

NOVEMBER 2016

# A BRIGHT FUTURE FOR THE BALLARAT STATION PRECINCT



**THE VICTORIAN GOVERNMENT IS PARTNERING WITH THE PRIVATE SECTOR TO DELIVER A VIBRANT COMMERCIAL, TRANSPORT AND COMMUNITY PRECINCT. THIS WILL TRANSFORM THE HISTORIC HEART OF THE CITY AND STIMULATE ECONOMIC DEVELOPMENT IN THE REGION.**

The new mixed use precinct will restore the Goods Shed and deliver a new hotel and conference centre that will create jobs and attract more visitors.

## COMMUNITY CONSULTATION

Drop in and talk to the project team.

**Date:** Saturday 3 December

**Venue:** Ballarat Library, 178 Doveton Street North

**Time:** 12.00 pm – 4.00 pm

View the final concept plans at [www.engage.vic.gov.au](http://www.engage.vic.gov.au)

## CAR PARKING

Overall, the project will deliver up to 420 car spaces within the precinct.



This includes a dedicated car park for commuters with up to 270 safe and secure car spaces and provision for additional car parking in the future. This secure two-level commuter car park with improved lighting and CCTV, will enhance and formalise the commuter car parking arrangements at the Ballarat Station Precinct.

The commuter car park will continue to be managed by Public Transport Victoria, who have no plans to charge for commuter car parking at the Ballarat Station Precinct.

An additional 150-space commercial car park will service patrons of the hotel and conference centre.

## PROJECT UPDATE

**On 29 November 2016, the Minister for Regional Development, the Hon. Jaala Pulford announced the selection of the Pellicano Group as the winning consortium to deliver the project.**

The project's final concept plans are now on public exhibition until 22 January 2017. The developer will consider public comments in preparing the Development Plan. Once finalised, the Development Plan will be submitted to the Minister for Planning for approval, as the responsible planning authority for the project.

## PROJECT TIMELINE

- Final concept plans available for information and comment **29 November 2016 – 22 January 2017**
- Developer considers public comments and finalises Development Plan **March 2017**
- Heritage Victoria permit and planning approval **Early – mid 2017**
- Detailed design and commencement of construction **Mid-late 2017**

## HERITAGE

**The project will respect the historical significance of the precinct, while breathing new life into an underutilised central part of the city.**

The development will not impact on the beautiful Ballarat railway station building and its heritage aspects will be preserved. The precinct is subject to the Victorian Heritage Act 1995, meaning any development works on the site require approval from Heritage Victoria.

After the developer submits its Heritage Permit application to Heritage Victoria, the community will have another opportunity to make comments during Heritage Victoria's two-week public exhibition period.

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## WHAT TO EXPECT

**This is a transformative project for Ballarat that will deliver a wide range of economic and community benefits.**

Due to the scale of the project's works, there will be some impact to people living and working nearby. However, the Victorian Government will work with the Pellicano Group to keep interruptions to a reasonable level and keep people informed of changes.

**The project works will be staged to ensure there are no disruptions to commuter car parking at the Ballarat Station Precinct.**

**The project will not have any impact on scheduled rail services to and from Ballarat Station, meaning commuters can continue to catch the train as they do now.**

Construction is expected to commence in mid-late 2017 and the project team will continue to inform you via regular bulletins and website updates.

## BALLARAT COMMUNITY BENEFITS

**The project will inject more than \$40 million into the regional economy and leverage significant private sector investment. This will act as a catalyst for future investment, employment and new business opportunities in the retail, accommodation and hospitality sectors.**

The project will increase visitation and raise the profile of Ballarat. It will create up to 140 local jobs during construction and another 30 ongoing jobs when complete.

The project will create an impressive gateway to Ballarat that will improve the experience for locals, visitors and commuters, encouraging people to spend more time in the mix of public and commercial spaces.

The final concept plans show that the project will deliver:

- A vibrant mixed-use precinct with connected transport, commercial and community spaces
- A modern ★★★★★ Quest Apartment Hotel with 77 rooms

- A refurbished Goods Shed featuring a modern conference and events centre operated by the Spotless Group with 1,700 m<sup>2</sup> of meeting rooms, a 300-seat banquet space and a 300-seat theatre
- More than 900 m<sup>2</sup> of retail and dining options within the Goods Shed
- A public plaza adjacent to the Goods Shed for community engagement and events
- A new access road connecting Nolan Street and Lydiard Street to the precinct with accessible pedestrian links
- 420 car spaces within the precinct including:
  - 150 for the patrons of the hotel and conference centre
  - 270 for commuters
  - Provisioning for additional commuter car parking in the future.



## MORE INFORMATION

View the final concept plans and make a comment online at [engage.vic.gov.au](http://engage.vic.gov.au) or email [rdv@rdv.vic.gov.au](mailto:rdv@rdv.vic.gov.au)

Regular updates will be posted at [www.rdv.vic.gov.au/regional-projects](http://www.rdv.vic.gov.au/regional-projects)

The concept plans will be on display at Regional Development Victoria's Ballarat office from 5 December.

