

City of Ballarat

Urban Renewal Program

Ballarat CBD Precinct

As Ballarat's Principal Activity Centre, the Ballarat CBD has been experiencing development pressure for the past decade and recent planning applications and permits demonstrate that an increased scale of development is acceptable in some parts of the CBD and well-designed buildings can be integrated into the existing heritage character of the city.

Background and Context

Whilst current zoning allows a range of uses including higher density residential development, the Ballarat Planning Scheme does not provide guidance for the form and scale of future buildings in this high value area.

In response, the City of Ballarat is developing an Urban Design Framework and Activity Centre Plan to provide a clear direction for the Ballarat CBD precinct that balances heritage objectives with aspirations for growth and development and underpins changes to the Ballarat Planning Scheme.

The Ballarat Housing Strategy 2041 sets out the future direction for housing growth across Ballarat and identifies the Ballarat CBD precinct as an area capable of accommodating higher densities of residential development in some locations in the CBD.

This aligns with State Government planning policies identifying the CBD as an area where higher density residential development should be encouraged to take advantage of access to transport, shops, jobs and services.

Project Scope and Goals

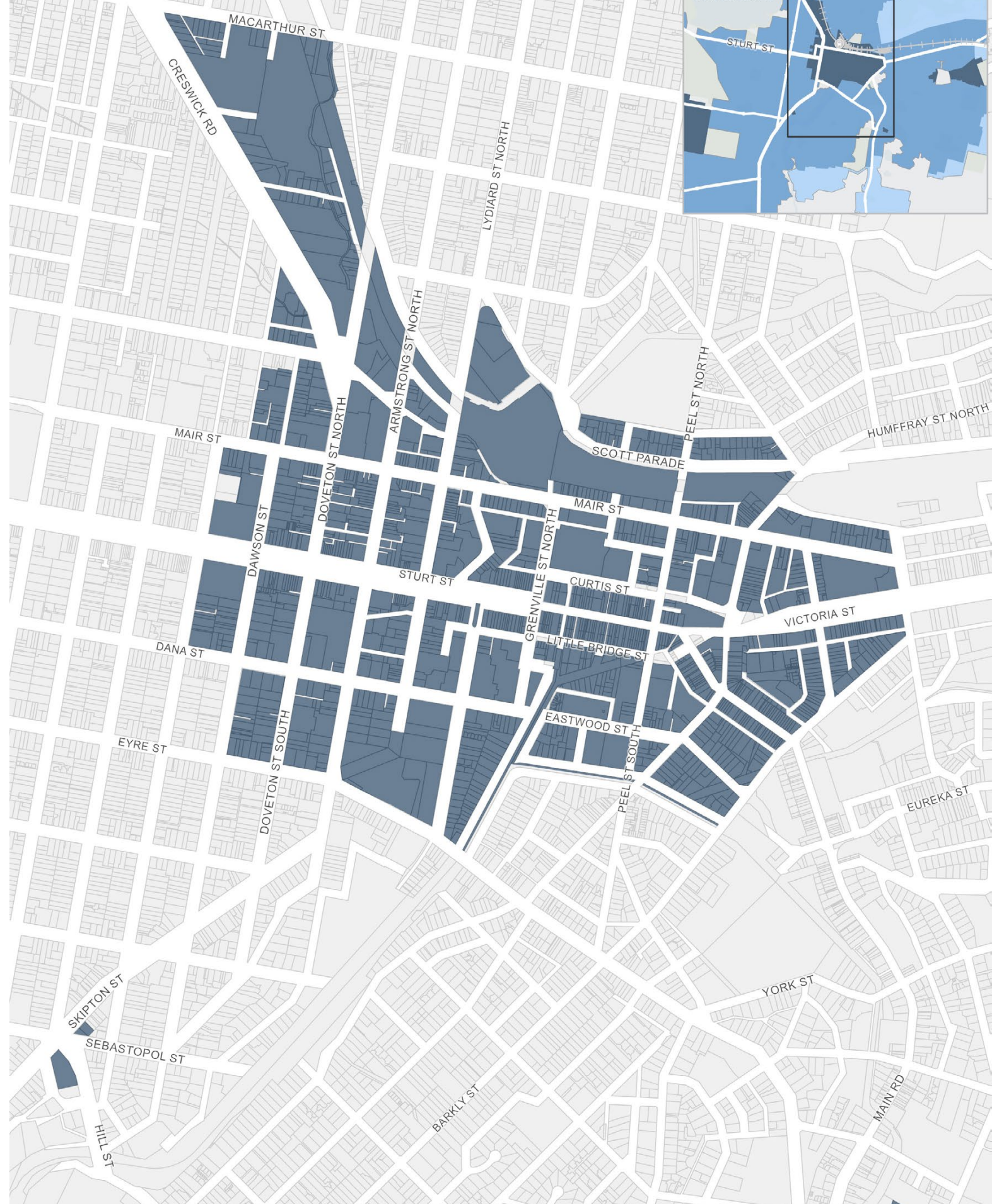
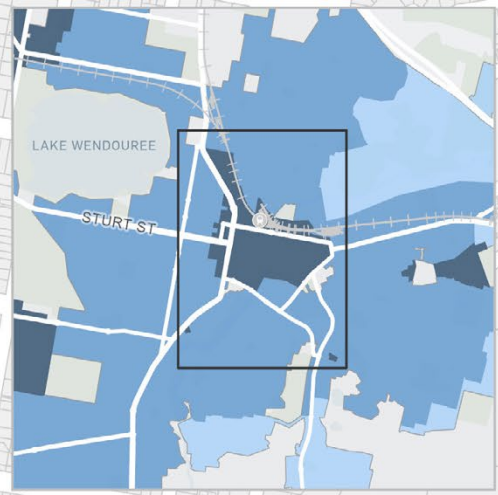
The Urban Design Framework and Activity Centre Plan will address complexities within the Ballarat CBD precinct that need to be managed as the city grows and develops including:

- Significant heritage values that need to be considered and responded to when development proposals are submitted to the City of Ballarat.
- Facilitating higher densities of residential and commercial development in appropriate locations, whilst again, respecting the heritage character of the city and its streetscapes.
- Flood risk and management – parts of the CBD are subject to considerable flood risk which will be partly dealt with through flood overlays during the planning application process.
- Climate change and adaptation – ensuring that extreme weather events (e.g. heat waves, wind and flood events) are factored into the city's planning and urban design.


Community Engagement

Upcoming 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 Ballarat CBD evolves over time and in response to a number of key issues.

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: Ballarat CBD 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