

# BALLARAT STATION PRECINCT REDEVELOPMENT PROJECT



**“THIS CAN BE MORE THAN A TRAIN STATION. THIS WILL BE A GATEWAY TO BALLARAT’S FUTURE.”** – PREMIER OF VICTORIA, DANIEL ANDREWS

*YOU ARE INVITED TO ATTEND AN INFORMATION SESSION ABOUT THE BALLARAT STATION PRECINCT REDEVELOPMENT PROJECT.*

## COMMUNITY INFORMATION SESSION

<b>Date:</b>	Monday 7 December	<b>Location:</b>	The Provincial Hotel 121 Lydiard St North Ballarat Vic 3350	<b>RSVP:</b>	rdv@rdv.vic.gov.au (by 4 December 2015)
<b>Time:</b>	3pm-8pm				

## REJUVENATING THE HISTORIC BALLARAT STATION PRECINCT

Located in the heart of Ballarat, the Ballarat Station is a CBD landmark and one of the grandest Victorian era station buildings in the State.

The Station Precinct is currently underutilised, does not operate efficiently and many of the significant historic buildings are in decay. Revitalisation of the Precinct will improve land use, stimulate the local economy and provide community benefits.

In 2014, the Ballarat Station Precinct Master Plan was launched, providing a long term vision for the site. This document identified short, medium and long term opportunities for the Station Precinct, all aimed at strengthening Ballarat’s reputation as a key regional destination for business and tourism activities.

In early 2015, the Victorian Government announced its commitment of up to \$25 million towards the development of an integrated Hotel and Exhibition/Convention Centre, including the remediation of the Heritage Goods Shed and delivery of public open spaces, along with a range of transport related outcomes in partnership with the private sector (the Project).

 **140** ESTIMATED LOCAL JOBS CREATED

Not only will the redevelopment of the Station Precinct increase visitation and raise the profile of Ballarat, it will also create around 140 local jobs and act as a catalyst for ongoing business and investment opportunities.

## PROJECT OBJECTIVES

The Project aims to revitalise and transform the Ballarat Station Precinct into a commercial and cultural hub, a buzzing, thriving precinct for locals, commuters and visitors to enjoy.

Ballarat Station Precinct is the gateway to the city and the entire region of Western Victoria. The Project will restore the prominence of the Heritage Goods Shed whilst attracting a new mix of commercial activities and providing a more efficient, safe and vibrant transport interchange.

*“INVESTMENT IN OUR REGIONS MEANS MORE JOBS, GROWTH AND OPPORTUNITY FOR LOCALS.”*

– JAALA PULFORD, VICTORIAN MINISTER FOR REGIONAL DEVELOPMENT.

The Project recognises the importance of a new commercial enterprise for the long term growth of the Ballarat economy as well as the historical significance of the Heritage Goods Shed.

The State’s financial commitment towards the Project (of up to \$25 million) recognises the potential added cost of revitalising this heritage icon.

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## PROGRESS-TO-DATE

In early 2015, Regional Development Victoria (RDV) was given the task of delivering the Project, in partnership with VicTrack, City of Ballarat and the Transport division of the Department of Economic Development, Jobs, Transport and Resources (DEDJTR).

To progress the delivery of the Project, the following tasks have been completed to date:

- Establishment of Project governance and appointment of the Project delivery team, including lead commercial, probity and legal advisors;
- Undertaking market sounding, feasibility analysis and site due diligence investigations to inform the Market Engagement process; and
- Commencement of the first stage of the Market Engagement/Commercial Procurement process i.e. Expressions of Interest (EOI) phase to identify potential interested developers/operators to deliver the Project.

## BALLARAT PLANNING SCHEME AMENDMENT C198

The State is currently working on designing and implementing a streamlined planning process for the Project. This is subject to Ministerial approval.

Ballarat City Council, with support from the Minister for Regional Development, has requested that the Minister for Planning appoint a Ministerial Advisory Committee to consider options to amend planning controls to facilitate the redevelopment of the Ballarat Station Precinct. It is anticipated that in due course, community members, including local land owners and occupiers, will be notified and given the opportunity to participate in the Advisory Committee process. The Advisory Committee would then report to the Minister for Planning on whether he should amend the planning controls and in what way they should be amended.

*"WE'RE NOT WASTING A SINGLE MINUTE. PLANNING WORKS WILL START RIGHT AWAY, SO THAT WE CAN GET THIS PROJECT OFF THE GROUND AS SOON AS POSSIBLE."*

— PREMIER DANIEL ANDREWS.

## PROJECT TIMELINE

MILESTONE	TIMELINES
1. EOI Launch	9 November 2015
2. Community Information Session	7 December 2015
3. EOI Close	17 December 2015
4. Commencement of Request For Proposal (RFP) Phase	April 2016
5. Conclusion of RFP Phase	June 2016
6. Finalisation of contractual arrangement with the successful developer/operator	September 2016
7. Detail design, planning process and second community information session	December 2016
8. Construction commences	Mid-2017

## MORE INFORMATION

Regular updates will be posted on the following websites:

**Regional Development Victoria**  
[www.rdv.vic.gov.au/regional-projects](http://www.rdv.vic.gov.au/regional-projects)

**City of Ballarat**  
[www.ballarat.vic.gov.au/projects](http://www.ballarat.vic.gov.au/projects)