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C198**SCHEDULE 16 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ16**.**BALLARAT RAILWAY STATION PRECINCT****Purpose**

To facilitate the revitalisation of the Ballarat Station Precinct in accordance with the recommendations of the *Ballarat Station Precinct Master Plan, 2014* and in accordance with an approved development plan, particularly through:

- The refurbishment of the heritage Goods Shed and associated development opportunities, a rejuvenated and activated public realm and transport improvements.
- Promoting the adaptive re-use of the heritage Goods Shed for uses such as Function centre and Exhibition centre and other complimentary land uses within the Precinct such as Residential hotel.
- Improving accessibility and legibility of the Precinct including a new internal road linking Nolan Street and Lydiard Street and safe and convenient access for pedestrians and cyclists.
- Encouraging excellent urban design and architecture that is responsive to the heritage values of the Precinct and the characteristics of the Ballarat CBD and contributes positively to the public realm and streetscapes.
- Protecting and improving the Precinct's strategic transport functions.

To provide for the use and development of the land for transport purposes by or on behalf of the public land manager

1.0**Table of uses**XX/XX/XXXX
C198**Section 1 - Permit not required**

Use	Condition
Art and craft centre	Must be generally in accordance with the approved development plan.
Bus terminal	The use must be carried out by or on behalf of the public land manager.
Car Park	Must be generally in accordance with the approved development plan.
Child care centre	Must be generally in accordance with the approved development plan.
Cinema	Must be generally in accordance with the approved development plan.
Dwelling	Must be generally in accordance with the approved development plan.
Education centre (other than Primary school and Secondary school)	Must be generally in accordance with the approved development plan.
Exhibition centre	Must be generally in accordance with the approved development plan.
Food and drink premises	Must be generally in accordance with the approved development plan.
Function centre	Must be generally in accordance with the approved development plan.
Group accommodation	Must be generally in accordance with the approved development plan.

Use	Condition
Indoor recreation facility	Must be generally in accordance with the approved development plan.
Informal outdoor recreation	Must be generally in accordance with the approved development plan.
Market (other than Trash and treasure market)	Must be generally in accordance with the approved development plan.
Minor utility installation	
Office	Must be generally in accordance with the approved development plan.
Postal agency	Must be generally in accordance with the approved development plan.
Railway	The use must be carried out by or on behalf of the public land manager.
Railway station	The use must be carried out by or on behalf of the public land manager. The total leasable floor area for the selling of food, drink and other convenience goods and services must not exceed 50 square metres.
Residential building	Must be generally in accordance with the approved development plan.
Residential hotel	Must be generally in accordance with the approved development plan.
Shop (other than Adult sex bookshop, Bottle shop, Department store and Restricted retail premises)	Must be generally in accordance with the approved development plan.
Tramway	The use must be carried out by or on behalf of the public land manager.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.
Any other transport related use	The use must be for transport purposes. The use must be carried out by or on behalf of the public land manager.

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	Must be generally in accordance with the approved development plan.

Section 3 - Prohibited

Use
Adult sex bookshop
Agriculture
Corrective institution
Industry (other than Dry cleaner)
Leisure and recreation (other than Minor sports and recreation facility)
Trash and treasure market

2.0

Requirement for a development plan

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Prior to the commencement of any subdivision, use or development a development plan must be prepared, submitted and endorsed to the satisfaction of the responsible authority. This does not apply to use or development for transport purposes that is carried out by or on behalf of the public land manager.

Only one development plan may be approved for the land covered by this schedule.

The development plan may be amended to the satisfaction of the responsible authority.

The development plan may consist of plans, reports or other documents.

The development plan must be consistent with any approved Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

The development plan must be generally in accordance with the plan in Section 9.0 of this schedule.

The development plan must include the following to the satisfaction of the responsible authority:

An Urban Design, Heritage and Planning Report that includes:

- An analysis of the site and surrounding land uses and development in the area, including topography, existing features, title boundaries, services, views into and out of the site, built features, landscape features, open space, adjoining roads, bike paths, pedestrian access and public transport routes.
- The location and a description of all proposed land uses including but not restricted to transport uses, commercial uses, roads, parking and public open space.
- A development strategy, indicating the preferred staging of the development of the site including transport enabling works, public realm works and landscaping works.
- Environmentally Sustainable Design principles for buildings, landscaping, internal environments, and construction practices.
- A demonstrated response to the following urban design principles for the Precinct:
 - o The siting and position of the heritage Goods Shed should inform the wider site configuration including movement networks and building locations, and should reinforce the importance and prevalence of the Goods Shed.
 - o The site configuration should provide for improved visual permeability and wayfinding within the Precinct.
 - o The Goods Shed forecourt extending to the North Station building is the key public realm space within the Precinct, and should be designed to provide maximum interaction with the Goods Shed's uses and functions and maintain its visually open quality by avoiding new buildings or permanent structures in this area.
 - o New development should integrate with surrounding land uses and movement networks of the Ballarat CBD.
 - o New development should not obstruct significant elevations of heritage buildings and should seek to maintain views into the site to existing heritage buildings.
 - o New development should respond to important viewlines and vistas within the Ballarat CBD including skyline views of spires and towers and the Yarrowee escarpment.
 - o Car parking directly abutting the walls of the Goods Shed should be avoided.

Site layout plans and elevations drawn to scale showing the proposed use and development of each part of the land including:

- The layout of proposed buildings and works including building setbacks from boundaries, finished floor levels, and an indicative internal layout for each building.
- Elevations, showing the dimensions, colours and materials of all buildings and works.

- Coloured perspectives of proposed buildings in the context of the streetscape and surrounding area.
- Driveways, vehicle parking areas, car parking spaces, and loading and unloading areas.
- Finished site levels and the location of any proposed cut and fill.
- Any proposed advertising signage.
- External storage and waste treatment areas.

A **Landscaping Plan** that responds to the heritage and cultural values of the precinct, and includes interpretation of those values within public open space areas. This includes a demonstrated response to the following landscape design principles:

- Create a public plaza / forecourt maintaining the visually open spatial quality of the area between the Goods Shed and North Station building.
- Incorporate hard and soft landscaping with contemporary materials which draw on and complement the existing palette of materials of the station complex. Retention and re-use of historic materials of the site is strongly encouraged.
- Seek to interpret the former uses of the Goods Shed in the design of the forecourt / plaza.
- Use landscaping to soften the appearance of the car parking areas and break up expansive areas of tarmac.

A **Movement Network Plan** which provides the following details:

- The likely traffic impacts of the proposed development on the surrounding road network and any mitigation measures required.
- Proposed site access and road layout, including a new internal road that provides vehicular and pedestrian access to the Precinct from Nolan Street, and protects for the future relocation of the Bus Interchange.
- Loading and unloading arrangements for commercial uses.
- The design of footpaths, bicycle paths, and shared pathway networks.
- Internal and external intersections, performance and treatments.
- Traffic management measures.
- Details of proposed car parking arrangements including provision to maintain current levels of formal and informal commuter car parking and adequate car parking for new uses.
- Improved connectivity between new land uses, transport functions and commuter car parking areas to ensure safe and efficient movement of vehicles, pedestrians and cyclists.

An **Environmental Site Assessment** prepared by an EPA appointed environmental auditor to determine the condition of the site and its suitability for proposed uses.

A **Stormwater Management Plan** including design detail to ensure flooding on and off site and downstream is managed and there is no deterioration in water quality in the area surrounding the site as a result of the development. The Stormwater Management Plan must take into account any relevant report prepared by the Corangamite Catchment Management Authority.

A **Construction Management Plan** including the measures proposed to ensure that construction activity does not have an unreasonable impact on the surrounding areas.

An **Operations Management Plan** including hours of operation, noise attenuation, maintenance of landscaping areas, waste storage and collection, car parking, loading and unloading and traffic management.

3.0 Conditions and requirements for permits

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Any permit must contain conditions that give effect to the provisions and requirements of the approved development plan.

Environmental assessment

If an environmental site assessment recommends an environmental audit of all or part of the land, then:

- before the commencement of any use for a sensitive purpose; or
- before any buildings or works; or
- before the certification of a plan of subdivision –

whichever comes first, the following must be provided to the responsible authority, either:

- A Certificate of Environmental Audit issued for the relevant land in accordance with Part 1XD of the *Environment Protection Act 1970*, or
- A Statement of Environmental Audit issued for the relevant land in accordance with Part 1XD of the *Environment Protection Act 1970* stating that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site).

Development and operation

A development and operating conditions schedule must be prepared to the satisfaction of the Responsible Authority.

The use and development of the Ballarat Railway Station Precinct must be in accordance with the conditions in the development and operating conditions schedule.

The conditions included in the schedule must be worded to achieve the following:

- require all development to be constructed in accordance with the approved Urban Design Heritage and Planning Report; Site layout plans and elevations; Landscaping Plan; Movement Network Plan; Stormwater Management Plan; Construction Management Plan and the Operations Management Plan.
- require all development to be constructed in accordance with the findings of the Environmental Site Assessment.

4.0 Use of land

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Application requirements

An application to use land must be accompanied by the following information as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.

An application for a permit by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application being made.
- To the application for permit being made and to the proposed use or development.

5.0 Subdivision

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A permit is required to subdivide land.

6.0 Buildings and works

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A permit is not required to construct or carry out:

- Buildings or works generally in accordance with the approved development plan relating to the land.
- Buildings or works which internally rearrange buildings.
- Buildings or works carried out by or on behalf of the public land manager for transport purposes.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the land.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All existing and proposed driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining and maintaining the landscape area.

7.0 Advertising signs

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Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

8.0 Exemption from notice and review

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An application under this provision that is generally in accordance with the approved development plan is exempt from the notice requirements of Section 52(1)(a), (b), and (d), the decision guidelines of Section 63(1), (2) and (3) and the review rights of Section 82(1) of the Act.

9.0 Decision Guidelines

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Before deciding on an application to use or subdivide land, construct a building or construct or carry out works or the approval of a plan in accordance with the requirements of Clause 2.0 of this schedule, in addition to the decision guidelines in Clause 65, the responsible authority must consider as appropriate:

- The approved development for the land.
- The comments of the public land manager.
- The *Ballarat Station Precinct Master Plan, 2014*.
- The interface with adjoining land.
- The interim use of those parts of the land not required for the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The location and type of access to the site.
- The effect of traffic to be generated on roads.
- Provision for car parking.
- Provision for loading and unloading of vehicles and service areas.
- The storage of rubbish and materials for recycling.
- Provision for landscaping and lighting.

10.0 Concept Plan

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