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C198**SCHEDULE 11 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO11**.

BALLARAT STATION PRECINCT

This schedule applies to part of the Ballarat Station Precinct located between Lydiard Street North and Nolan Street, Ballarat Central.

The objective of this schedule is to facilitate the revitalisation of the Ballarat Station Precinct in accordance with the recommendations of the *Ballarat Station Precinct Master Plan, 2014*, 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 of the Precinct including a new internal road linking Nolan Street and Lydiard Street and safe and convenient access for pedestrians and cyclists.
- Ensure integration of land uses within and surrounding the Precinct
- 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 operational and future strategic transport functions.

1.0**Requirement before a permit is granted**XX/XX/XXXX
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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- A fence.
- Boundary re-alignment which does not create an additional lot.

A permit granted under this section must include, where appropriate, the conditions contained in Clause 2.0 of this Schedule.

2.0**Conditions and requirements for permits**XX/XX/XXXX
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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).

3.0 Requirements for the Development Plan

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A development plan must be prepared, submitted and endorsed to the satisfaction of the responsible authority.

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 5.0 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:
 - 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.
 - The site configuration should provide for improved visual permeability and wayfinding within the Precinct.
 - 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.
 - New development should integrate with surrounding land uses and movement networks of the Ballarat CBD.
 - New development should not obstruct significant elevations of heritage buildings and should seek to maintain views into the site to existing heritage buildings.
 - New development should respond to important viewlines and vistas within the Ballarat CBD including skyline views of spires and towers and the Yarrowee escarpment.
 - Car parking directly abutting the walls of the Goods Shed should be avoided.

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 measures proposed to ensure that construction activity does not have an unreasonable impact on the surrounding areas.

4.0 **Decision Guidelines**

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Before deciding on an application for a permit or a request to approve a development plan or a request to amend an approved development plan, the responsible authority must consider, as appropriate:

- The State and Local Planning Policy Frameworks.
- The *Ballarat Station Precinct Master Plan, 2014*.

5.0 Concept Plan

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