

## La Trobe Street Saleyards Precinct

**The relocation of the Central Victoria Livestock Exchange from its operation at La Trobe Street in 2018 has presented the City of Ballarat with a significant opportunity to work with the local community to plan a new future for the precinct centred on La Trobe Street.**

### Background and Context

While the precinct has traditionally been associated with industrial land uses and was located on the outskirts of Ballarat, these circumstances have changed. This precinct is located in the geographical and demographic heart of Ballarat with access to good quality services and facilities.

This creates an opportunity to create an exciting and revitalised precinct for employment, educational and creative industries, and residential uses.

The City of Ballarat commenced investigations and community engagement in 2019 regarding the future direction of the precinct. Building on these investigations the City of Ballarat is recommencing the strategic planning of the precinct in consultation with the community.

The City of Ballarat will develop an Urban Design Framework and Structure Plan to underpin changes to the Ballarat Planning Scheme – the key statutory document guiding development decisions in Ballarat, and to provide a clear land use and built form directions.

The Ballarat Housing Strategy 2041, adopted by the Ballarat Council in August 2024, sets out the future direction for housing growth across Ballarat. The La Trobe Street Saleyards precinct is identified as an urban renewal area and further detailed examination of existing and potential future uses and appropriate development is required.

This aligns with State Government planning policies for urban renewal that promote and capitalise on opportunities to develop compact urban areas that are based around existing or new activity centres to maximise accessibility to facilities and services

### Project Scope and Goals

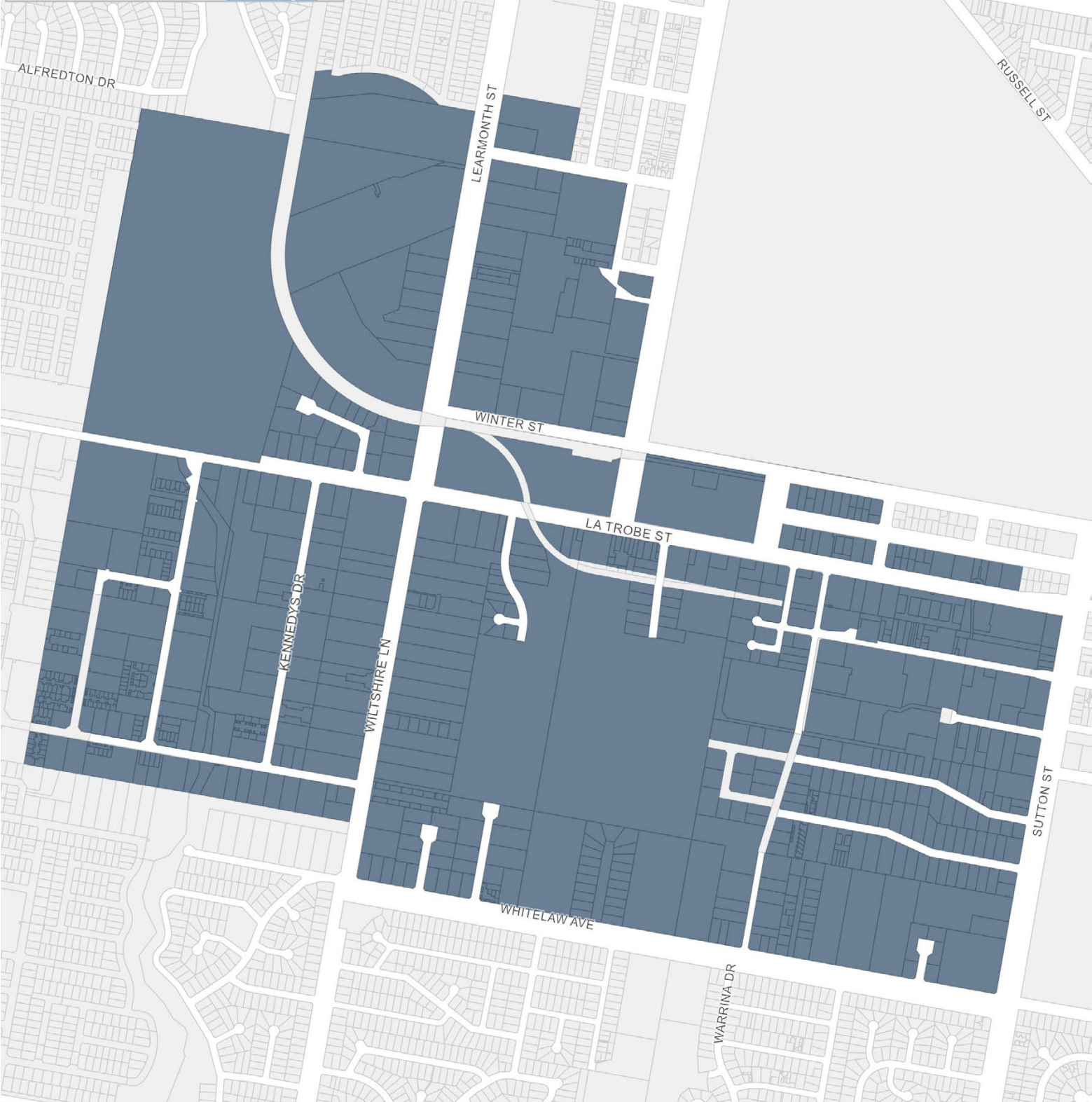
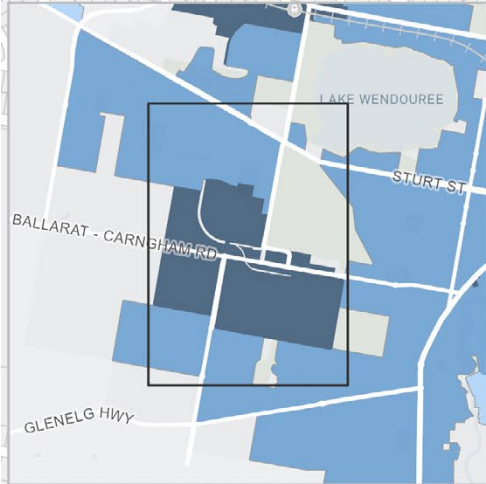
The Urban Design Framework and Structure Plan will provide short, medium and long-term direction for land use, built form, movement and addressing issues relevant to this precinct including:

- Levels of contamination and remediation of sites.
- Management of interfaces and buffers between industry and sensitive uses.
- Traffic Management, access and circulation (in particular if Gillies St should be reopened).
- Retention or increase of employment levels within the precinct and changes of nature of employment opportunities.
- Transitioning of some areas within the precinct from existing to alternative uses.
- Interface with keys assets such as Victoria Park.
- Infrastructure planning, funding and provision to support changes in use, including consideration of State Government Infrastructure requirements outside the precinct – (Link Rd, Schools).
- Environmental and heritage management (Flood, Aboriginal Cultural heritage, European heritage and management).

### Community Engagement

Community engagement will be considered in two stages – Stage One is an introduction to the project through a Discussion Paper posing questions to the community on how the La Trobe Street Saleyards precinct evolves over time that responds to key issues and will be considered in 2025.

Stage Two will occur after stage one community feedback has been reviewed, and a Draft Structure Plan and Urban Design Framework, will be shared with the community for further comment.



Source: Ballarat Housing Strategy 2041. Disclaimer: La Trobe Street Saleyards Precinct boundaries are indicative and generally in line with the Substantial Change Area identified in the Ballarat Housing Strategy 2041. Precinct boundaries will be further defined as the Urban Design Framework and Activity Centre Plan develops.

Substantial Change

0 100 200 300 400 M