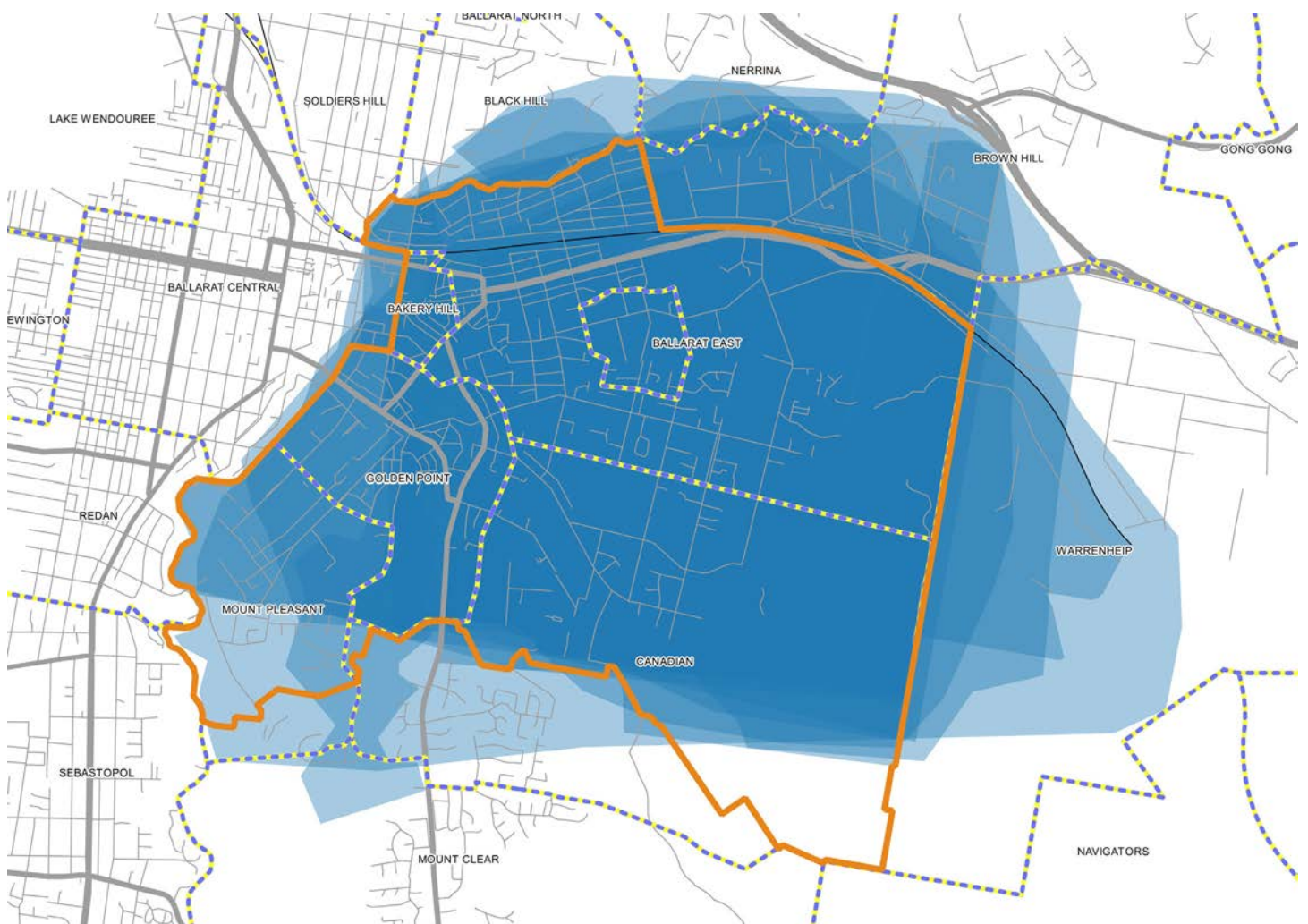
Ballarat East has a distinctive identity. Like many areas across Victoria, Ballarat East is experiencing population growth which is leading to an increased demand on services and infrastructure and challenges associated with conserving environmental assets.

The development of a Local Area Plan provides the opportunity for the local community and stakeholders to contribute to developing a shared vision, to ensuring that local values are conserved, enhanced and strengthened through good planning, and to ensuring that change and development are carefully managed to maintain liveability.

To get the balance right - to conserve what people love and value about Ballarat East and to manage future growth. The Ballarat East Local Area Plan will ensure that what the locals love and value about their community is at the forefront of planning decision-making.

# WHERE DOES THE BALLARAT EAST LOCAL AREA PLAN APPLY?

The boundary of the study area has been carefully determined through consultation with the local community and adjusted to align with the boundary of surrounding strategic land use planning projects.



# 3. PLANNING FOR BALLARAT EAST'S FUTURE IN A NEW WAY

## 3.1 HISTORIC URBAN LANDSCAPE APPROACH

### Embedding 'Local' in Change - a UNESCO approach

In Ballarat, we are taking a different approach to managing growth and change. It is about making sure we achieve development outcomes that look after the things the local community loves most about and aspire for the places where they live and work. For this to work, we need local people to play an active part in helping shape the best possible future for their neighbourhoods. Ballarat is recognised as a world leader<sup>2</sup> in applying this new approach, guided by UNESCO<sup>3</sup>'s innovative framework for locally-led and sustainable city development.

The City of Ballarat is delivering UNESCO's integrated, interdisciplinary, whole-of-landscape approach to planning and management of the urban environment.

Known as the Historic Urban Landscape or 'HUL' approach, it ensures that the things people value about and make each area in Ballarat distinctive are at the heart of our decision-making. This will not only attract investment and drive desirable change into the future, critically, it will ensure that local people are at the heart of planning processes that guide decisions about the future of their area.

Ballarat East has an international profile through the program - leading the way for other local communities around the world.

## HUL



Community values



Interdisciplinary evidence



Integrated participatory local area planning



**Good results for locals!**

<sup>2</sup> The City of Ballarat is an international pilot city for UNESCO's recommendation on the Historic Urban Landscape or 'HUL' approach.

<sup>3</sup> UNESCO is the United Nations Educational, Scientific and Cultural Organization. One of their roles is to facilitate ties between governments and their local citizens.

### What is Historic Urban Landscape (HUL)?

‘The historic urban landscape approach sees and interprets the city as a continuum in time and space. Countless population groups have left their mark, and continue to do so today.’

**UNESCO, 2013, New life for historic cities - The historic urban landscape approach explained**

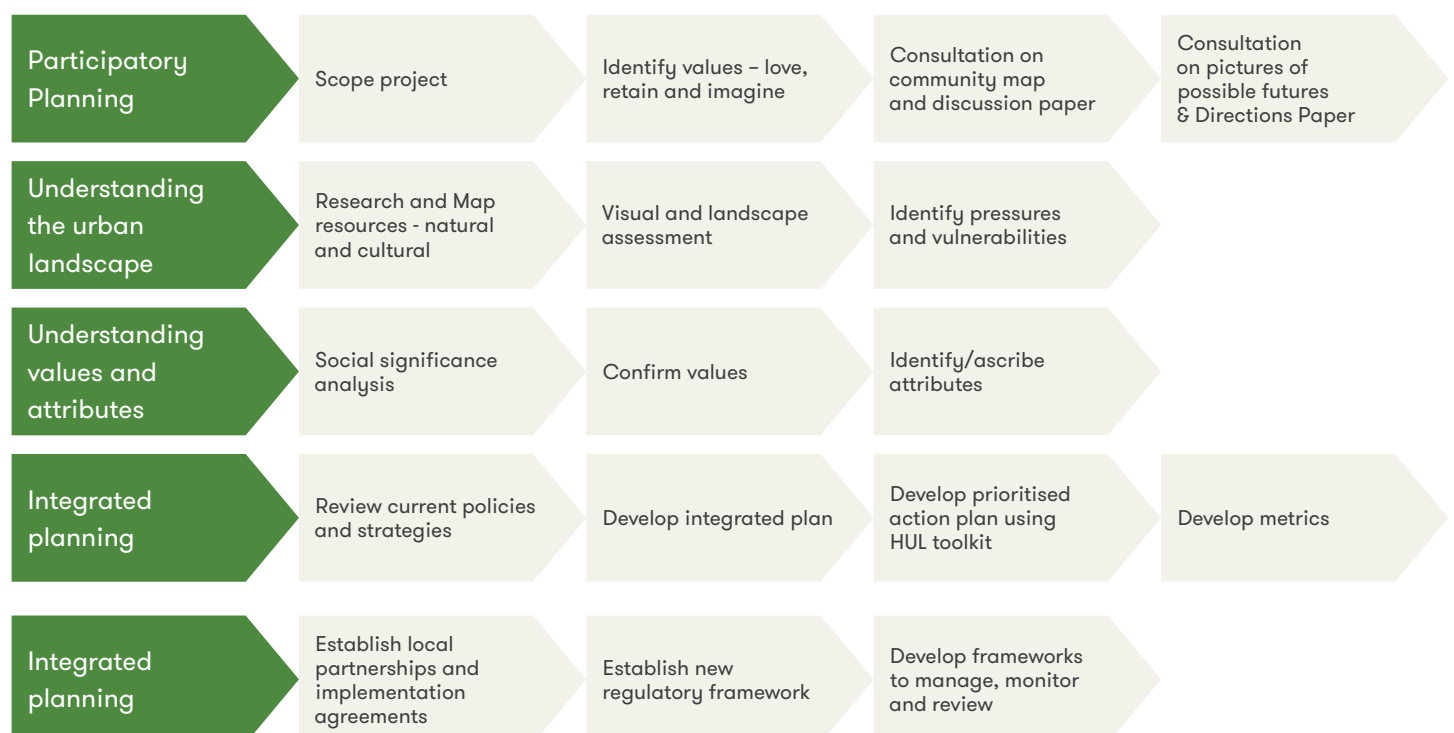
#### HUL includes consideration of:

-  topography, geomorphology, hydrology and natural features
-  built environment
-  infrastructure
-  open spaces and garden
-  land use patterns, perceptions and visual relationships
-  elements of the urban structure
-  social and cultural practices and values
-  economic processes
-  heritage as related to diversity and identity

Applying the HUL approach to Ballarat East has involved integrated local area planning methodology as follows:

- Participatory planning
- Comprehensive research and review of technical studies
- A comprehensive assessment of community values, associated attributes and vulnerability
- The application of landscape characterisation methodology
- The development of a prioritised action toolkit to achieve a shared community vision

## The HUL approach to integrated planning for East Ballarat



HUL also involves the development of an implementation plan that includes a full range of prioritised actions to achieve the desired outcomes. These have been applied in the Ballarat East Local Area Plan under the following actions:

- Planning and Regulation
- Community Engagement
- Resources and Investment
- Knowledge and Research

## TOOLKIT FOR BALLARAT EAST

HUL also requires development of an implementation plan that includes a full range of actions to achieve the desired outcomes. These have been applied in the Ballarat East Local Area Plan under the following actions:



### Planning and regulation



Policy



Plans & Strategies



Planning System



Building System



### Community engagement



Communications



Consultation



Engagement



Empowerment



### Resources and investment



Economics



Grants



Awards



Public-private partnerships



### Knowledge and research



Legislation



GIS & data



Cultural mapping morphology



Vulnerabilities assessment

## 3.2 BALLARAT EAST CONSULTATION PROCESS



### Who was engaged?

**Residents**

**Community groups and individuals**

**School children**

**Teenagers**

**Local Businesses**

**Developers**

**Authorities**



Deakin University has been conducting research on how and what people value about their local area. Participants used Google glasses to take the researchers for a virtual walk around their local neighbourhood, explaining what they loved about their place.



### 1. December 2015

Launch of the project and Establishment Group meeting.



### 2. February 2016 to March 2016

Community engagement period.



### 3. May 2016

Release of 'Imagine Ballarat East: Discussion Paper' for community comment.



### 4. May 2016 to November 2017

Review of all submissions to the Discussion Paper and extensive further background research and investigation. Preparation of the 'Imagine Ballarat East: Directions Paper'.



### 5. November 2017 to December 2017

Release of the Directions Paper and launch of second round of community engagement.



### 6. Early 2018

Review of all community input and submissions to the Directions Paper and further research and investigation. Preparation of the Draft Local Area Plan.



### 7. Late 2018

Release of Draft Local Area Plan and launch of third round of community engagement.



### CURRENT STAGE

### 8. Early 2019

Release of Final Local Area Plan and presentation of plan to Councillors for adoption.



### 9. 2019

Commencement of Planning Scheme Amendment process to implement relevant actions into the planning scheme.



### 10. Ongoing

Collaboration between the City of Ballarat and the East Ballarat community to implement community-based and non-statutory actions of the Local Area Plan.

## 3.3 BACKGROUND RESEARCH

UNESCO's community centred approach requires extensive research across a range of areas to understand values, attributes, pressures and opportunities. This background research has been documented in a series of Background Papers:



**Background Paper 1**

Historic Urban Landscape Approach



**Background Paper 2**

Imagine Ballarat East Participatory Planning  
Process and Findings



**Background Paper 3**

Community Values



**Background Paper 4**

Strategic Policy Context and Direction



**Background Paper 5**

The East Community and Housing Profile



**Background Paper 6**

Natural Environment



**Background Paper 7**

Cultural and Built Heritage



**Background Paper 8**

Community Services and Infrastructure



**Background Paper 9**

Dynamic Neighbourhood and Landscape  
Character and Significant Views Study



**Imagine Ballarat East:  
Local Area Plan**





## NATURAL ENVIRONMENT

### “Appreciate and conserve our ecological diversity”

A diversity of trees, indigenous and non-indigenous, young and mature, found in both public and private spaces, contribute to the visual amenity and greening of Ballarat East. The natural environment provides habitat for wildlife, including through a network of living corridors to protect koala habitat. The proximity of indigenous bushland and vegetation to residential areas allows people to connect with nature in their everyday lives.



### “Appreciate and conserve our skyline views”

The quirkiness and variety in the landscape – featuring undulating topography of natural hills and gullies, reinforced by sympathetic street layouts – contribute strongly to Ballarat East’s character. Views of Ballarat’s skyline contribute to a sense of arrival and the interconnectedness of the city.

### “Appreciate and conserve our waterways”

Natural waterways traverse the landscape, forming Aboriginal cultural routes that connect places and people and hold important cultural and ecological values. Maintaining water quality through water resource management is a high priority.





## CULTURAL AND BUILT HERITAGE

### “Retain and enhance our built heritage”

Diverse heritage streetscapes and buildings, spanning early European settlement to the post-war era, tangibly represent the past and contribute substantially to the identity of Ballarat East. Many buildings continue to serve their original purpose, inspiring community pride and renewing connections to place.

### “Conserve and enhance our neighbourhood character”

The diversity of buildings helps connect people to their history and environment. The under-planned, ‘higgledy piggledy’ street layout that sprang up in the gold mining days is a signature feature of Ballarat East’s personality.

### “Conserve and enhance our intangible assets”

Ballarat East’s unique personality is also made up of intangible elements such as its sense of age, its reputation as long being wayward and resilient and its significance in Wadawurrung culture, especially as a food bowl and resting place (that gave Ballarat its name).

### “Re-establish a civic heart”

The site of the Ballarat East Town Hall and Town Hall Gardens continues to inspire a sense of community belonging and unity for its significant role as the civic heart of the former municipality of Ballarat East. There are ongoing feelings of loss for the Town Hall and of attachment to the remnant Gardens.

### “Tell our stories more”

Ballarat East’s stories are scarcely told in the public realm. Sharing more stories would help reinforce community identity and provide new ways for the past to resonate in the present.

## SETTLEMENT AND LIVEABILITY

### “Increase our housing diversity”

A diversity of housing styles and sizes offers something for everyone. Larger lots contribute to the sense of open space and greening and appeal to those seeking a regional lifestyle. Future development should be sympathetic to and enhance Ballarat East’s character. Smaller and more affordable housing options would further strengthen the diversity and vibrancy of the local population.

### “Strengthen community cohesion”

Ballarat East is home to a diverse population who share a strong sense of togetherness, belonging and community pride. This contributes to a family-friendly and welcoming atmosphere. Addressing social inequality and encouraging more diversity would further enliven and strengthen the community.

### “Maintain liveability and a sense of safety”

An abundance of private open space and gardens contributes to the green streetscapes, clean air and overall aesthetic appeal of Ballarat East’s neighbourhoods. This is further enhanced by beautifully maintained public plantings. Collectively, these contribute significantly to liveability and a sense of safety that comes from residents knowing their neighbours and feeling part of their surroundings. Future development, private and public, should be inspired by and sympathetic to these qualities and support a healthy environment.

### “Maintain accessibility”

Ballarat’s CBD retail and commercial areas are highly accessible from Ballarat East by walking, cycling and public transport for people of all ages and levels of mobility. Easy access to the Western Freeway allows locals to connect easily with places elsewhere in Ballarat and beyond.





## COMMUNITY SERVICES AND INFRASTRUCTURE

### “Encourage sustainable active transport”

Ballarat East’s large network of walking and cycling paths contributes to neighbourhood amenity and accessibility. Enhancing interconnectivity and accessibility for all would further support active and healthy lifestyles, provide diverse active transport options, contribute to a sense of safety, and support people to get out and experience and enjoy nature.

### “Strengthen community connectedness and care”

Community facilities such as pools, playgrounds, halls, sporting facilities and schools, together with organised groups, are important community assets that provide diverse options for people at all stages of life to come together through shared interests. The Eureka Precinct is one such space and also holds strong symbolic meaning as the site of the Eureka Stockade, an important reference point in the local identity. Creating more places for young people to meet and providing opportunities for them to connect with diverse age groups and explore cultural expression and creativity, would help ensure that they feel included and valued in their community.

### “Support recreation and social activity”

An abundance of public open space areas and recreational facilities such as Lake Esmond and a range of sporting facilities help support a healthy and active lifestyle. This not only contributes to a highly attractive quality of life, but also to the greening and visual amenity of Ballarat East’s neighbourhoods.

### “Increase community services and educational facilities”

Providing a range of services that support families, including proximity to primary and secondary educational facilities, would attract more families with school-aged children to Ballarat East. Sharing assets such as playgrounds, ovals and sports stadiums and providing a range of services that reflect care for residents of all ages would benefit the wider community.

### “Support easy and safe movement throughout the area”

Easy access to a range of public transport options throughout Ballarat East and easy walkability to the Ballarat train station allows residents to move about easily and feel connected to other parts of the city and beyond. Increasing traffic calming in residential streets would improve pedestrian and cyclist safety. Enhancing the Woodman’s Hill gateway would contribute to a sense of arrival into Ballarat via what is considered the city’s main entry point.



## A PROSPEROUS FUTURE

### “Maximise local cultural tourism”

Major tourist facilities such as Sovereign Hill, the Eureka Centre and Stockade Gardens and the Ballarat Wildlife Park make a significant economic contribution and generate flow-on economic benefit for the Ballarat East community. Sovereign Hill also makes an important social contribution, triggering community pride through links with the stories of those who lived and worked on the Ballarat East goldfields. Positioning Ballarat East as a destination with more boutique offerings that complement the major providers would stimulate opportunities for local businesses and cultural and creative industries, supporting economic diversity and sustainability.

### “Support beneficial change”

Greater guidance for development and change in areas that have Aboriginal cultural heritage sensitivity would ensure that any change is culturally and environmentally sustainable and enhances neighbourhood character. Exploring development possibilities for under-used private spaces and redundant industrial sites would boost economic opportunities.



### “Stimulate local commerce”

Providing a diversity of places to eat, socialise and shop locally through the creation of small dining, retail and commercial precincts – such as in corner shops – would provide more opportunities for residents to work locally and access shopping and services conveniently. However, the largely residential character of Ballarat East should be maintained by avoiding concentrations of commercial or industrial uses in inappropriate locations.

# 4.1 PICTURES OF POSSIBLE FUTURES FOR BALLARAT EAST

During the community consultation process we asked people what was their preferred “Picture of Possible Futures”. The community told us the preferred futures were “Historic East” and “East in the Landscape: Landscape in the East.”

These scenarios are tools for conversation and discovery only



The traditions and legacies of Ballarat East are clear to be seen and felt, in our buildings, in our distinctive street layouts, in the ways in which the past is celebrated and interpreted. We’re glad that we haven’t lost too many of the old places. We understand that things change, but change is slow and subtle. We value and celebrate the things that have made the East distinct, including our built fabric. We like that the streets run in all sorts of directions, that they are unpredictable, and unconventional. We like the bluestone gutters, and that the houses and buildings come in all shapes and sizes. Anything new should fit in with

**HISTORIC EAST**

These scenarios are tools for conversation and discovery only



Ballarat East fits within its broader natural landscape and its deep ecological histories. It’s where you can immerse yourself in the landscape, in open spaces, and appreciate nature. You’ll see trees and shared gardens growing next to the footpaths. You’ll hear birdcalls, and smell eucalyptus. Nature is what brings us out and about, to socialise and exercise, because being around our healthy waterways and cared-for reserves is a delightful experience. And you should see the stars at night!

**EAST in the LANDSCAPE,  
LANDSCAPE in the EAST**

# 5. BALLARAT EAST AT A GLANCE



## 5.1 THE PLACE AND ITS HISTORY

Ballarat East has a rich cultural history, initially as an important food bowl and resting place for its Traditional Owners, the Wadawurrung, and from the mid-1800s as the site of Victoria’s first gold rush, the Eureka Stockade and subsequent settlement of Ballarat.

Ballarat East also has a distinctive natural history and environment. It is nestled into the foothills of the Great Dividing Range, with tributaries of the Yarrowee River connecting the hills with the river flats and providing habitat for a diverse range of native plants and animals.

The landscape has been highly modified over the past 175 years. The natural gullies and waterways were reshaped by settlements built to support mining activity, such as roads, houses, shops and community facilities, as well as major sites of civic importance, such as the site of the old Ballarat East Town Hall and Gardens in Barkly Street.

Modern day Ballarat East, as it has been defined by the community, is home to approximately 14,500 people (id Forecast projections November 2017). It is located on the fringe of Ballarat’s CBD and provides a full range of community and educational services, including schools, kindergartens and parks and gardens. Major recreational facilities include Llanberris Reserve, the skate park at the LT Fraser Reserve, Mount Xavier Golf Club, Eastern Oval and the Eureka Pool complex.

Ballarat East is also home to a number of significant cultural and tourism attractions, including Sovereign Hill, the Eureka Centre and Stockade Gardens, the Ballarat Wildlife Park, the Yarrowee River Trail and the Woowookarung Regional Park.

Ballarat East is considered the major gateway to Ballarat. It descends from Woodman’s Hill along the magnificent boulevard of Victoria Street, with views of the city skyline and Bakery Hill streetscapes contributing to a sense of arrival in Ballarat.

The Main Road corridor is another important gateway to Ballarat from the south, with Sovereign Hill and the Golden Point lookout signalling arrival.





## 5.2 THE CHARACTER OF BALLARAT EAST

A landscape characterisation assessment has identified that Ballarat East has four key character areas.

The character and quality of each of these areas are distinct and protecting and enhancing their individual character requires a unique response.



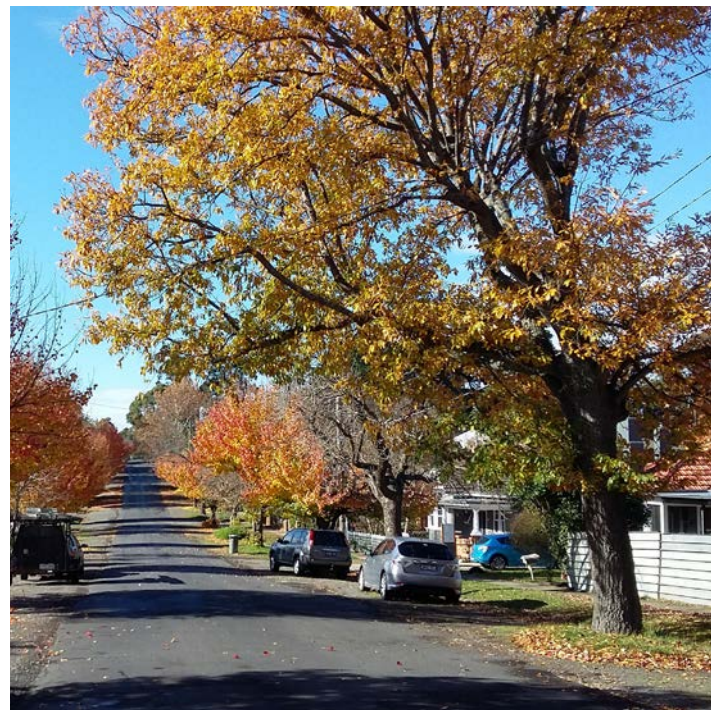
### Civic Heart Core Ballarat East

This area is closest to Ballarat’s CBD and includes the commercial area of Bakery Hill. It has a diversity of building styles, with modern commercial development interspersed with historic buildings. Maintaining views of the city skyline from the top of Bakery Hill, and improving the public environment (particularly the former Ballarat East Town Hall Gardens and the Len T Fraser Reserve) are priorities.



### Urban Heritage Inner Ballarat East

This area has significant built heritage form, smaller allotments, and enjoys proximity to the centre of Ballarat. Maintaining the quality and character of existing streetscapes and vistas is a priority.





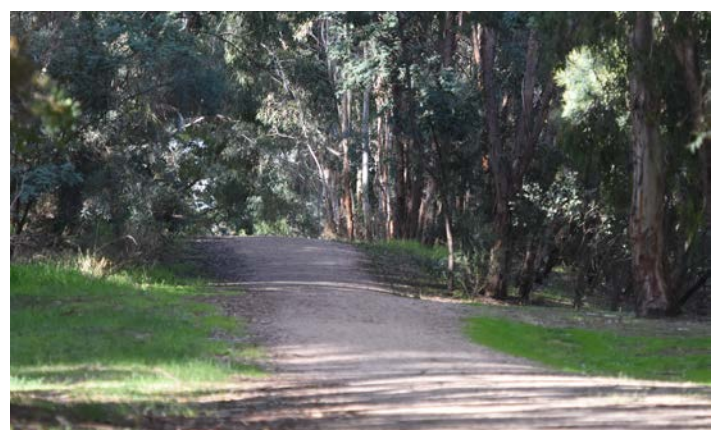
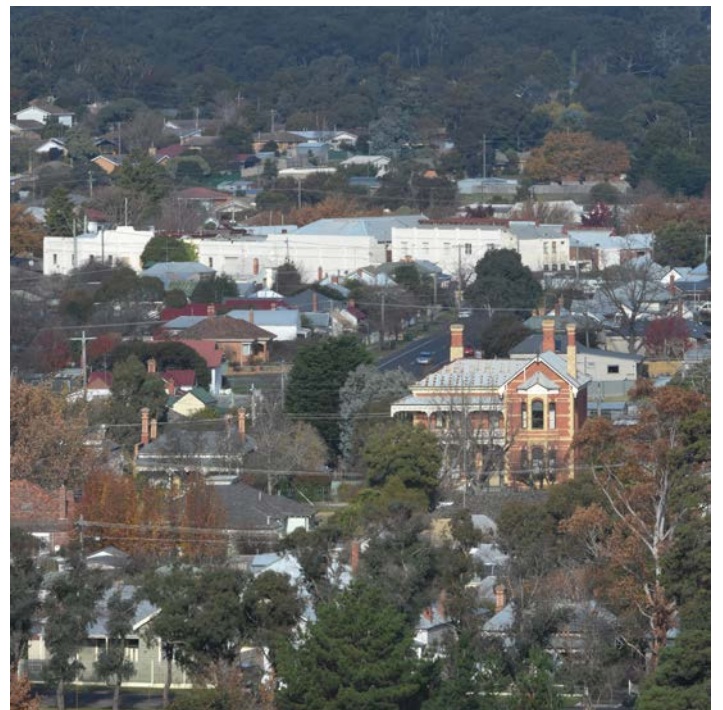
**Central Neighbourhood**  
**Urban Fringe Ballarat East**

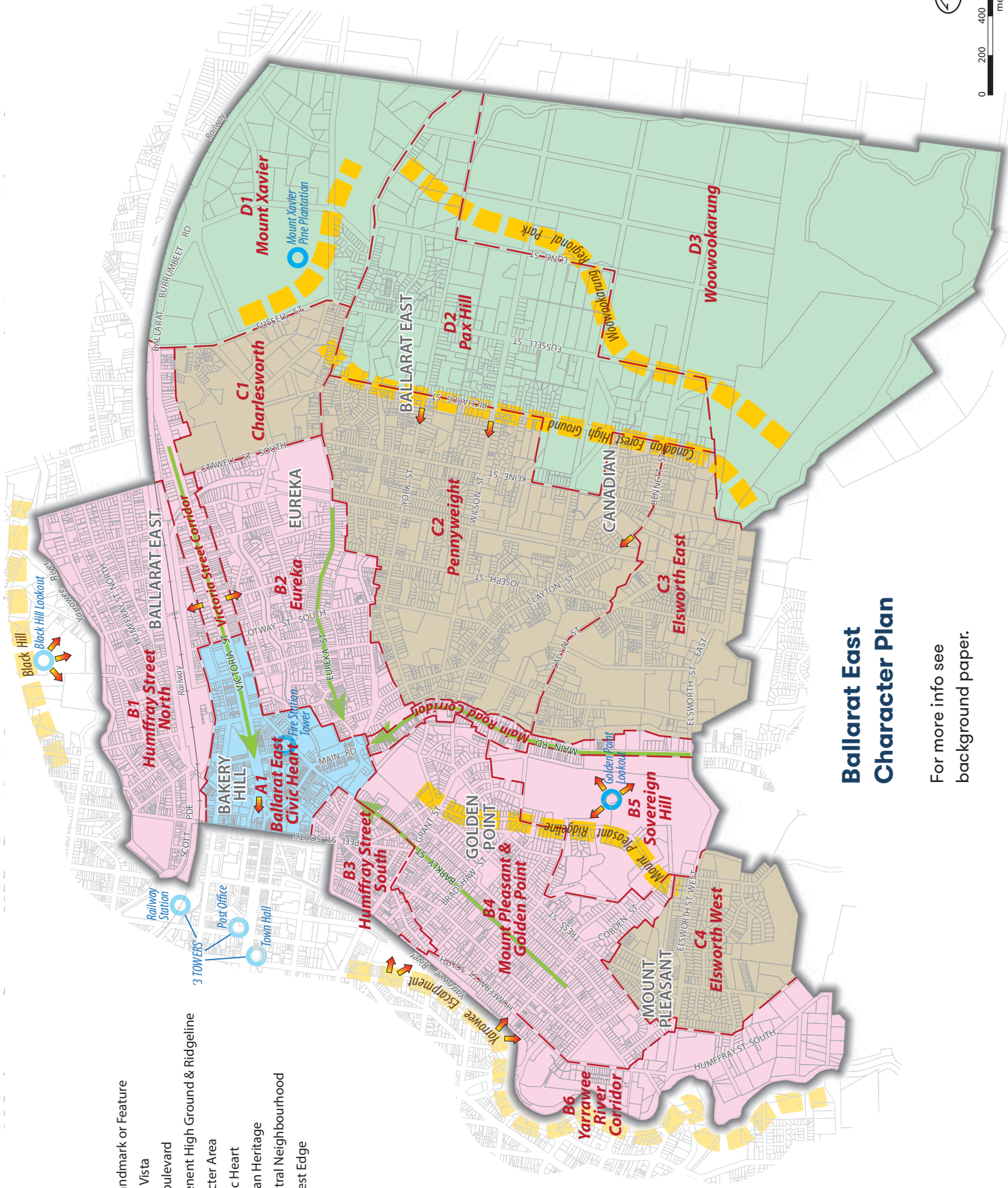
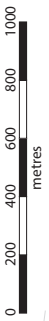
This area is located between the inner area and the rural and forested areas on the fringe of Ballarat East. Maintaining the balance between the built and landscape environment is a priority.



**Forest Edge**  
**Outer Ballarat East**

This area is predominantly within a rural and forested setting, with landscape character its predominant element. Retaining larger allotment sizes and tree canopy cover are priorities.





**LEGEND**

- Key Landmark or Feature
- View / Vista
- Key Boulevard
- Prominent High Ground & Ridgeline
- Character Area
- A: Civic Heart
- B: Urban Heritage
- C: Central Neighbourhood
- D: Forest Edge

**Ballarat East  
Character Plan**

For more info see  
background paper.



## WOOWOOKARUNG REGIONAL PARK

The new 641ha Woowookarung Regional Park was launched by the State Government in August 2016 under the Crown Land (Reserves) Act 1978 (initially gazetted as Canadian Regional Park). The park includes the former Canadian State Forest and other Crown Land (including ex-plantation land), and is part of a corridor that connects bushland to the north and south. It is an area identified in the Ballarat Strategy as a priority living corridor. The corridor also connects the park with other public land managed by Parks Victoria, the City of Ballarat and other agencies.

The Ballarat East area, including Woowookarung Regional Park, contribute to a vegetated north-south corridor on the eastern side of Ballarat. The corridor connects state forests and other reserves near Creswick

and Nerrina with vegetated areas around Mount Helen and Buninyong and, further south, around Scotsburn and Durham Lead, continuing through to Enfield. The corridor is interrupted in some areas by urban development and major roads.

While recognising the visual and environmental value of the natural environment that defines and penetrates Ballarat East, there is also the need to acknowledge the importance of fire hazard management. This may require a review of current land use zones at the interface between the forest and urban areas.

Given the extent of the natural environment surrounding and within Ballarat East and the opportunity to reinforce biodiversity and environmental values, the Local Area Plan is able to contribute to the reduction of climate change risks that are outlined in the Ballarat Strategy.

# 5.3 DEMOGRAPHICS

## THE COMMUNITY NOW...

### DIVERSITY

**18.7%**

OF PEOPLE WERE BORN OVERSEAS

**3.3%**

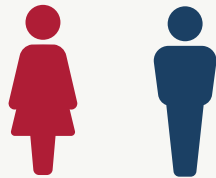
OF PEOPLE SPEAK A LANGUAGE OTHER THAN ENGLISH AT HOME

OF THOSE PEOPLE BORN OVERSEAS, THE TOP COUNTRIES OF BIRTH ARE: UNITED KINGDOM, NEW ZEALAND, CHINA, INDIA, NETHERLANDS, ITALY, UNITED STATES OF AMERICA, GERMANY, SOUTH AFRICA AND CROATIA.



### POPULATION BY GENDER / ETHNICITY

TOTAL 2016 POPULATION APPROX **14,300**

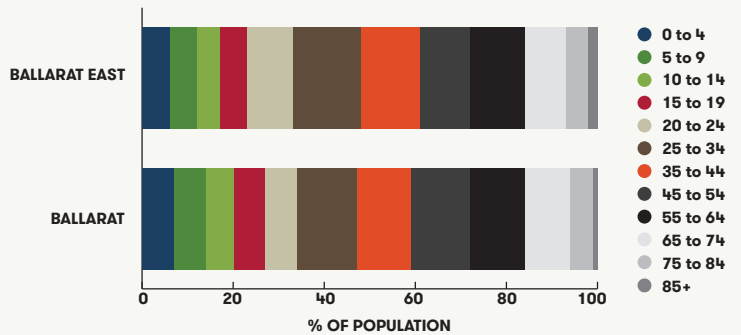


**FEMALE**  
53%

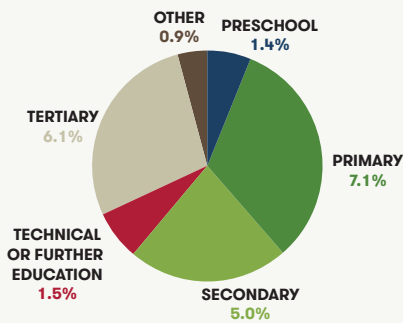
**MALE**  
46%

(1.5% - Aboriginal or Torres Strait Islander)

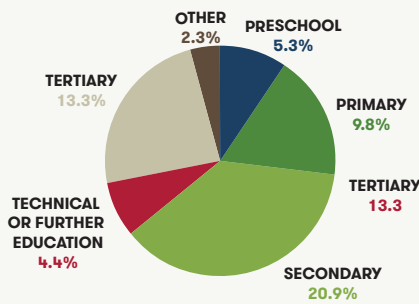
### POPULATION BY AGE



### EDUCATION

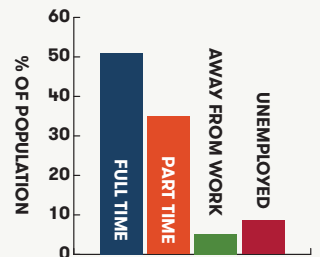


BALLARAT EAST

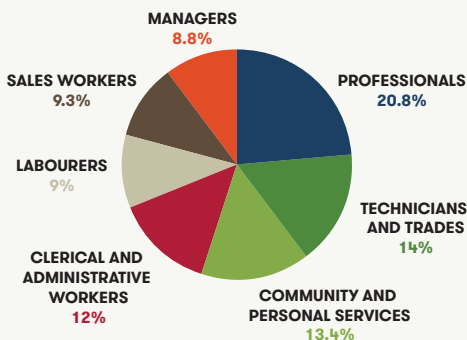


BALLARAT

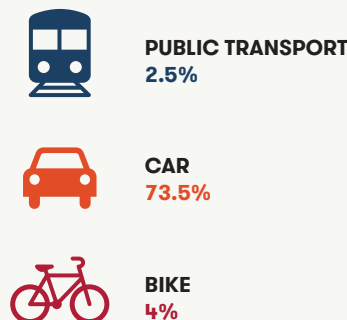
### EMPLOYMENT



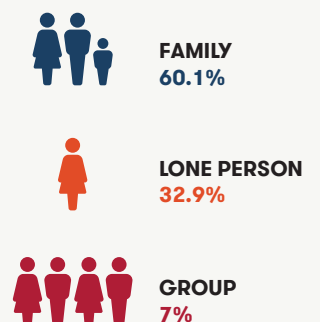
### OCCUPATION



### TRAVEL TO WORK

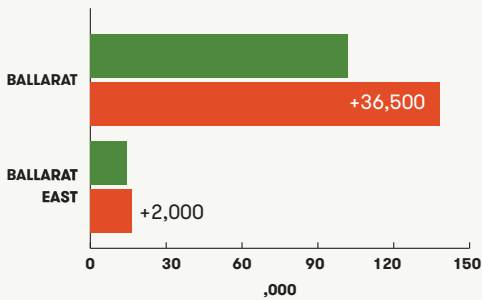


### HOUSEHOLDS

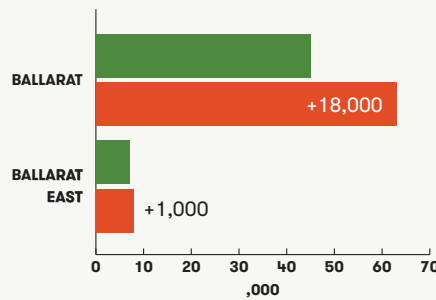


## ...AND INTO THE FUTURE

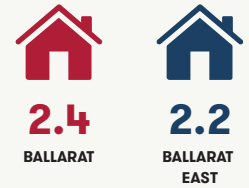
### POPULATION



### No. OF DWELLINGS



### No. PEOPLE PER HOUSEHOLD



## MANAGING CHANGE IN BALLARAT EAST

### CHALLENGES

- Additional **2,000 people / 1,000 dwellings** by 2036
- Climate change leading to **increased natural environment risks**, eg bushfire, flood
- **Incomplete infrastructure** to support active transport choices
- Design that doesn't relate to **community values**



### OPPORTUNITIES

- Take advantage of **existing services and infrastructure**
- **Ensure protection** of the natural environment
- Support a **diverse, active and passionate** community
- Ensure **well-designed and located development** that contributes positively to local character
- **Tailor local planning policy** and appropriate development controls



**Appropriate growth and development**



**Improved natural environment**



**Liveable neighbourhoods**



**Good outcomes that reflect community values**

# 6. A PLAN TO PROTECT WHAT PEOPLE VALUE IN THE EAST



## 6.1 THE PLANNING SYSTEM

The planning system, through the Ballarat Planning Scheme, can control and influence the way land is used and developed in Ballarat East.

Changes can be made to the Ballarat Planning Scheme to ensure that land is used in a way that adds value and that new developments enhance the desired character of Ballarat East. Options include:

- Planning policy
- Zone schedules to control elements of neighbourhood character
- The introduction of new overlay controls
- Updates to Heritage Overlay controls

### Policy

A new planning policy will set the strategic direction for Ballarat East. It will describe the particular context of Ballarat East and outline what the community values about it. It will ensure that future planning decisions take into account community values and provide clear direction about what type and location of land uses and development are acceptable.

### Zones

The existing residential zones can be adjusted to outline neighbourhood character objectives and vary certain Rescode standards for specified areas, subject to adequate evidence.

### Overlays

Overlays can be used to control vegetation removal and the siting of buildings. They can be applied to particularly sensitive areas, such as those with an interface to the forest or waterways.

The Heritage Overlay can be applied to commercial buildings, such as former shops, which are now located within residential zones to allow for uses that may otherwise be prohibited.





## 6.2 HOW VALUES ARE CURRENTLY PROTECTED

### 6.2.1 Natural Environment

#### Remnant vegetation and habitat

Most remnant vegetation in Ballarat East is found on the less fertile sedimentary soils in the hills and along the creek corridors and gullies. There is some protection of remnant vegetation through the Ballarat Planning Scheme, however this could be strengthened. Anecdotally, current koala habitat controls have had limited impact in protecting koala habitat.

#### City in a Landscape

Council has a commitment to be a greener and more vibrant regional city through its City in the Landscape policy. It will achieve this by:

- Planting more trees and working with the community to more than double Ballarat's tree canopy to 40%
- Supporting the management and rehabilitation of a network of living corridors across Ballarat to properly manage our natural values in urban and township areas

The improved protection and enhancement of a natural living corridor is proposed on the eastern boundary of Ballarat along the Great Dividing Range. Vegetation or environmental controls in the Ballarat Planning Scheme could be applied to further protect and enhance this corridor.

#### Views and skylines

Many views and skylines are not currently recognised or protected by controls in the Ballarat Planning Scheme. The City of Ballarat has recently commenced a skyline assessment that could inform improved planning controls.



#### Waterways

The natural environment is the foundation of the overall framework for the Ballarat East Local Area Plan. Gold mining activities and European settlement have resulted in highly modified waterways throughout Ballarat East.

Waterways and their surrounds across Ballarat East are flood prone, however not all are covered by streamside and waterway protection controls in the Ballarat Planning Scheme. Flood modelling is currently being undertaken for the Ballarat East area and the findings of this study will inform an amendment to the Ballarat Planning Scheme.

Improvements to the Yarrowee River are guided by the Yarrowee River Master Plan.



## 6.2.2 Cultural Heritage

### Aboriginal cultural heritage

The City of Ballarat has actively engaged with the Wadawurrung community throughout the development of this Local Area Plan. The Plan clearly acknowledges and recognises the importance of Aboriginal heritage and cultural association with Ballarat East, and includes a clear policy commitment and actions to ensure ongoing engagement with the Wadawurrung community during its implementation.

### Character

The Ballarat Strategy includes a policy commitment to conserve the unique identity of Ballarat by promoting character and diversity in the design and planning of new housing areas. While it is widely recognised that Ballarat East has a distinctive character, there is currently no specific policy in the Ballarat Planning Scheme that recognises this. The Dynamic Neighbourhood and Landscape Character and Significant Views Study has been undertaken for the Ballarat East area (see Background Paper 9), and the findings of this study will inform an Amendment to the Ballarat Planning Scheme, as appropriate.

### European Cultural Heritage

Regulatory protection for heritage buildings and landscapes operates largely through the Ballarat Planning Scheme. Key legislation for heritage includes:

- Locally significant heritage: the Ballarat Planning Scheme operating under the Planning and Environment Act 1987 (P&E Act 1987) and City of Ballarat local laws relating to building safety and condition
- State significant heritage: Heritage Act 1995 and 2017 amendment, operating largely through the Ballarat Planning Scheme
- Nationally significant heritage: Environment Protection Biodiversity and Conservation Act 1999

Historical archaeology has blanket protection under the Heritage Act 1995.



### Heritage protection gaps

Ballarat East has a diversity of heritage places and sites. Places that are currently protected are mostly part of large heritage precincts. Many other significant places and sites remain vulnerable to development. A Heritage Gaps Master Plan that has recently been completed identifies vulnerable sites as well as places that the community has identified as being worthy of assessment for protection through the Heritage Overlay.

#### Ballarat East Heritage Precincts

- Ballarat East Civic Heritage Precinct
- Black Hill Heritage Precinct
- Bridge Mall/Bakery Hill Heritage Precinct
- Creeks and River Channels Heritage Precinct
- Eureka Street Heritage Precinct
- Humffray Street Heritage Precinct
- Mount Pleasant/Golden Point Heritage Precinct
- Victoria Street Heritage Precinct

### Former Ballarat East Town Hall Gardens

This site has been identified by the community as a place that is highly important. The gardens represent the earliest surviving example in Victoria of this kind of public garden attached to a civic building and are significant for their association with notable figures in the early development of horticulture in Victoria as well as for a number of historic trees. The site is part of the former Ballarat Secondary College Barkly Street campus which is owned by the State Government and is currently zoned Public Use Zone 6 – Local Government. A Heritage Assessment has been completed which demonstrates their significance and a Conservation Management Plan will guide their restoration and future management.



### 6.2.3 Settlement and Liveability

#### The 10-Minute City

Council has a commitment to strive towards complete, liveable neighbourhoods within a compact city. This is to be achieved by:

- Taking practical steps to encourage 50% of future housing development in Ballarat occurs within established neighbourhoods
- Actively pursuing more housing developments that conserve local character within 200m of public transport and within walking distance of local activity centres
- Recognising the need for more diverse housing in well-located precincts.

### New residential development

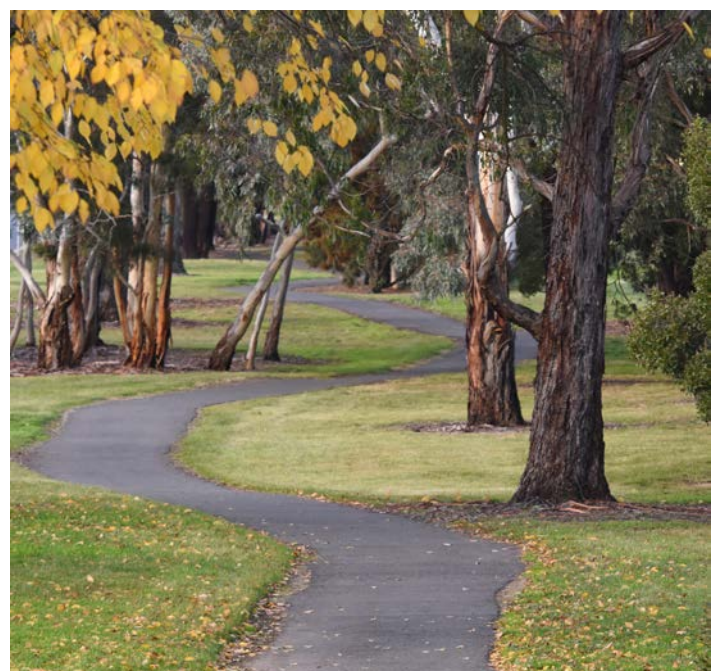
The abundance of natural environment within Ballarat East provides a unique and attractive context for new development. With the population of Ballarat East forecast to grow by approximately 2,000 by 2036 (equating to the need for an additional approximately 1,000 dwellings), ensuring that new development contributes positively to and enhances the highly valued, established character of the neighbourhood is a priority.

### 6.2.4 Community Services and Infrastructure

#### Transport

The City of Ballarat is committed to transitioning to a more sustainable transport system through the provision of efficient public transport and extensive walking and cycling trails and routes. Due to the ‘higgeldy-piggeldy’ internal road system throughout Ballarat East, public transport routes currently focus on connections along major routes and to main destinations.

Much of urban Ballarat East can be reached within a 10-minute walk or a 10-minute cycle from the CBD, however, there are issues with connectivity. The community has identified priority routes as the focus for improving walkability and cyclability. This feedback has been the basis for developing a new trail network works program which also gives consideration to the walking and cycling catchment of schools and other key community facilities.





### Open space, recreation and community facilities

While Ballarat East has an existing network of good quality, well-distributed open spaces, Council is committed to further improvements in accordance with its Open Space Strategy.

Priority projects include: Llanberris Reserve, which despite being a major recreational facility, has limited public access, in particular from the York Street frontage; large sections of waterways that are currently designated as open space reserve but not zoned appropriately for public parks and recreation purposes; and the Eureka Hall which is well utilised but requires some upgrade.



## 6.2.5 A Prosperous Future

The Ballarat Strategy includes a commitment to invest in Ballarat’s points of difference as a key driver of our economy. These include our heritage streetscapes, the CBD, our enviable lifestyle and a green city.

### Ballarat East Attractions

- Sovereign Hill and Gold Museum
- Eureka Centre and Stockade Gardens
- Ballarat Wildlife Park
- Historic buildings, architecture, parks and streetscapes

There is potential to better connect sites around the Eureka Centre and Stockade Gardens to improve the overall visitor experience.



### **CBD and Bakery Hill**

The City of Ballarat's CBD Strategy aims to activate the CBD (which includes Bakery Hill) as a vibrant destination for working and living. The Strategy notes that Bakery Hill is the most significant entry point to the CBD and is an historic site of national significance as the location where the Eureka Flag was first raised. The presentation of Bakery Hill, including its appearance and heritage setting, should reflect its status and the unique history of the city.

### **Economic diversification**

Ballarat East's eclectic blend of corner stores, industrial buildings and mixed commercial premises scattered among residential buildings provides great potential for diversifying the local economy and providing vibrancy through a combination of uses and services.

There are areas of light industrial development within residential precincts that may be suitable to transition to different land uses in the future. Rezoning strategically located industrial land would encourage economic diversification and support suitable mixed-use development.

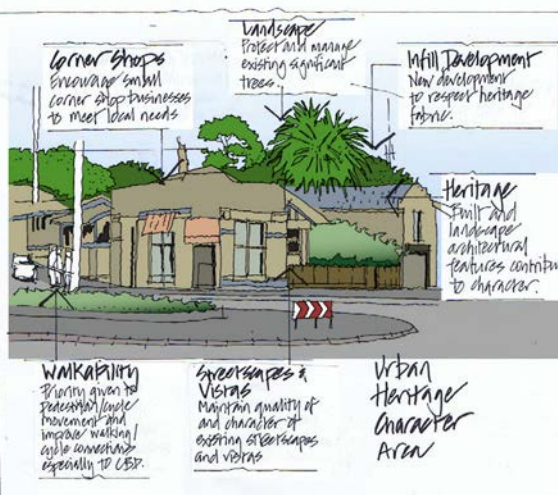
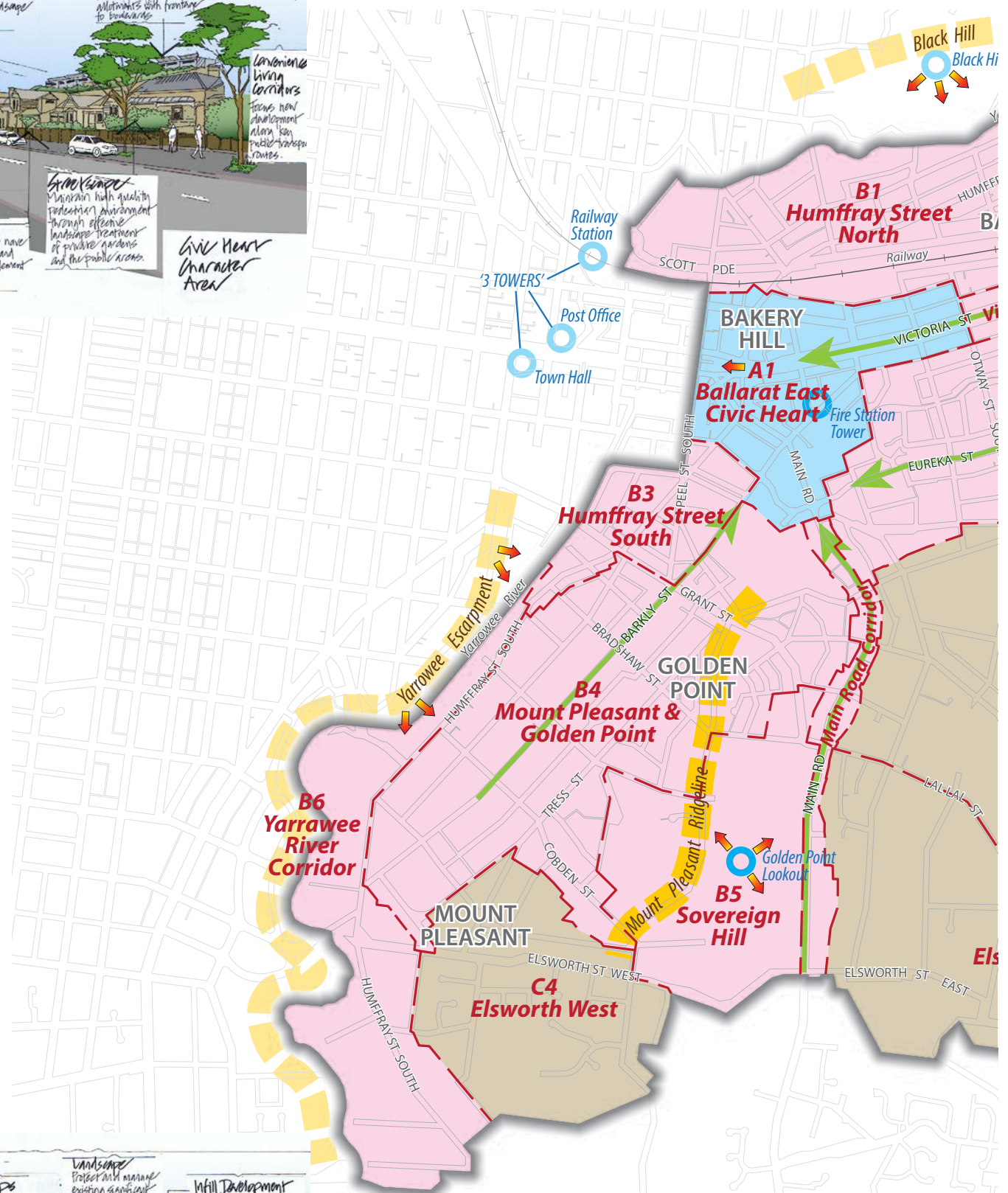
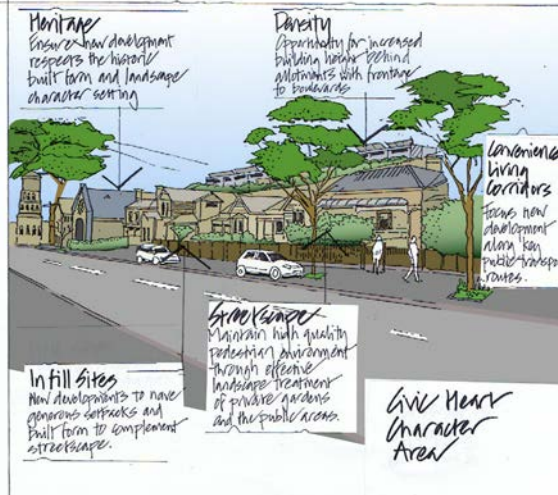
The former Ballarat Orphanage site will provide for some expansion of commercial services and a medical centre. This need for additional services has not been identified through the consultation process.

## **6.3 A PLAN TO CONSERVE LOCAL CHARACTER**

Based on community values, a key driver for managing change in Ballarat East is the conservation and enhancement of valued character.

Landscape characterisation work undertaken has identified four sub-precincts within Ballarat East (for details see Background Paper 9). Protecting and enhancing their character is critical when deciding on appropriate planning controls.

The Character Conservation and Precinct Objectives Plan for Ballarat East identifies key objectives for each precinct.









# 7. THE BALLARAT EAST LOCAL AREA PLAN

## 7.1 COMMUNITY VISION FOR THE EAST

Ballarat East is made up of many environmental, cultural and historical legacies. Bookended by Woowookarung Regional Park and the CBD, connecting forest to city. A blending of old with new. A tapestry of distinctive streetscapes, a rich natural environment that draws its character from ancient waterways, and a diversity of housing with pockets that surprise and delight. Friendly locals, tales of gold, and continuing Wadawurrung culture.

The rolling landscape provides special views that remind us of where we are by connecting us with our surroundings. The abundance of open space and community facilities bring locals out, staying active and connected. World-class tourist attractions bring visitors, to experience and enjoy.

Ballarat East will continue to evolve as a place of innovation, creativity and opportunity, building on its distinctiveness and character. A wonderful place to live, celebrate the past and create new memories. A place we are proud of and happy to share.

## 7.2 GUIDING PRINCIPLES

The community vision for Ballarat East is underpinned by the following overarching principles:

- Encourage a settlement with a strong identity, which is prosperous and environmentally sustainable
- Provide local services and build community connectedness to help maintain a resilient and adaptable community
- Create a '10-Minute City' based on compact city form, complete local neighbourhoods, and land use and precincts that support jobs, productivity and efficiency and high quality local connections
- Achieve a 'City in the Landscape', where urban areas are linked and embedded with natural values and biodiversity, and where the garden settings of buildings and tree canopy of neighbourhoods are maintained
- Celebrate the past and ensure proper management of Ballarat's unique heritage, landscape and character as an integrated Historic Urban Landscape
- Ensure that the local natural environment is healthy, valued and well cared for
- Encourage innovation that achieves sustainable development and improved self-reliance by facilitating water and energy security
- Ensure that new development makes a positive contribution to the public realm
- Ensure that climate change is considered when managing change and planning for the future
- Balance new development with the protection of resources that are critical to the state's economic sustainability

## 7.3 MEASURES OF SUCCESS

By 2040, Ballarat East will:

- Have achieved 40% canopy cover
- Have well-connected, healthy living corridors and waterways
- Have new development that enhances the valued landscape character
- Tell the story of place through sensitive redevelopment and reuse of heritage places
- Have tripled the number of people who walk or cycle to work and to do everyday tasks
- Have a complete local walking and cycling network along all waterways
- Have increased the diversity and viability of businesses within the precinct
- Be developed to best practice ESD standards
- Be carbon neutral and energy resilient

## 7.4 KEY STRATEGIES AND ACTIONS

For each of the five key themes identified to guide progress towards achieving the community's vision and to inform decisions about future planning and development in Ballarat East, the following objectives, strategies and actions have been identified.

### 7.4.1 Theme 1: Natural Environment and Liveability

#### Objectives

- To protect and enhance waterways
- To ensure that new development is environmentally sustainable
- To protect and enhance vegetation and ecological diversity
- To recognise the importance of Woookarung Regional Park

### Strategy 1

#### Ensure that waterways are managed appropriately

##### Actions

- o Ensure that all waterways are zoned appropriately (Planning Scheme action)
- o Develop design guidelines to improve the interface between new development and waterways and public land
- o Implement regulatory controls over flood affected land (Planning Scheme action)
- o Support community advocacy and management of waterways, in particular those not identified as regional priorities
- o Review/update the Master Plan and develop a Management Plan for the Yarrowee River Reserve

### Strategy 2

#### Establish living corridors by protecting and enhancing vegetation linkages between patches of remnant vegetation

##### Actions

- o Review the effectiveness of the Environmental Significance Overlay, Schedule 5 (Koala and Koala Habitat Protection) and apply modified planning controls to support the creation of living corridors as identified in the Ballarat Strategy, in particular along the Great Dividing Range / Woookarung Regional Park (Planning Scheme action)
- o Support community involvement to protect koala habitat across the broader Ballarat East precinct
- o Develop a plan and undertake targeted revegetation on Council-managed land to improve the health of waterways, enhance habitat and manage erosion
- o Council to continue to support community groups by providing plants for plantings that will improve biodiversity outcomes
- o Support community environmental monitoring and knowledge sharing programs

### Strategy 3

**Protect significant vegetation and encourage the planting of vegetation in new developments to achieve 40% canopy cover by 2040 and improve biodiversity outcomes**

#### Actions

- o Develop an assessment tool as part of the Urban Forest Strategy to achieve 40% canopy cover by 2040
- o Develop educational material to support the protection of vegetation and increase canopy cover in Ballarat East
- o Develop a tree planting policy and controls for new development and subdivisions (Planning Scheme Action)
- o Explore incentives that will encourage private landholders to increase tree cover and improve biodiversity outcomes
- o Investigate existing canopy cover to inform future specific vegetation planning controls (Planning Scheme action)

### Strategy 4

**Encourage environmentally sustainable development that achieves resource efficiency and protects the natural environment**

#### Actions

- o Develop and implement an Ecologically Sustainable Development Local Policy in the Ballarat Planning Scheme (Planning Scheme action)
- o Support regulation reform to improve the energy efficiency of all buildings
- o Conduct ongoing research to continue to identify opportunities to mitigate and adapt to climate change and climate uncertainty and to build local environmental resilience
- o Support the transition to renewable and resilient energy systems
- o Research the energy profile of Ballarat East and develop a prioritised emissions reduction plan

## 7.4.2 Theme 2: Cultural and Built Heritage

### Objectives

- To retain and enhance the distinctive and diverse landscape and neighbourhood character of Ballarat East
- To ensure that the natural and cultural heritage fabric of Ballarat East is not lost, including intangible elements
- To ensure that new development positively contributes to the character and identity of Ballarat East
- To reinforce a unique and diverse community identity

### Strategy 6

#### Encourage ongoing and renewed use of heritage buildings

##### Actions

- o Ensure that the Heritage Overlay is applied appropriately, including completing the Heritage Gaps Study to identify and protect any missed heritage fabric (Planning Scheme action)
- o Support the adaptive reuse and regeneration of historic places and buildings
- o Promote heritage conservation incentive programs to property and business owners

### Strategy 7

#### Encourage new development that reinforces the valued landscape and neighbourhood character of Ballarat East

##### Actions

- o Develop and implement design guidelines consistent with the Ballarat East Neighbourhood Landscape Character and Significant Views Study
- o Apply planning controls to ensure that new development reflects the valued landscape and neighbourhood character (Planning Scheme action)
- o Identify significant views and implement appropriate planning controls (Planning Scheme action)
- o Ensure that planning controls are adequate to protect the landscape character and the established boulevard along Victoria Street (Planning Scheme action)
- o Develop an online tool to enable current and potential property owners and developers to access instructive planning information and design guidelines/tools for individual properties
- o Establish a recognition program to acknowledge best practice new development outcomes
- o Develop design guidelines for new community facilities to ensure that local identity is incorporated into the design

**Strategy 8****Revitalise the central civic heart****Actions**

- o Develop the Bakery Hill / CBD precinct as a key entrance to Ballarat
- o Enhance landscape quality and accessibility across the Len T Fraser Reserve
- o Seek funding and community partnerships to restore the Ballarat East Town Hall Gardens
- o Investigate and establish ownership and management to ensure continued public access to the Ballarat East Town Hall Gardens site

**Strategy 9****Collect and share information about the history of Ballarat East****Actions**

- o Encourage and support the community to contribute knowledge and heritage information to the Visualising Ballarat, The Memory Atlas and Time Capsule Ballarat websites
- o Undertake cultural resource mapping to better understand current activity and to assist future planning

**Strategy 10****Tell the stories of Ballarat East through design and interpretation****Actions**

- o Tell the story of Eureka at the Eureka Centre and Stockade Gardens
- o Partner with Traditional Owners to tell the local indigenous stories of Ballarat East
- o Support the community to tell the stories (including lesser known stories) of Ballarat East
- o Build on the Reimagining Main Road project to deliver a series of Reimagining projects across Ballarat East
- o Identify and implement opportunities to recognise and celebrate the Chinese settlement history in Ballarat East
- o Ensure that any new place names (streets, waterways etc) are decided using local knowledge

### 7.4.3 Theme 3: Settlement and Liveability

#### Objectives

- To ensure that new development positively contributes to Ballarat East
- To provide for healthy and active communities
- To embed sustainable practices into everyday life

#### Strategy 11

##### Encourage the use of sustainable and active transport

#### Actions

- o Require new developments to provide paths and trails to link residents with areas of open space and community facilities  
(Planning Scheme action)
- o Establish bicycle and pedestrian linkages and infrastructure along waterways and between open spaces, schools and other community facilities

#### Strategy 12

##### Encourage new development that reflects the valued landscape character

#### Actions

- o Undertake a detailed site coverage study to determine the prevailing site coverage and optimum site coverage and lot size for new development
- o Require new development to positively interface with streets and public spaces and support their activation  
(Planning Scheme action)
- o Require the design of commercial and community buildings to respond to heritage context and to provide places for community interaction  
(Planning Scheme action)
- o Require new development to provide generous front and back garden areas and setbacks to accommodate quality landscaping  
(Planning Scheme action)

#### Strategy 13

##### Ensure the provision of well-located and serviced affordable housing options

#### Actions

- o Encourage new development to provide for appropriate, affordable housing  
(Planning Scheme action)

**Strategy 14****Focus new infill development within the inner and core areas of Ballarat East****Actions**

- o Apply planning controls to encourage higher density housing that respects neighbourhood character and local community values in well-serviced areas that are close to employment and public transport corridors (Planning Scheme action)
- o Assess the suitability of land available for development, giving consideration to proximity to infrastructure and services
- o Review the current industrial land supply and demand to identify infill development opportunities, particularly in the land to the east and west of the Eureka Centre north of Eureka Street

**Strategy 15****Ensure that new development takes into account environmental risks, including climate change****Actions**

- o Ensure that planning controls are adequate to appropriately manage environmental risks such as bushfires, floods and contamination (Planning Scheme action)
- o Consult with the local community about local flood modelling with the local community (including the local Aboriginal community)
- o Develop and implement a community education program about flood risk
- o Identify the areas at greatest risk to the impacts of climate change and establish an adaptation plan to build community and asset resilience
- o Ensure that local flood modelling takes into consideration climate change projections and associated risk
- o Collaborate with the State Government and other key partners to better understand Ballarat's vulnerability to disaster, to improve disaster resilience, and to better integrate emergency management

**7.4.4 Theme 4: Community Services and Infrastructure****Objectives**

- To improve ease of movement throughout Ballarat East
- To provide sufficient and well-located community facilities and open space
- To strengthen resilience and social connectedness within the community

**Strategy 16****Facilitate sustainable and active transport options****Actions**

- o Encourage new development to support and improve sustainable and active transport options such as walking, cycling and public transport
- o Promote cycling routes and walking trails throughout Ballarat East
- o Review public transport routes to identify gaps and advocate improved service provision
- o Continue to improve the walking and cycling trails network
- o Identify suitable locations for the installation of electric recharge stations
- o Explore the feasibility of reintroducing a tram service between the CBD and Ballarat East



**Strategy 17****Create improved connections to community facilities and public open spaces****Actions**

- o Develop design guidelines to improve the interface of new development with public open space (Planning Scheme action)
- o Integrate new or renewed community facilities with residential developments
- o Continue to implement Council's Engaging Communities program across Ballarat East to strengthen community connections and undertake local priority actions
- o Negotiate public access to Llanberris Reserve
- o Develop and implement a prioritised program of safe footpath crossing points
- o Identify a suitable location for an off-lead dog park

**Strategy 19****Ensure that community facilities are multi-purpose and adaptable****Actions**

- o Support community input into the design of community facilities and public spaces
- o Work with the community to develop an improvement program for the Eureka precinct and hall
- o Review existing recreational facilities and explore options for redevelopment/use as shared facilities

**Strategy 18****Implement ongoing upgrades to open and public space****Actions**

- o Develop a prioritised plan to invest in the upgrade and maintenance of public spaces
- o Review local allocation of open space contributions
- o Identify opportunities to include artistic elements, such as public art, when developing public spaces

## 7.4.5 Theme 5: A Prosperous Future

### Objectives

- To provide for economic growth
- To strengthen economic resilience
- To recognise the importance of Bakery Hill to the story and experience of the City

### Strategy 20

#### Encourage innovation and diversity in economic activity

##### Actions

- o Explore options and controls to expand and diversify creative industry businesses in appropriate locations
- o Improve the visitor experience to the Eureka Regional Tourism Precinct through improvements to public spaces, better connection between sites and the CBD, and growth in complementary businesses
- o Develop a Bakery Hill Precinct Urban Renewal Plan
- o Develop a public realm plan for tourist routes to the Sovereign Hill Precinct and surrounding area
- o Embed UNESCO's 'HUL' approach in the next iteration of the Council's Economic Program

### Strategy 21

#### Ensure that there is adequate land for industry and associated buffers

##### Actions

- o Review industrial land buffer requirements from sensitive uses, particularly for the industrial land between Larter and Kline Streets
- o Include policy support to discourage new sensitive uses from being located within the buffer of existing industrial sites
- o Review the Industrial Land Strategy and investigate current and likely future demand for industrial land to ensure that buffers are adequate

### Strategy 22

#### Encourage the adaptive reuse of heritage and industrial buildings

##### Actions

- o Identify infill opportunities in existing industrial areas to maximise the use of infrastructure
- o Explore opportunities for the provision of local services and adaptive reuse of industrial or heritage places

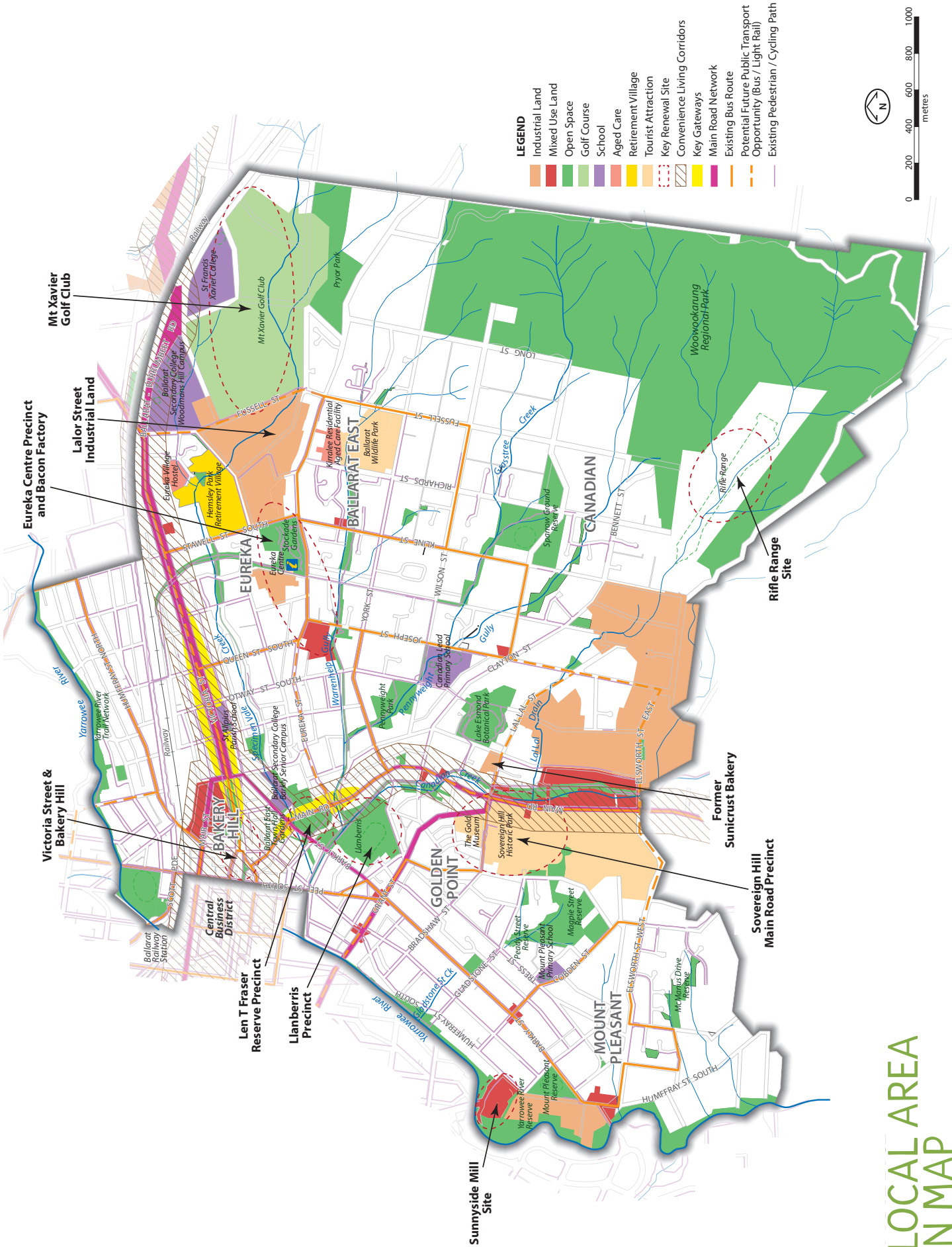
### Strategy 23

#### Grow and diversify local jobs

##### Actions

- o Encourage the use and development of land to the east of Sovereign Hill (fronting Main Road) for tourism-related purposes, specifically accommodation
- o Support opportunities to increase heritage and nature tourism, and creative industries





# 7.5 LOCAL AREA PLAN MAP

## 7.6 KEY RENEWAL SITES

A number of strategic renewal sites have been identified for future enhancement and development. These sites have been identified because they:

- Are strategically located within the precinct
- Are key activity nodes or gateway sites with potential for landscape and public realm improvements
- Attract significant use from community and visitors
- Contain significant buildings that are well suited to adaptive reuse
- If upgraded, have the potential to provide significant community benefits in terms of safety, access and amenity



### The Eureka Centre Precinct and Stockade Gardens

The Eureka Centre sits at the heart of a wider precinct featuring several sites including the Bunny Trail, the neighbouring industrial site to the west and the former bacon factory on Eureka Street. With close proximity to surrounding housing and the nearby retirement village on Stawell Street, the Centre can also support increased use as a local community hub.

Council is committed to continue managing the site, develop its heritage interpretation function, with the addition of a library and historical research services, and to encourage the café to widen its usage. In the broader reserve the Eureka Swimming Pool and Caravan Park will continue to provide a significant local recreational and tourist activity node. Within the Stockade Gardens there is an opportunity to reinstate the fountain within Lake Penhalluriack. An interpretation plan is also planned to integrate the indoor and outdoor visitor experience.



## Main Road/Sovereign Hill Precinct

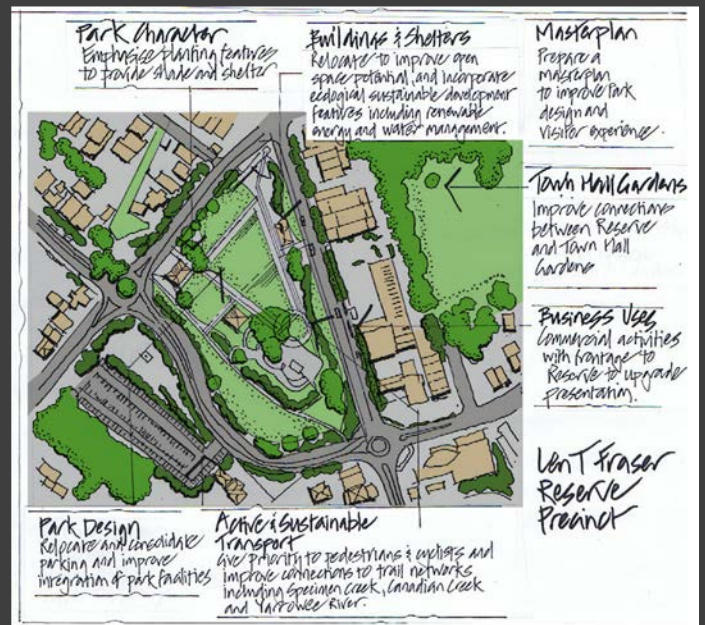
The aptly named Main Road was one of the original roads running through the Ballarat East area. It retains a number of historic buildings, particularly leading into Bridge Mall, with much character and appeal. Main Road serves as an entrance to the CBD from the south east and as an important route to and from Sovereign Hill. There is an opportunity to enhance the character of Main Road along this corridor from the CBD to Elsworth Street.

The City of Ballarat has recently upgraded the section of Main Road between Little Bridge and Humffray Streets to make it a greener, more vibrant and interesting space that tells local stories. Other opportunities include transit-orientated development along the road corridor, higher density residential use in appropriate locations, and consideration of how the significant open spaces adjacent to Sovereign Hill, such as the lookout, can support the future tourist function of the area. There is also potential to increase and improve tourist related commercial activity and accommodation in the precinct, particularly around Sovereign Hill.



## Civic Heart Precinct

The Civic Heart Precinct, including the Ballarat East Town Hall Gardens, Britannia Reserve, Len T Fraser Reserve and Llanberris Reserve, forms a major open space and gateway area leading from the Ballarat CBD into Ballarat East. The area would benefit from an integrated approach to landscape improvements to become a quality civic centre and major gateway to the east of Ballarat. Parkland redesign and development will provide an opportunity to improve landscape features, better integrate current park facilities and elevate the visitor experience. Infrastructure upgrades to trail networks along Specimen Creek and Canadian Creek to Poverty Point and Sovereign Hill will improve active transport options and connectivity to surrounding areas.



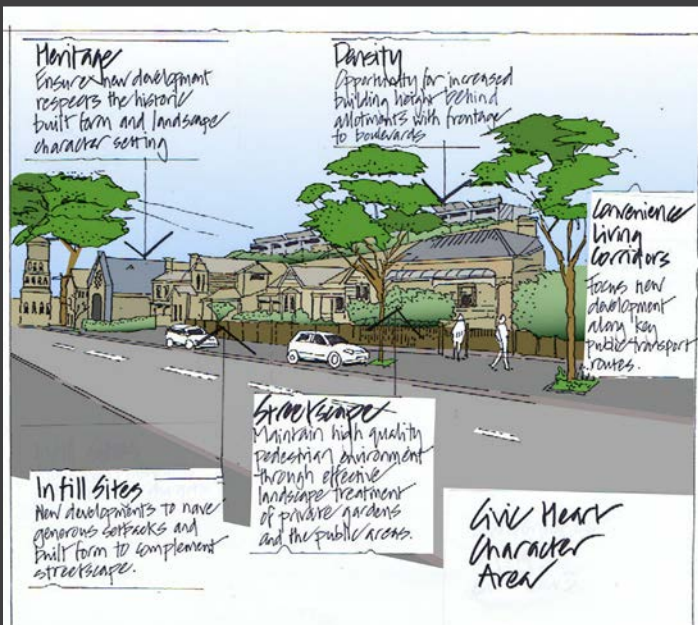


## Rifle Range site

The Rifle Range site on the fringe of the Woowookarung Regional Park has potential for remediation and adaptive re-use. Major challenges include remediation of site contamination, managing potential bushfire risk and environmental considerations. For these reasons, the potential for residential development is very limited and alternative use and development, such as that which would complement the recent designation of the Woowookarung Regional Park could be considered to supplement its broader recreational use.

## Convenience Living Corridors – Victoria St and Main Road

These heritage areas are important in providing a connection between Ballarat East and Central Ballarat. They also function as attractive gateways to and from Ballarat East. Opportunities for transit-oriented development along these routes in the form of future express busways, or light rail along dedicated alignments will be investigated. There are a number of large and/or former institutional sites which lend themselves to such development and are opportunities for adaptive reuse of significant historic buildings. Any new development, while possibly capable of providing for higher density residential use, will need to retain the pedestrian scale, garden frontage along the street edge and respect the area’s historic character.



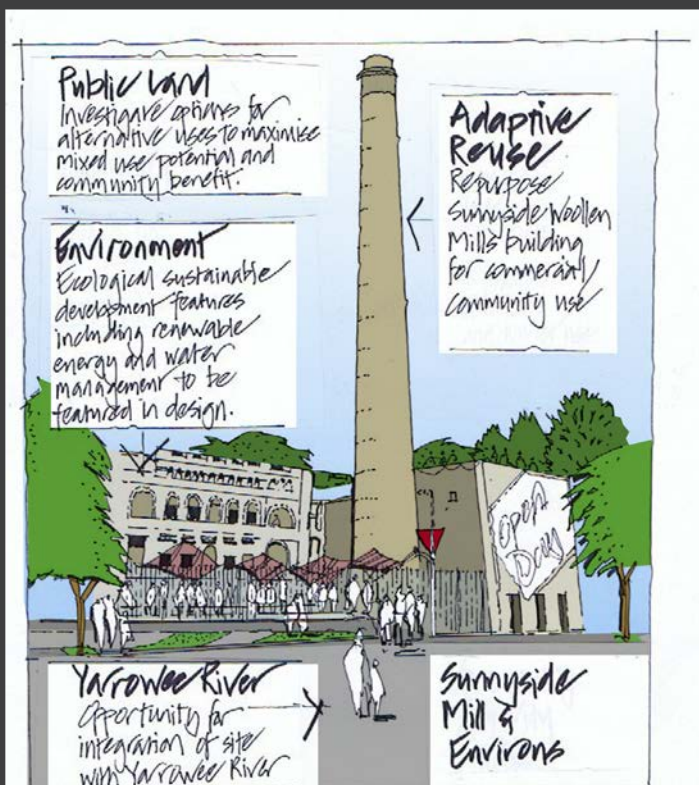


## Sunnyside Mill

The former woollen mill on Hill street is a major landmark on the Yarrowee River corridor. The historic building complex with its surrounding environment has great potential for adaptive reuse for commercial, creative and community benefit. Currently within the Mixed Use Zone, the future development of the mill complex could help stimulate a renewed focus for the public park and recreation areas alongside the river corridor, for both recreational use and environmental improvements.

## Mount Xavier Golf Club

The Mount Xavier Golf Club is the subject of ongoing improvements. It has potential to house a range of community facilities, particularly to service the outer areas of Ballarat East







## Lalor Street Industrial Land

There is a need to review the current municipal wide industrial land supply. Opportunities for future development and alternative uses, including for residential purposes, could be explored, especially development that responds to and integrates the Specimen Vale Creek, to provide both recreational and environmental improvements.

## Bacon Factory Eureka Street

The former bacon factory on Eureka Street is a significant landmark along one of the main east-west thoroughfares in Ballarat East. The historic building has recently been used as temporary exhibition space and has potential for more permanent adaptive reuse for commercial, residential, creative and community benefit. Currently within the Mixed Use zone, the future use and development of the site could complement the nearby Eureka Centre as well as improve the recreational use and environmental values of the Yarrowee Reiver Trail Network running along the south of the site.



## Former Bakery Lal Lal Street

The former Sunicrust bakery on the corner of Lal Lal and Larter Streets in Golden Point has potential to provide a range of uses that complement the nearby Sovereign Hill tourist complex, including commercial, creative and accommodation uses. Given the site's current Industrial 3 zoning, there will be a need to understand Ballarat's broader industrial land supply prior to any future use and development.

# 8. IMPLEMENTATION PLAN



Action	Precinct	HUL Toolkit	Timeframe	Delivery
<b>Natural Environment</b>				
<i>Ensure that waterways are managed appropriately</i>				
Ensure all waterways are zoned appropriately (Planning Scheme Action)	BE	P	S	CoB, A
Develop design guidelines to improve the interface of waterways and public land	BE	P	S	CoB, A
Implement regulatory controls over flood affected land (Planning Scheme Action)	BE	P	S	CoB, A
Support community advocacy and management of waterways, in particular those not identified as regional priorities	BE	C	O	CoB, C, A, D
Review/update the Master Plan and develop a Management Plan for the Yarrowee River reserve	UH	P, K, R, C	M	CoB, C, A
<i>Establish living corridors by protecting and enhancing vegetation linkages between patches of remnant vegetation</i>				
Review the effectiveness of the Environmental Significance Overlay, Schedule 5 (Koala and Koala Habitat Protection) and apply modified planning controls to support creation of the living corridor as identified in the Ballarat Strategy, in particular along the Great Dividing Range / Woowookarung Regional Park (Planning Scheme action)	FE, CN	P	M	CoB, C, A
Support community involvement to protect koala habitat across the broader Ballarat East precinct	FE, CN	C	O	CoB
Develop a plan and undertake targeted revegetation on Council managed land to improve waterway health, enhance habitat and manage erosion	BE	R	O	CoB, A
Council to continue to support community groups by providing plants for plantings that will improve biodiversity outcomes	BE	R	O	CoB, C
Support community environmental monitoring and knowledge sharing programs	BE	K	O	CoB, C, A
<i>Protect significant vegetation and encourage the planting of vegetation in new developments to achieve 40% canopy cover by 2040 and improve biodiversity outcomes</i>				
Develop an assessment tool as part of the Urban Forest strategy to achieve 40% canopy cover by 2040	BE	P, K	S	CoB

## Precinct

BE	Entire Ballarat East
CH	Civic Heart
UH	Urban Heritage
CN	Central Neighbourhood
FE	Forest Edge

## HUL Toolkit

P	Planning
K	Knowledge
C	Community
R	Resources

## Timeframe

S	Short (within 2 yrs)
M	Medium
L	Long
O	Ongoing

## Delivery

CoB	City of Ballarat
C	Community
A	Agency/Authority
D	Developers

Action	Precinct	HUL Toolkit	Timeframe	Delivery
Develop educational material to protect vegetation and increase canopy cover in East Ballarat	BE	C, K	S	CoB, C
Develop a tree planting policy and controls for new development and subdivisions (Planning Scheme Action)	BE	P, K	S	CoB
Explore incentives that will encourage private landholders to increase tree cover and improve biodiversity outcomes	BE	R, K	S	CoB
Investigate existing canopy cover to inform future specific vegetation planning controls (Planning scheme Action)	BE	P	S	CoB
<i>Encourage environmentally sustainable development that achieves resource efficiency and protects the natural environment</i>				
Develop and implement an Ecologically Sustainable Development Local Policy in the Ballarat Planning Scheme. (Planning Scheme Action)	BE	P	M	CoB
Support regulation reform to improve energy efficiency of all buildings.	BE	P, K	O	CoB
Conduct ongoing research and identify opportunities to mitigate and adapt to climate change and climate uncertainty and build local environmental resilience	BE	P, K	O	CoB
Support the transition to renewable and resilient energy systems	BE	C, R, K, P	O	CoB
Research the energy profile of Ballarat East and develop a prioritised emissions reduction plan.	BE	K, C	M	CoB, C, A
<i>Protect the Woowookarung Regional Park interface and buffer</i>				
Ensure that planning controls are adequate to manage the interface between the Woowookarung Regional Park and the urban area. (Planning Scheme Action)	FE, CN	P, K	S	CoB, C, D, A
<b>Cultural and Built Heritage</b>				
<i>Encourage ongoing and renewed use of heritage buildings</i>				
Ensure the Heritage Overlay is applied appropriately, including completing the Heritage Gaps Study to identify and protect any missed heritage fabric (Planning Scheme Action)	BE	P, K	S-M	CoB, C
Support the adaptive reuse and regeneration of historic places and buildings	BE	P	S	CoB
Promote heritage conservation incentive programs to property and business owners	BE	C	M	CoB,
<i>Encourage new development that reinforces valued landscape and neighbourhood character of Ballarat East</i>				
Develop and implement design guidelines consistent with the Ballarat East Neighbourhood Landscape Character and Significant Views Study	BE	P	S	CoB
Apply planning controls to ensure new development reflects the valued landscape and neighbourhood character (Planning Scheme Action)	BE	P	S	CoB
Identify significant views and implement appropriate planning controls (Planning Scheme Action)	BE	P	S	CoB, C
Ensure that planning controls are adequate to protect the landscape character and the established boulevard along Victoria Street (Planning Scheme Action)	UH, CN	P	S	CoB
Develop an online tool to enable current and potential property owners and developers to access instructive planning information and design guidelines/tools for individual properties	BE	K	M	CoB

**Precinct**

BE Entire Ballarat East  
 CH Civic Heart  
 UH Urban Heritage  
 CN Central Neighbourhood  
 FE Forest Edge

**HUL Toolkit**

P Planning  
 K Knowledge  
 C Community  
 R Resources

**Timeframe**

S Short (within 2 yrs)  
 M Medium  
 L Long  
 O Ongoing

**Delivery**

CoB City of Ballarat  
 C Community  
 A Agency/Authority  
 D Developers

Action	Precinct	HUL Toolkit	Timeframe	Delivery
Establish a recognition program to acknowledge best practice new development outcomes	BE	R	O	CoB
Develop design guidelines for new community facilities to ensure that local identity is incorporated into the design	BE	K	M	CoB
<i>Revitalise the central civic heart</i>				
Develop the Bakery Hill / CBD precinct as a key entrance to Ballarat from the east	CH	P, R	M	CoB
Enhance landscape quality and accessibility across Len T Fraser Reserve	CH	R	L	CoB
Seek funding and community partnerships to restore the Ballarat East Town Hall Gardens	CH	C	S	CoB, C, A
Investigate and establish ownership and management to ensure continued public access to the Ballarat East Town Hall Gardens site	CH	C, K, R	M	C, CoB
<i>Collect and share information about the history of Ballarat East</i>				
Encourage and support the community to contribute knowledge and heritage information to the Visualising Ballarat, The Memory Atlas and Time Capsule Ballarat websites	BE	K	O	C, CoB
Undertake cultural resource mapping to better understand existing activity and to assist future planning	BE	K	L	CoB
<i>Tell the stories of Ballarat East through design and interpretation</i>				
Tell the story of Eureka at the Eureka Centre and Stockade Gardens	UH	K, C	O	CoB, C, A, D
Partner with traditional owners to tell local indigenous stories of the East	BE	K, C	O	CoB, C, A, D
Support the community to tell the stories (including lesser known stories) of Ballarat East	BE	K, C	O	CoB, C
Build on the (Re)Imagining Main Road project to deliver a series of (Re)Imagining projects across Ballarat East	BE	K, C	O	CoB, C
Identify and implement opportunities to recognise and celebrate the Chinese settlement history in Ballarat East	BE	K, C	O	CoB, C
Ensure that any new place names (streets, waterways etc..) are decided using local knowledge	BE	K, C	O	CoB, C
<b>Settlement and Liveability</b>				
<i>Encourage the use of sustainable and active transport</i>				
Require new developments to provide paths and trails to link residents with areas of open space and community facilities (Planning Scheme Action)	BE	P	S	CoB
Establish bicycle and pedestrian linkages and infrastructure along waterways and between open spaces, schools and other community facilities	BE	P, R, C	S/M	CoB
<i>Encourage new development that reflects the valued landscape character</i>				
Undertake a detailed site coverage study to determine the prevailing site coverage and optimum site coverage and lot size for new development	BE	K	S	CoB
Require new development to positively interface with streets and public spaces and support their activation (Planning Scheme action)	BE	P	S	CoB, D
Require the design of commercial and community buildings to respond to heritage context and provide places for community interaction (Planning Scheme Action)	BE	P	S	CoB, D
Require new developments to provide generous front and back garden areas and setbacks to accommodate quality landscaping (Planning Scheme Action)	BE	P	S	CoB, D

Action	Precinct	HUL Toolkit	Timeframe	Delivery
<i>Ensure the provision of well-located and serviced affordable housing options</i>				
Encourage new developments to provide for appropriate, affordable housing for all (Planning Scheme Action)	BE	P	S-M	CoB
<i>Focus new infill development within the inner and core areas of Ballarat East</i>				
Apply planning controls to encourage higher density housing that respects neighbourhood character and local community values in well-serviced areas that are close to employment and public transport corridors (Planning Scheme action)	CH, UH	P	S	CoB
Assess the suitability of land available for development, giving consideration to proximity to infrastructure and services	BE	P, K	S-M	CoB
Review the current industrial land supply and demand to identify infill development opportunities, particularly in the land to the east and west of the Eureka Centre north of Eureka Street	CN	P	M	CoB
<i>Ensure new development takes into account environmental risk, including climate change</i>				
Ensure that planning controls are adequate to appropriately manage environmental risks such as bushfire, floods and contamination (Planning Scheme action)	BE	P	S	CoB
Consult with the local community about local flood modelling with the local community (including the local Aboriginal community)	BE	P, K	S	CoB, L, A
Develop and implement a community education program about flood risk	BE	R, K	M	CoB, A
Identify areas of greatest risk to the impacts of climate change and establish an adaptation plan to build community and asset resilience	BE	K, P	L	CoB, C
Ensure that local flood modelling takes into consideration climate change projections and associated risk	BE	K	S	CoB
Collaborate with the State Government and other key partners to understand Ballarat's vulnerability to disaster, to improve disaster resilience and to better integrate emergency management	BE	K	M	CoB, A
<b>Community Services and Infrastructure</b>				
<i>Facilitate sustainable and active transport options</i>				
Encourage new development to support and improve sustainable and active transport options such as walking, cycling and public transport	BE	P	S	CoB, D
Promote cycling routes and walking trails throughout Ballarat East	BE	C	S, O	CoB, A, C
Review public transport routes to identify gaps and advocate for improved service provision	BE	K	M	CoB
Continue to improve the walking and cycling trails network	BE	R	O	CoB
Identify suitable locations for installation of electric recharge stations	BE	K	M	CoB
Explore feasibility of reintroducing a tram service between the CBD and Ballarat East	BE	K	L	CoB, A

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Action	Precinct	HUL Toolkit	Timeframe	Delivery
<i>Create improved connections to community facilities and public open spaces</i>				
Develop design guidelines to improve the interface of new development with public open space (Planning Scheme action)	BE	P	S	CoB, D
Integrate new or renewed community facilities with residential developments	BE	P	S	CoB, C, D, A
Continue to implement Council's Engaging Communities program across Ballarat East to strengthen community connections and undertake local priority actions	BE	C	O	CoB, C
Negotiate public access to Llanberris Reserve	CH, UH	R	S	CoB
Develop and implement a prioritised program of safe footpath crossing points	BE	C, R	M	CoB, C
Identify a suitable location for an off-lead dog park	BE	K	S	CoB, C
<i>Implement ongoing upgrades to open and public space</i>				
Develop a prioritised plan to invest in the upgrade and maintenance of public spaces	BE	R	O	CoB
Review local allocation of open space contributions	BE	P, K, R	M	CoB
Identify opportunities to include artistic elements, such as public art, when developing public spaces	BE	K, C, R	M, O	CoB, C
<i>Ensure community facilities are multipurpose and adaptable</i>				
Support community input into the design of community facilities and public spaces	BE	C	O	CoB, C
Work with the community to develop an improvement program to the Eureka precinct and hall	UH	C, R	M	CoB, C
Review existing recreational facilities and explore options for development/use as shared facilities	BE	K	M	CoB
<b>A Prosperous Future</b>				
<i>Encourage innovation and diversity in economic activity</i>				
Explore options and controls to expand and diversify creative industry businesses in appropriate locations	BE	P	S	CoB
Improve the visitor experience to the Eureka Regional Tourism Precinct, through improvements to the public realm, better connection between sites and the CBD, and growth in complementary businesses	UH, CH, CN	R	M-L	CoB
Develop a Bakery Hill Precinct Urban Renewal Plan	CH	P	S	CoB
Develop a public realm plan for tourist routes to and surrounds of the Sovereign Hill Precinct and surrounding area	UH, CN	K, R	M-L	CoB
Embed UNESCO's 'HUL' approach in the next iteration of the Council's Economic Program	BE	R	O	CoB
<i>Ensure there is adequate land for industry and associated buffers</i>				
Review industrial land buffer requirements from sensitive uses, particularly to the industrial land between Larter and Kline Streets	CN	P	S	CoB
Include policy support to discourage new sensitive uses from being located within the buffer of existing industrial sites	UH, CN	P	S	CoB

Action	Precinct	HUL Toolkit	Timeframe	Delivery
Review the Industrial Land Strategy and investigate current and likely future demand for industrial land and ensure that buffers are adequate	UH, CN	P	S-M	CoB
<i>Encourage adaptive reuse of heritage and industrial buildings</i>				
Identify infill opportunities for existing industrial areas to maximise the use of infrastructure	BE	P, K	S, O	CoB
Explore opportunities for the provision of local services and adaptive reuse of industrial or heritage places	BE	K, C	O	CoB
<i>Grow and diversify local jobs</i>				
Encourage the use and development of land to the east of Sovereign Hill (fronting Main Road) for tourism-related purposes, specifically accommodation	UH, CN	P	S, O	CoB
Support opportunities to increase heritage and nature tourism, and creative industries	BE	K, R	O	CoB

**Precinct**

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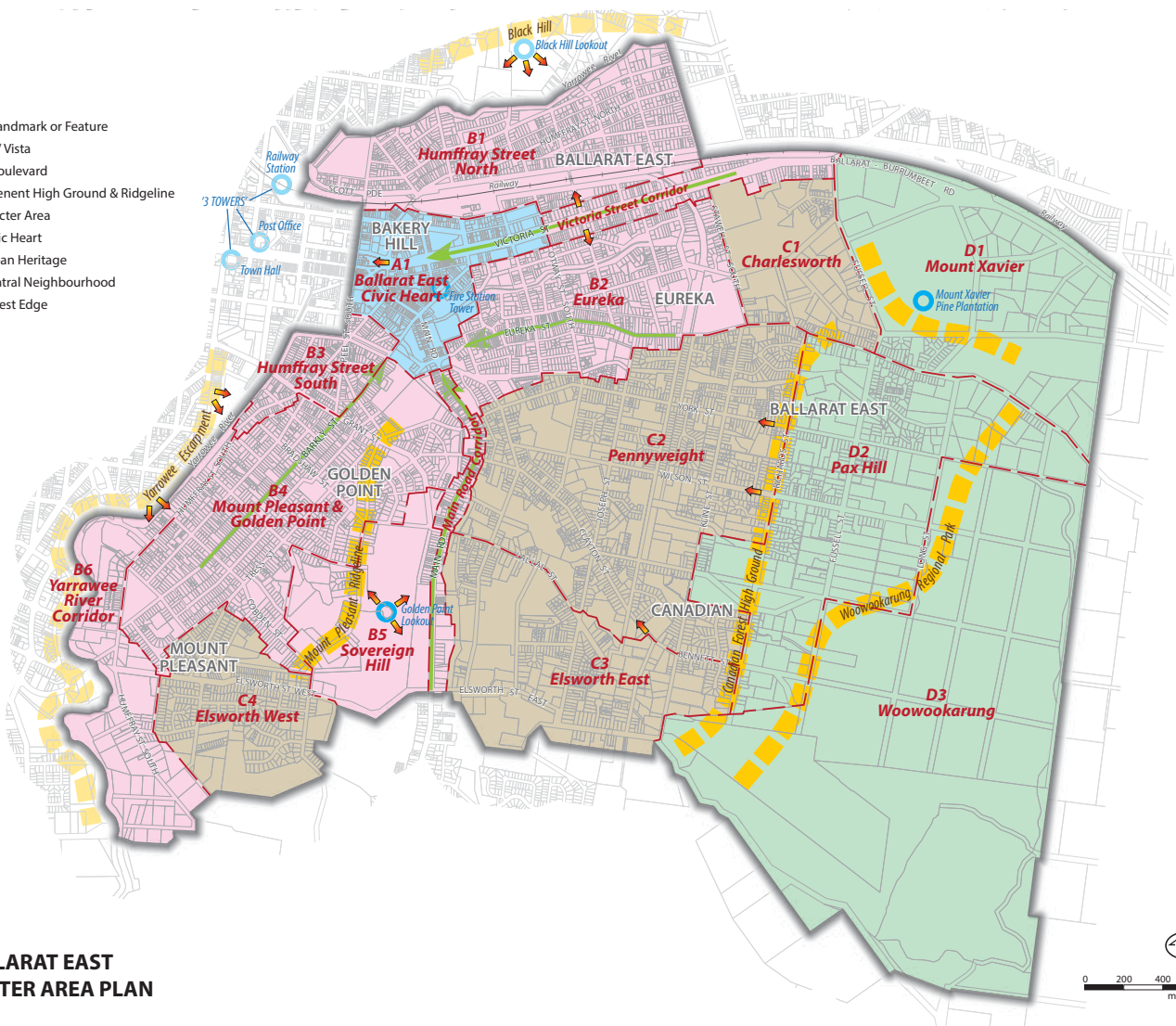
CoB	City of Ballarat
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# APPENDIX A: SUMMARY OF CHARACTER AREA ATTRIBUTES AND VALUES



**LEGEND**

- Key Landmark or Feature
- View / Vista
- Key Boulevard
- Prominent High Ground & Ridgeline
- Character Area
- A: Civic Heart
- B: Urban Heritage
- C: Central Neighbourhood
- D: Forest Edge



**BALLARAT EAST CHARACTER AREA PLAN**

**Civic Heart**

**Urban Heritage**

**Central Neighbourhood**

**Forest Edge**

- Humffray Street North
- Eureka
- Humffray Street South
- Mount Pleasant and Golden Point
- Sovereign Hill
- Yarrowee River Corridor

- Charlesworth
- Pennyweight
- Elsworth East
- Elsworth West

- Mount Xavier
- Pax Hill
- Woowookarung





# CIVIC HEART

## Boundaries

Ballarat East’s civic heart is bounded by Peel Street and Bridge Mall to the west, inner Ballarat residential development to the east, Canadian Creek to the south, and the railway corridor to the north. The area is centred on the raised ground of Bakery Hill, St Pauls and adjoining areas affording significant views over the CBD skyline.

## Overall character

The Civic Heart is the area closest to the Ballarat CBD and includes the commercial areas of Bakery Hill. This area has real diversity of building styles with modern commercial development interspersed with historic buildings. Maintaining views of the city skyline from the top of Bakery Hill is a priority, as is improving the public environment, particularly the former Town Hall Gardens site and the Len T Fraser Reserve.

## Key attributes

### Landform

- The elevated ground on approaching from the east gives way to the more low-lying, flatter areas associated with the wider corridor of the Yarrowee River. This lower area defines the transition from the more irregular landforms of the east to the more uniform plateau of the west. The area is centred on the raised ground of Bakery Hill, St Pauls and adjoining areas, affording significant views over the CBD skyline.

### Development patterns

- The irregular pattern of development reflects the early gold mining history of the Civic Heart area and contrasts greatly with the regular grid pattern of the CBD and western and northern suburbs of Ballarat.
- The early gold mining has left a legacy of open spaces and organically derived street patterns and a mix of dense residential and commercial development within that framework.
- Whilst a mix of open spaces and early single-storey housing generally characterise the southern portion of the area, the northern and eastern areas display a blend of modern commercial building stock of varied quality. Supermarkets, offices, shops, recreation venues and industrial units dominate particularly along the Mair Street and Peel Street corridors.

### Historical identity

- The civic heart of Ballarat East developed around the civic institutions on Barkly Street. The historic fire station with its iconic tower, the former Ballarat East Free Library, the site of the former Town Hall, now occupied by college buildings, the substantial remains of the Town Hall Gardens all contribute to a sense of civic pride and retention of historic and cultural identity.

### Built environment

- A mix of building types and eras...representing civic, commercial and residential development from the early days of gold mining through to present day developments along Main Road and on infill sites.
- Several historic overlays with a wealth of contributory buildings come together in the Civic Heart. A range of historic styles and detailing, including street furniture, add to the richness of the area.

### Open space and vegetation

- The Specimen Vale Creek and associated vegetation cover forms a significant feature linking a network of major open public spaces that characterise the southern part of the Civic Heart.
- The open spaces resulting from former mining operations, civic and educational uses now form a complex of valuable open spaces close to the city centre.

### Access

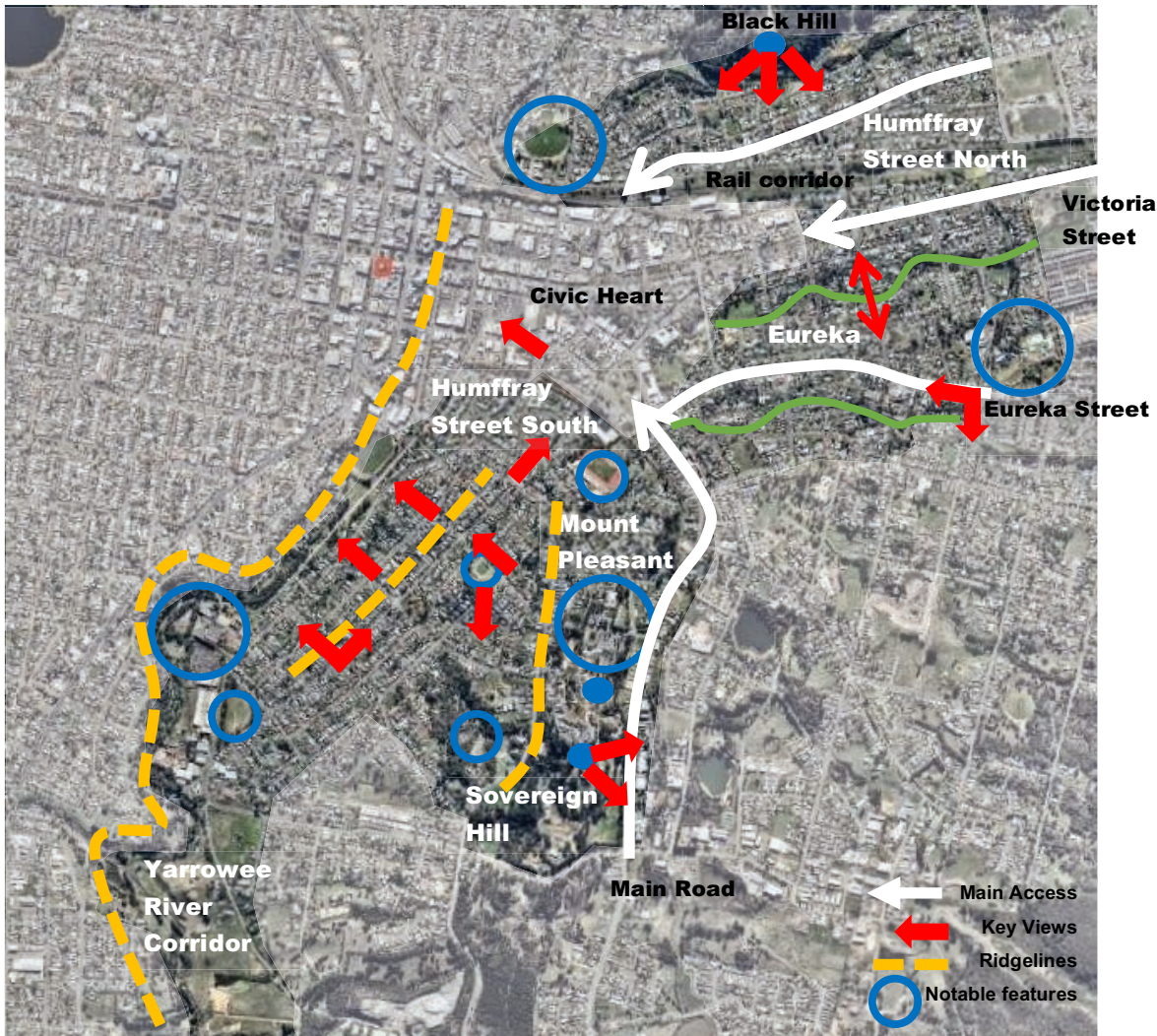
- Victoria Street forms a major processional way into the city centre characterised by formal avenue tree planting, wider ornamental verges, service roads and many significant heritage buildings. (Along with Sturt Street considered a major asset to the city.)
- In contrast Main Road forms a more organic and idiosyncratic approach through the Civic Heart to the city with few trees and contrasting passages of built form.
- Specimen Vale Creek presents an important connection through the Civic Heart for both cyclists and pedestrians, with the potential to link to the CBD, Sovereign Hill, Eureka Centre and the wider landscape.

### Key views

- Significant views of the CBD skyline from the high ground of Bakery Hill, particularly on approach from Victoria Street and Mair Street.
- Dynamic views along Barkly Street in both directions. From the south the linear and undulating alignment of the street focuses views from several vantage points on the iconic Fire Station tower. From the direction of Victoria Street the vista is contained by the heritage streetscape featuring many historic buildings. A similar intact streetscape can be experienced on Main Road between the roundabout on Humffray Street South and the entrance to Bridge Mall.
- Panoramic views over the Civic Heart and the whole Ballarat East landscape from trains travelling over the elevated Peel Street Bridge.
- Expansive view of the city skyline opens out on approach from Buninyong and Sovereign Hill at the junction of Main Road and Eureka Street. The mix of uses in the foreground can detract from the appreciation of this view.
- Historic views from the former Town Hall site, which was orientated to face west and Ballarat Town Hall. In contrast, attempts were made to screen the 'chaotic landscape' of the adjacent gold mines and associated activity to the south and south-west (Britannia and Llanberis).

### Values

- Pride in the civic buildings of Barkly Street, the tree lined grandeur and floral bedding of Victoria Street, and the historic buildings lining sections of Main Road.
- An appreciation of the open spaces and their contribution to the character and liveability of the area, despite some perceptions of neglect and untidiness. The former Town Hall gardens and the L.T. Fraser Reserve are especially valued.
- The range of cultural stories encapsulated in the architecture and spaces of the area, including the many aspects of the early gold mining activity, and the potential for greater exposure and interpretation.



# URBAN HERITAGE

## Boundaries

The main urban heritage area of Ballarat East extends along the ridges and creek lines associated with the development of gold mining in the area and the subsequent residential and commercial development. It not surprisingly forms an irregular area encapsulating the ridge lines of Barkly Street, Magpie Street, Eureka Street, and Victoria Street. The high spots of Sovereign Hill and Black Hill form the major landforms at the southern and northern boundaries respectively and the Yarrowee River corridor forms the western boundary; Main Road and Stawell Street the eastern boundary. The area falls into 6 sub-character areas: Humffray Street North; Eureka; Humffray Street South; Mount Pleasant and Golden Point; Sovereign Hill; and the Yarrowee River Corridor.

## Overall character

The historic core highlights the early growth of Ballarat East from the largely unplanned impetus of the gold rush to the gradual planned layout of residential areas and associated facilities. The area is close to the centre of Ballarat and has notable landmarks and significant heritage-built form. Maintaining the quality and character of existing streetscapes and vistas is a priority.

## Key attributes

### Landform

- A varied landform taking in ridges, hill tops, low-lying creek lines and flatter areas with many and varied vistas and panoramic views over Ballarat East and the wider city landscape. Main components include:
- In the north, a largely flat, early residential area between Victoria Street and Yarrowee Creek at the foot of Black Hill with Humffray Street the main thoroughfare.

- In contrast, south of Victoria Street the ground undulates between creek lines and ridges affording the early residential grid pattern streets to gain opportune views out to the Canadian Forest, back to Black Hill and down to Golden Point.
- In the south, the high ground between Barkly Street and Magpie Street and around Sovereign Hill forms a major physical feature which dominates the visual setting of Ballarat East.
- The Yarrowee River corridor and particularly the escarpment on its western boundary forms another major landscape feature contributing to the visual amenity of the area.

### Development patterns

- The indigenous landforms and early historical development of the area has dictated the subsequent layout of housing, commerce and recreation.
- The overall pattern includes industry along the Yarrowee River corridor, and at Sovereign Hill, Black Hill and on the flats of Golden Point with residential and commercial development along the main road corridors and infill behind.
- A grid pattern of narrow streets, angled in areas to navigate local variations in topography, characterise the residential neighbourhoods. Minor back streets and lanes are often unsurfaced.
- Landform as well as former mining sites dictate street patterns. The largely regular street patterns of Eureka follow the main ridges which run in parallel between the creek lines of Specimen Vale and Warrenheip, whereas the flatter areas of Humffray Street display a more irregular pattern of narrow streets.

### Historical identity

- The area displays a strong historical identity through its spaces, streetscapes and landmark features and is recognised by designated historic precincts with many contributory buildings.
- The area's identity is reflected in the range and high quality of its heritage buildings especially along the main road corridors such as Victoria Street, Barkly Street, but also in many other locations.
- Old style corner shops on the main road junctions are a particular important feature of this local neighbourhood identity, as are many individual buildings and places celebrated by the community.

- Significant reminders of the gold era remain, Sovereign Hill being an exemplar, and these former mining areas have given way to today's recreational spaces such as along Yarrowee River and Black Hill.
- Sunnyside Mill, with its landmark chimney, the man-made bluestone channels and brick lined walls of Yarrowee River and Canadian Creek as well as many other surviving items of historic fabric.

### Built environment

- A mix of residential styles with many older weatherboard properties. Streetscapes with established trees, well maintained grass verges and bluestone drainage channels. Tree planting varies from mature oak and other exotics to more recent native species.
- Mostly single-storey weatherboard cottages dominate the general residential areas along Humffray Street both north and south, and in Eureka. Housing lots are generally small with small front gardens and larger rear gardens, many of which feature modern extensions to the former historic dwellings.
- Modern housing enclaves also populate the area, alongside the creeks and particularly on the higher eastern fringes of Mount Pleasant.
- A mix of commercial buildings along the main road corridors, particularly Main Road, and many fine buildings, both residential and civic along Victoria Street and Barkly Street.

### Open space and vegetation

- There are a number of significant open spaces within the urban heritage area:
  - o The rail corridor with wide tree-lined reserves on either side forms a strong feature within the area.
  - o Specimen Vale and Warrenheip Creek create a ribbon of open green space in the shallow valleys between the housing areas and the main roads on the ridges. The creeks have largely been channelled with bluestone bases and brick lined walls. Some such as Canadian Creek along Steinfeld Street feature mature avenue trees.
  - o Another special feature is the Eureka Stockade Memorial Park and the recently reimagined Eureka Centre.

- o Llanberis Reserve and neighbouring Sovereign Hill Reserve with its lookout and adjacent Magpie Street Reserve provide popular recreational and tourist venues along the Mount Pleasant ridgeline.
- o The wide corridor formed by the Yarrowee Creek channel forms a major green spine along the western boundary of the area.
- Mature avenue trees are a particular feature of some streets including the main ‘boulevard like’ approach along Victoria Street. Avenue trees are a mix of exotic and native species and established garden trees are particularly important in helping to create a green and much-loved environment. Classic residential streets include George Street and Joseph Street in Eureka.

### Access

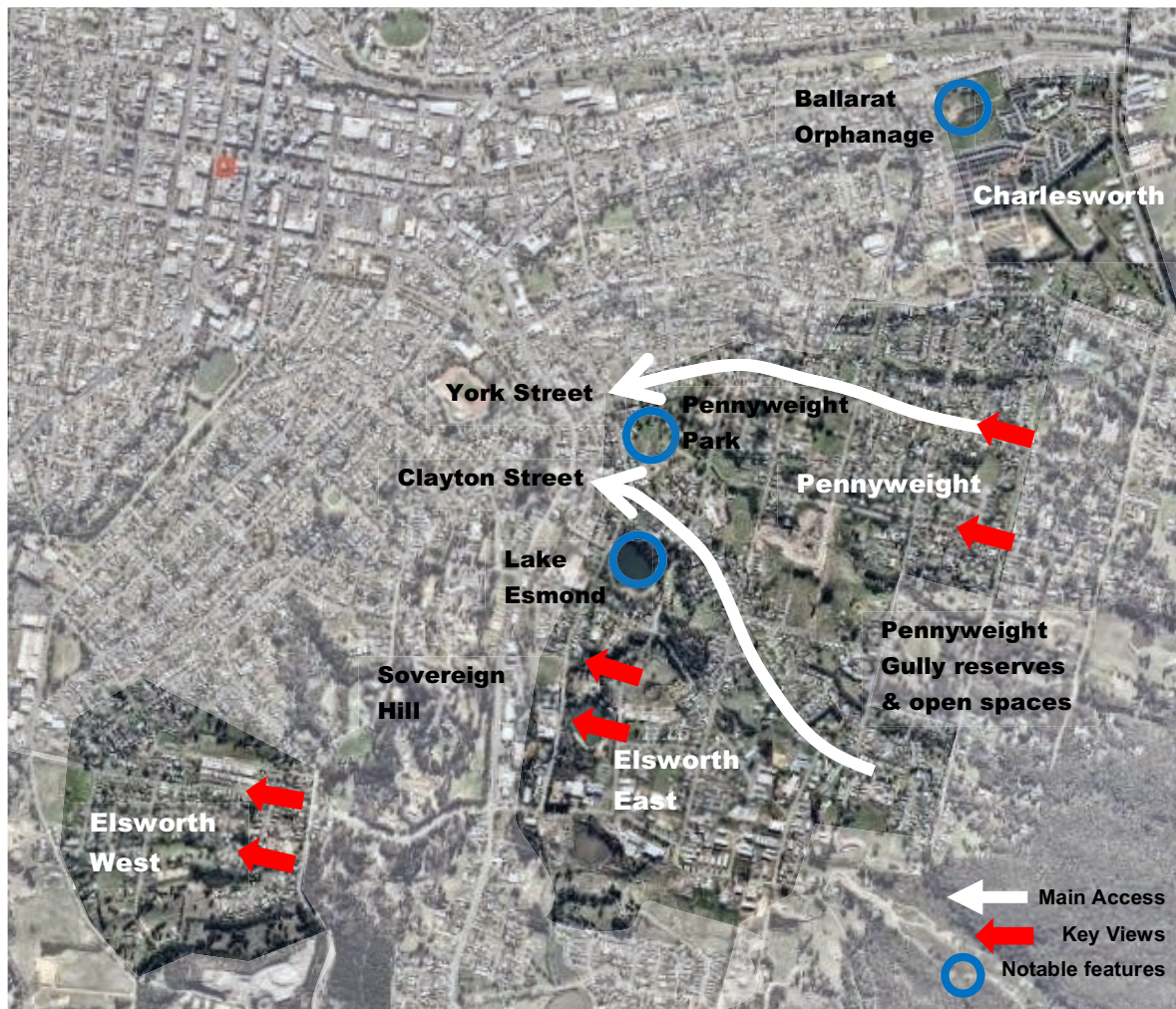
- The main vehicular routes through the historic core are along Humffray Street, Victoria Street, Eureka Street, Main Road and Barkly Street, each with contrasting streetscape character.
- The rail corridor along Scott Parade forms an important communication route and cycleway, as well as valuable open space, with connections along the old ‘Bunny’ track to Eureka and beyond.
- Green links along the creeks and drainage channels in the historic core are particularly important for pedestrians and cyclists.

### Key views

- Significant views from Black Hill of the city skyline and to Sovereign Hill and the Canadian Forest. Black Hill also forms a major landform dominated by mature conifers.
- Significant views of the city from the upper slopes of Sovereign Hill.
- Views up to the treed skyline of Sovereign Hill and surrounding high ground from a number of locations within the city centre. Significant landmarks include the treed outcrop above the former mining site now occupied by the East Ballarat Bowling Club.
- Views out to the CBD and the Yarrowee River escarpment from the high ground along Barkly Street and parallel residential streets particularly where road junctions open up the views.

## Values

- Established heritage streetscapes throughout the historic core are particularly valued by the local community. There are many examples, such as the varied heritage architecture of Victoria Street but also the many smaller, lesser known residential streets such as Trevor Street in Eureka.
- The diversity of building types of all ages is celebrated with special mention of the quirkiest buildings and features like the Old Curiosity Shop on Queen Street and the Tammy fence on Eureka Street.
- The heritage value of the railway reserve and its features, including the gates and tunnels.
- The Eureka Precinct, including the pool, playground and reserve gardens.
- Sovereign Hill and significant views from both the western and eastern slopes.
- Local stories and values embedded in the spaces, views and built fabric of Ballarat East.



## CENTRAL NEIGHBOURHOOD

### Boundaries

This is a diverse area of later residential and commercial/ industrial development, along with remnant areas of former gold mining, located between the high grounds of Sovereign Hill and the historic streets of Golden Point and Eureka, and the Canadian Forested Ridge. The area falls into 4 sub character areas.

**Charlesworth:** A largely discrete character area north of Eureka Street with a mix of recent residential development and an older industrial zone.

**Pennyweight:** A diverse area of housing, with large post-WW2 development, amongst areas of open space and remnant features from the gold mining period. The area is bordered by the older Eureka precinct to the north and rises up to the tree canopied ridge to the east.

**Elsworth East:** A largely low-lying area centred between Main Road and Lal Lal Street to the north and Elsworth Street to the south and gently rising to Kline Street to the east. Dominated by industrial areas, with pockets of isolated housing.

**Elsworth West:** A steeply sloping area of recent housing development on the southern fringes of Mount Pleasant. The area is bounded by the Yarrowee River corridor to the west and gives way to the old and current mining areas to the south and east, including Sovereign Hill.

### Overall character

The Central Neighbourhood is between the inner urban heritage area and the surrounding rural and forested areas and maintaining the balance between the built and landscape environment is the priority. Several open spaces and reserves, such as Pennyweight Park and Lake Esmond, together with street and garden trees add greatly to the character of this area.

## Key attributes

### Landform

- North of Eureka Street the landform is gently undulating and generally enclosed with the dominant form of Mount Xavier overlooking the area from the east.
- The Pennyweight area slopes down to Main Road from the high ground of the forested ridge in an east-west direction and filters out to the large industrial zone to the south.
- In Elsworth West the high ground to the east slopes down to the Yarrowee River affording panoramic views from many vantage points over to Sebastopol and the western plains beyond.

### Development patterns

- The area has been slowly cleared for agricultural and forestry and the needs of the gold mining industry and now features a mix of predominantly residential areas of different eras and separate industrial zones.
- The main residential areas are post WW2 with pockets of modern-day residential infill and with some pre-war housing and scattered older buildings in other areas.
- There is a strong grid pattern of streets orientated north-south/east-west, laid out on the pronounced undulating landform.
- Examples of housing development include:
  - Earlier housing along the main streets, such as York and Clayton Streets, plus the infill areas behind; largely single-storey with relatively large gardens and generous road verges.
  - More recent housing estates such as below Victoria Street where their density presents an enclosed landscape with no borrowed landscape or views out.
  - Modern court and close development in southern part with limited garden space and tree planting within the development. Street trees on the main street verges compensate to an extent.
  - Subdivisions such as 'Canadian Views' beginning to 'etch' into the open space – currently no tree planting.
- In Elsworth West the area of former farming land between mining sites is slowly being developed for residential use with housing developed around areas of former open space which have been left for public reserves. Most developments have taken place since the late 1970s

including a number of dead-end courts in the 1980s, 90s and into the early 2000s – the latter on former mining ground. Areas to the south are still being sub-divided.

- In contrast, Elsworth East is a medium to coarse-grain mix of industrial units with large areas of hard-standing, rough ground and unsightly fences. Open storage/dumping also unsightly, especially along Elsworth Street with corner of Joseph Street particularly ugly.
- The other main industrial zone off Charlesworth Street, a wide, largely tree-lined street, is largely un-utilised apart from the corner with Stawell Street and the more recently developed units along Fussell Street. The industrial lots and open fields are largely hidden behind housing development on Eureka Street, with earlier houses giving way to 1950s brick dwellings between Ross and Fussell Streets.

### Historical identity

- The remnant pattern of former gold mining is evident within the street patterns and open spaces particularly alongside Main Road. Now forming a network of public and private open spaces such as Lake Esmond, CGT Dam and open ground and Soapy's Dam.
- Also, an occasional old cottage and remnant cypress trees indicate former pastoral landholdings in this area.

### Built environment

- The central neighbourhood has a diversity of building types of all ages with areas of older residential styles with established mature street trees amongst the later housing periods with native trees and wide grass verges.
- Housing types vary within the area and include:
  - In the north the gated entrance to Balmoral Drive, off Fussell Street leads to a dense layout of single storey dwellings developed between 1995 and 1998. Mainly brick built houses with dark tile or coloured corrugated metal roofs with narrow front gardens and garages dominant. Narrow roads with cars parking on grass verges with relatively few trees. There is poor connectivity as mostly court style layouts.
  - Hemsley Park Retirement Village, accessed off Stawell Street, is densely laid out with narrow streets, narrow verges planted with rows of exotic deciduous trees and very little private garden space.
  - The Pennyweight area is mostly post-WW2 single storey housing, a mix of weatherboard and brick with tiled roofs and reasonable areas of private garden.

- o There are many new court areas off the main roads with less space for front gardens, usually dead ends with no connectivity. Narrow verges with single species exotic tree planting and dominant garages. Housing largely the same design with only the occasional different form; brick and low-pitched, tiled roofs being common.
- In Elsworth West the building styles are almost entirely single storey brick dwellings with low pitch tiled roofs and very uniform.
- In the industrial zone of Elsworth East shed architecture equivalent to two-storey domestic buildings dominates. There is poor public realm, favouring the car user in this area with parking / congestion along Elsworth Street a particular issue.
- There are isolated areas of housing amongst the extensive industrial units – usual court developments but smaller in scale than in the Pennyweight character area. Mostly brick built and single storey on flat ground with few trees in gardens. Streets are wide with concrete kerbs.
- Older housing properties close to Main Road are individual and varied with bluestone gutters and largely tree-less.

### **Open space and vegetation**

- The area features a network of parks and open spaces including creeks, lakes and channels, reflecting the pattern of former gold mining. Major drainage channels running east-west cut across the high ground and form major landscape features in themselves and include:
  - o Warrenheip Gully, a well-treed linear feature – mainly natives with cycle/pedestrian access.
  - o Grasstree Creek, another major landscape feature that eventually runs down to Pennyweight Park. It forms a major open space within the centre of the area. Undeveloped with some horse paddocks, clumps of mature pines and the remnant embankment of the former Buninyong railway line.
  - o Canadian creek corridor running parallel to Main Road which forms an important green link on the western boundary.
- Significant open spaces include:
  - o Pennyweight Park a much-valued open space surrounded by housing with a parkland appearance of scattered native tree planting. Nearby school grounds add to the open space
  - o Lake Esmond a major open space with large dam, native planting, play area, and disturbed hillock above now revegetated. It links with the large area to south owned by the Ballarat Gold Project (CGT). Here the large dam creates a major feature despite being enclosed by chain link fencing with good tree cover and a mix of native and mature cypress and pine. Further south there is open access to Soapy's Dam another major landscape feature/open space that is well vegetated.
  - o In the north the creek that bisects the industrial zone at Chatsworth is lined with vegetation and forms a major landscape feature and open space. Random stretches of screen planting, poplars, cypress hedges etc break up the fields and there appears to be no access to its centre. The irregular layout and presence of disused sites leads to a discordant layout and character.
  - o Ballarat Orphanage site in the north west corner has its own character, currently an extensive open area fronting Victoria Street – with almost no tree cover – and sloping southwards to the recently developed retirement village.
- On the main residential streets occasional large mature eucalypts dominate plus occasional rows of more recent native planting, but mostly there are not the formal avenues of the historic core with Clayton Street being the exception.
- Along Kline Street which rises to several elevated high spots, the street trees are mature, mainly native and contrast with the exotic ornamental trees found with the enclosed court housing. The street trees really add to the character.
- There is very little tree cover within the industrial units, but large areas of the private CGT land provide major landscape / vegetation cover and add interest to the area.



### Access

- Clayton Street, like Eureka Street, is an earlier 'zig zag' alignment following the higher ground between creeks. Earlier housing starts out from Main Road and housing character changes as development proceeds up towards the forested ridge. Bluestone channels and mature oaks line the lower reaches of the street.
- York street and parallel streets such as Wilson Street are important routes into the city.
- Pedestrian and cycle routes developed along the many creek/drainage lines.
- New court-style sub-divisions however, have little connectivity.

### Key views

- Good linear views along the main east-west streets that run down from the forest edge, such as York and Wilson Streets, to the CBD and beyond.
- In the north, views from Victoria Street over the Ballarat Orphanage site focus on recent development which appears as closely spaced rows of housing dominated by uniform, low pitched roofs, darkly coloured with little relief.
- In the south the high ground of Elsworth West slopes down to the Yarrowee River affording panoramic views from many vantage points over to Sebastopol and the western plains beyond.
- Good views across to Sovereign Hill from the CGT site. The dam and mature tree cover form an important visual element within the Main Road corridor.
- The conifer dominated Mount Xavier forms a commanding backdrop to the northern areas.

### Values

- Semi-rural / country town feel of the streets; lack of concrete, wide grass verges and network of open spaces.
- The sense of being close to nature, the rural landscape and forest edge.
- Night sky and sense of openness.
- Connectivity via creek lines and pedestrian and cycle routes; both to the city and out to the forest edge.



## FOREST EDGE

### Boundaries

The Forest Edge character area occupies the high ground on the eastern boundary of the City of Ballarat. The rail corridor forms the northern boundary and in the south the area merges into the main part of the Woowookarung Regional Park. The area divides into 3 sub character areas: Mount Xavier; Pax Hill; and Woowookarung.

### Overall character

The Forest Edge is predominantly within a rural and forested setting. The Woowookarung Regional Park provides a distinct and visually prominent ridgeline. It forms part of an extensive forested ridge defining the eastern boundary of this part of the city. On the lower slopes the forest gives way to large, semi-rural residential blocks and infill areas of more recent residential development. Valuable open space is provided by a number of drainage channels and reserves such as Sparrow Ground Reserve, the Ballarat Wildlife Park and Mt Xavier golf course. Landscape character is the predominant element and allotment size and extent of tree cover are important in its protection.

## Key attributes

### Landform

- An elevated wide ridge running north-south along the edge of the City of Ballarat. The terrain is highly variable with enclosed valleys, high spots and very undulating topography in places; Pryor Park being a good example.
- Remnant scarred landforms – ridges and gullies – found within the regenerating bushland areas.

### Development patterns

- Extensive forest cover, both native forest and plantations, largely continuous along the ridge area. Rural residential blocks mainly enclosed within the forest areas. Continues the regular grid pattern that defines the Central Neighbourhood, but with larger blocks. Small paddock areas sporadically break the forest canopy, particularly on the fringes.
- Older style residential development is characterised by large plots, often steep and undulating with major tree canopy and extensive private garden areas. Features such as dams and paddocks amongst the mature bushland promote a rural living environment.
- Newer development within the area include denser, court-style layouts in complete contrast to the overriding semi-rural character.

### Historical identity

- Historically, the area was cleared for mining, forestry and commercial timber with large, former plantation areas now given over to regenerating forest.
- Within the bushland on the western fringes of the forest, early clearances were made for rural properties and this early pattern of development is largely intact.

### Built environment

- The large residential plots feature a varied and individual range of built forms set within large grounds and enclosed in bushland or edged with mature trees.
- Modern development ranges from large single plots to dense court schemes with low pitch roofs, large windows, brick and render and some double-storey. Mostly out of character with surrounding area.
- At the northern end, where most new development appears to be concentrated, there are areas of disturbed ground currently up for sale.

### Open space and vegetation

- The Woowookarung Regional Park forms a major part of the Forest Edge character area. Over half of the forest cover is classified as Heathy Dry Forest with around 40% of the area regenerating former plantations. There are small areas of Valley Grassy Forest, considered to be a vulnerable habitat in the bioregion, with a locally significant population of Austral Grass-tree (*Xanthorrhoea australis*).
- The other major open space with contrasting character is Pryor Park and Mount Xavier Golf Course.
- Mount Xavier Golf Course is heavily treed with steep landforms and forms a major high ground with views into Specimen Vale Creek and across to Pryor Park. Noted for its major pine plantations on the higher ground.
- St Francis Xavier Primary School grounds and the rail corridor extend the area of open space.
- Pryor Park has large plantations with mature Redwoods and Pines along its main drive. The park was established in the 1930s when initial tree planting took place. Native trees planted by 'People for Pryor Park' in recent years.
- Other open spaces include:
  - Ballarat Wildlife Park occupying very high ground with mostly mature native tree canopy with exotic pines lining Grasstree Creek below.
  - Sparrow Ground Bushland Reserve with its sporting oval and playground
- Native and indigenous trees and shrubs along the road corridors with generous street verges.
- Areas dense with mature garden and street trees – mix of native and some exotic – are a dominant feature of most residential areas.
- In contrast, few trees in court developments – some random native tree planting on verges and little garden space both front and back.
- Arthur Kenny Avenue of Honour – young oak trees.

### **Access**

- The main access streets into the area from the central neighbourhood are along York Street, Wilson Street and Bennet Street.
- Access from Eureka Street on the northern boundary is along Fussell Street forming another important link into the area.
- Many multi-use tracks within Woookarung Regional Park.

### **Key views**

- Areas of high ground with vistas along main streets back over Ballarat East and up to the forest ridge.
- Filtered views from several road junctions and high spots out to Mount Xavier, Black Hill and the CBD.
- Large areas of enclosed forest cover.

### **Values**

- Indigenous values and conservation, in particular Woookarung Regional Park, formerly Canadian Forest Regional Park, the traditional lands of the Wadawurrung Aboriginal people – a ‘place of plenty’.
- Rural living character amongst the bushland is especially valued.
- Opportunities for outdoor recreation so close to the city.



# APPENDIX B: OPTIONS FOR STRENGTHENING AND PROTECTING VALUES THROUGH THE PLANNING SYSTEM



Opportunity to strengthen protection	Options in the Ballarat Planning Scheme
Protect existing large mature trees that contribute significantly to the character of Ballarat East and provide habitat to local fauna	<ul style="list-style-type: none"> <li>Apply an overlay to require a planning permit to remove large mature trees</li> </ul>
Encourage the retention of existing vegetation and the planting of more vegetation in new developments	<ul style="list-style-type: none"> <li>Introduce planning policy and neighbourhood character objectives that discourage the removal of existing vegetation and encourage the planting of trees and gardens</li> <li>Introduce zone schedules that require new development to provide adequate space for trees and gardens on lots</li> <li>Introduce an overlay to restrict the removal of large mature trees on private property</li> <li>Require arboricultural assessments and concept landscape plans at the planning permit application stage, specifying the desired types of vegetation planting (trees but also shrubs, groundcovers etc), as well as requiring that new development has enough space around buildings to plant vegetation and ensure that existing vegetation is not damaged during and by buildings through identifying tree protection zones</li> </ul>
Encourage/require ecologically sustainable development (ESD) for all new development	<ul style="list-style-type: none"> <li>Introduce an ESD planning policy in the Ballarat Planning Scheme</li> </ul>
Encourage/require new development to consider impacts to waterways	<ul style="list-style-type: none"> <li>Introduce a planning policy and/or design guidelines to improve the interface between new development and waterways</li> <li>Ensure that all public land adjacent to waterways is within the Public Park and Recreation Zone, as appropriate</li> </ul>
Ensure that new development does not inappropriately impact natural floodplains	<ul style="list-style-type: none"> <li>Apply overlays over flood-affected land in line with the outcomes of the flood modelling currently under way</li> </ul>

Opportunity to strengthen protection	Options in the Ballarat Planning Scheme
Ensure that new development reflects the valued neighbourhood character of Ballarat East	<ul style="list-style-type: none"> <li>• Introduce a policy in the Ballarat Planning Scheme which outlines the character and valued attributes of Ballarat East</li> <li>• Introduce zone schedules that specify building siting requirements (such as site coverage, setbacks, minimum private open space areas and landscaping)</li> </ul>
Implement the neighbourhood character findings of the Dynamic Neighbourhood and Landscape Character	<ul style="list-style-type: none"> <li>• Introduce a policy in the Ballarat Planning Scheme</li> <li>• Introduce neighbourhood character objectives in the zone schedules</li> </ul>
Ensure that the valued views and vistas across Ballarat East are protected and enhanced	<ul style="list-style-type: none"> <li>• Introduce a policy in the Ballarat Planning Scheme</li> </ul>
Ensure that land use diversity in Ballarat East is conserved and enhanced	<ul style="list-style-type: none"> <li>• Introduce updated Heritage Overlay controls to allow for the re-invigoration of corner shops and other historically commercial buildings that currently sit within residential areas</li> </ul>
Identify significant strategic redevelopment sites and provide guidance on potential redevelopment options	<ul style="list-style-type: none"> <li>• Introduce a local policy in the Ballarat Planning Scheme</li> </ul>
Encourage new residential development closer to the Ballarat CBD/ in proximity to public transport networks	<ul style="list-style-type: none"> <li>• Apply the residential growth zone to areas closest to the CBD</li> </ul>
Discourage increased density on the fringes of Ballarat East, at the interface with the forest	<ul style="list-style-type: none"> <li>• Introduce minimum lot sizes to areas that interface with the forest</li> </ul>
Ensure that sensitive uses do not encroach into buffer zones around land that is currently used for productive industrial and commercial activity	<ul style="list-style-type: none"> <li>• Reinforce zone boundaries and ensure that buffer zones (such as the Industrial 3 Zone) are appropriately applied to ensure that sensitive uses are separated from heavy industrial activity</li> </ul>

# NOTES







