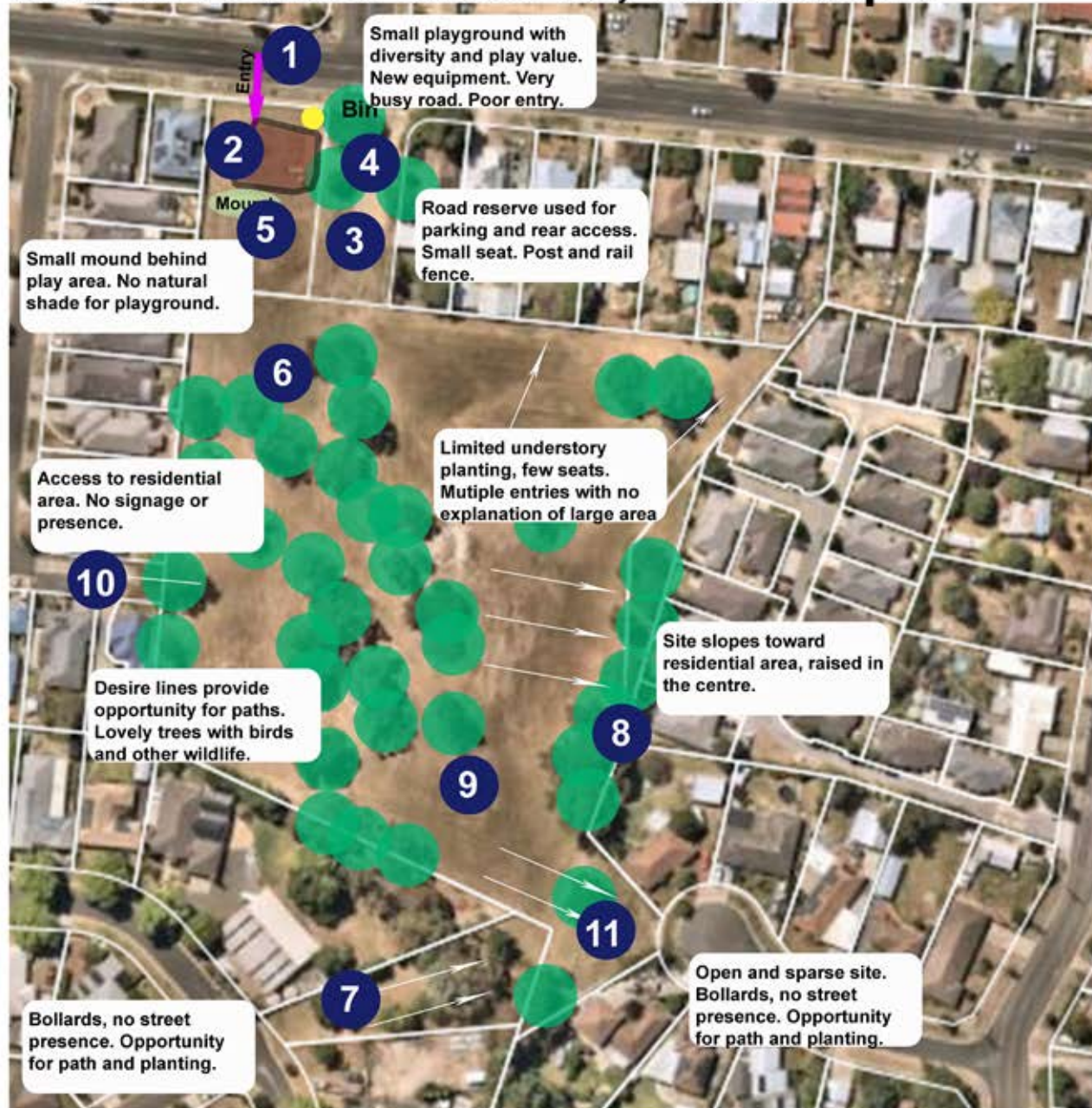


# Victoria Street Reserve, Sebastopol



## Site Analysis

- 63 Victoria Street, Sebastopol
- 23,704 M2 in size
- Land Owner - City of Ballarat

## Constraints

- Large area hidden or with restricted visual access
- Four entry points with minimal street frontage
- Victoria Street is a busy road
- Unapproved parking onsite
- Sloping site

## Opportunities

- Existing large habitat/canopy trees with opportunity for increased tree planting for habitat, amenity and shade
- Improve access / entry points with wayfinding and signs
- Improve fencing and eliminate fencing where it's not needed
- New human scale planting for habitat, biodiversity and amenity
- Improve accessibility throughout reserve and play space
- Additional seating and shelter
- Formalise circuit path (granitic sand) with clear line of sight and access to all entries
- Add play for older children