

City of Ballarat

# Urban Renewal Program

## Wendouree Station Precinct

**Wendouree Station precinct has access to good quality services and amenities including recreational, commercial, educational and community facilities. These factors create opportunities to provide an exciting and revitalised precinct for employment, educational, creative industries and residential uses that meet the future growth needs of Ballarat.**

### Background and Context

The Wendouree Station precinct is identified as an urban renewal area in the Ballarat Housing Strategy 2041 and current land uses within the precinct need to be reviewed to ensure long-term outcomes that provide for the future.

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.

The City of Ballarat will prepare a new Wendouree Station Structure Plan and Urban Design Framework to underpin changes to the Ballarat Planning Scheme, provide urban renewal outcomes and facilitate development.

Previous strategic documents for the Wendouree Station precinct, including the Wendouree Station Masterplan 2019, require further strategic justification to amend the Ballarat Planning Scheme – the key statutory document guiding development decisions in Ballarat.

### Project Scope and Goals

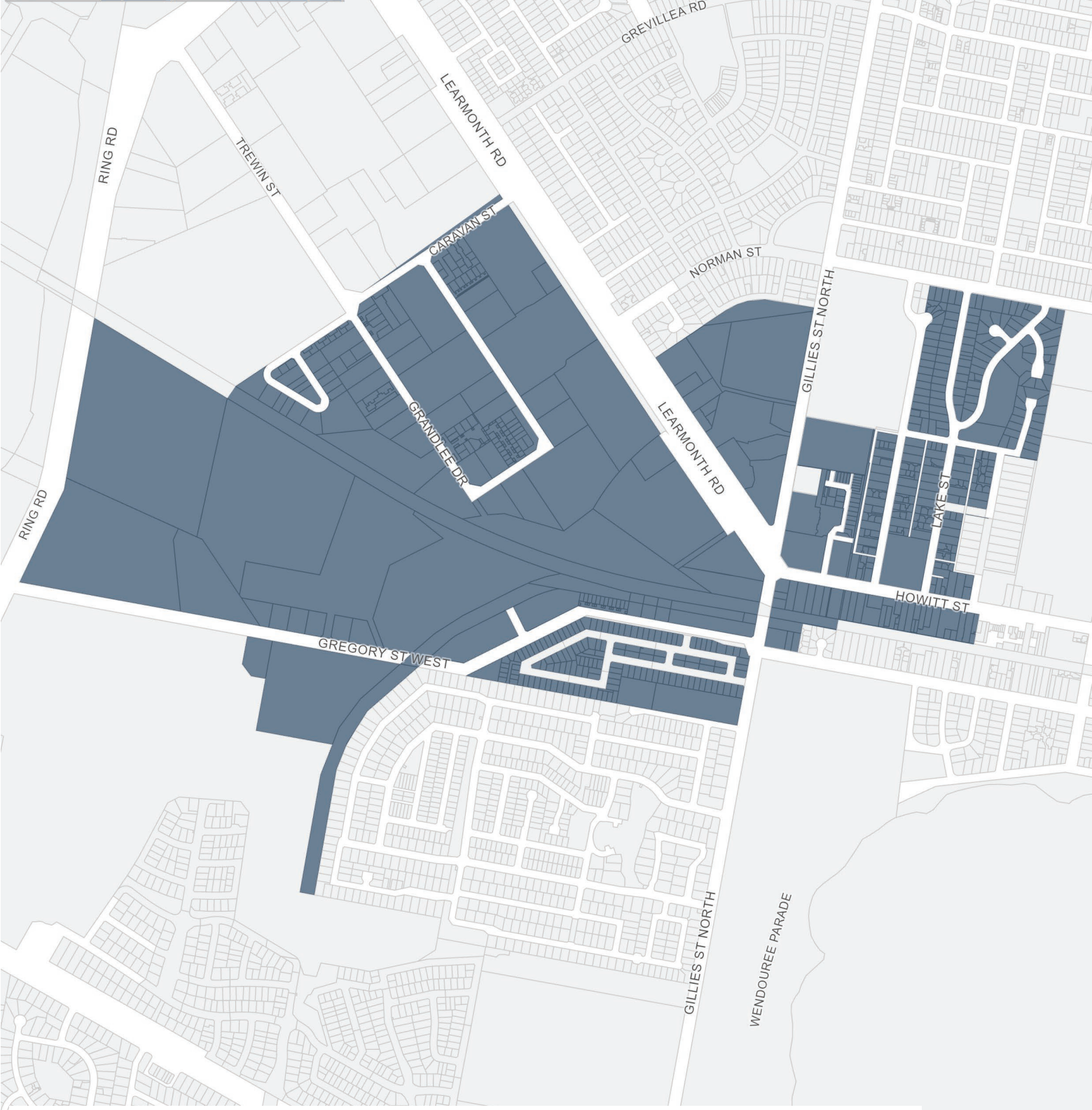
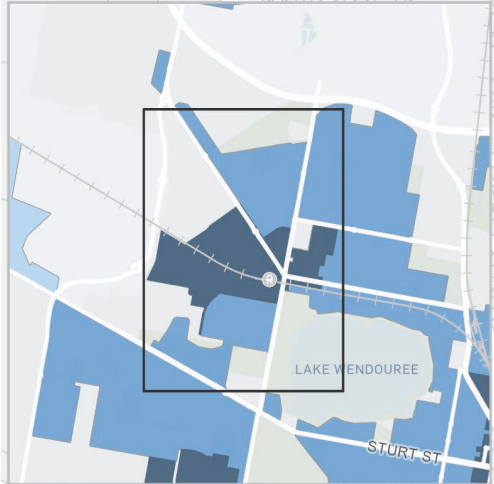
The Structure Plan and Urban Design Framework will provide short, medium and long-term direction for land use, built form, movement and addressing issues relevant to this precinct including:

- Contamination and remediation of sites.
- Management of interfaces and buffers between industry and sensitive uses.
- Traffic Management, access and circulation.
- Retention or increase of employment levels within the precinct and reflecting change of nature of employment opportunities.
- Interface with services such as shopping centres, Wendouree Station and existing residential areas
- Infrastructure planning, funding and provision to support changes in use.
- Environmental and heritage management.

### 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 Wendouree Station precinct evolves over time and in response to a number of key issues and opportunities.

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: Wendouree Station 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

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