

# City of Ballarat Wendouree Station Master Plan

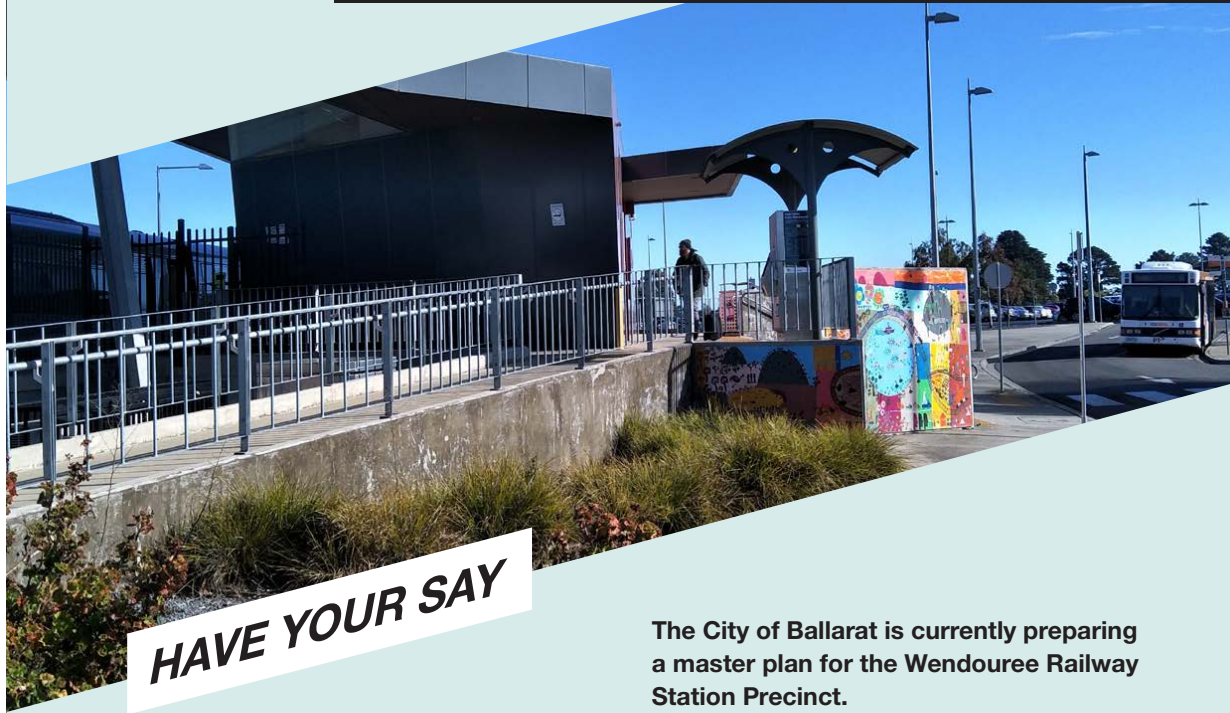
Community Consultation Outputs

27 March 2018



# Community Consultation Invitation

# WENDOUREE RAILWAY STATION PRECINCT MASTER PLAN



**HAVE YOUR SAY**

The City of Ballarat is seeking feedback from local residents about their experience with the Wendouree Railway Station and surrounding precinct, any challenges they may have accessing the area and how they would like to see the site develop into the future.

## Drop-in session...

Join in the conversation at the community drop-in session on **13 February between 5.30-7.30pm at Level 1, 303 Gillies Street North, Wendouree**

## Have your say online...

Community consultation is currently open until 2 March 2018. Fill out a survey online at [mysay.ballarat.vic.gov.au](https://mysay.ballarat.vic.gov.au)

**The City of Ballarat is currently preparing a master plan for the Wendouree Railway Station Precinct.**

The master plan will create a vision for the future renewal and revitalisation of the Wendouree Railway Station Precinct to provide guidance on the delivery of a number of projects that are currently underway or in the planning phase (see over page).

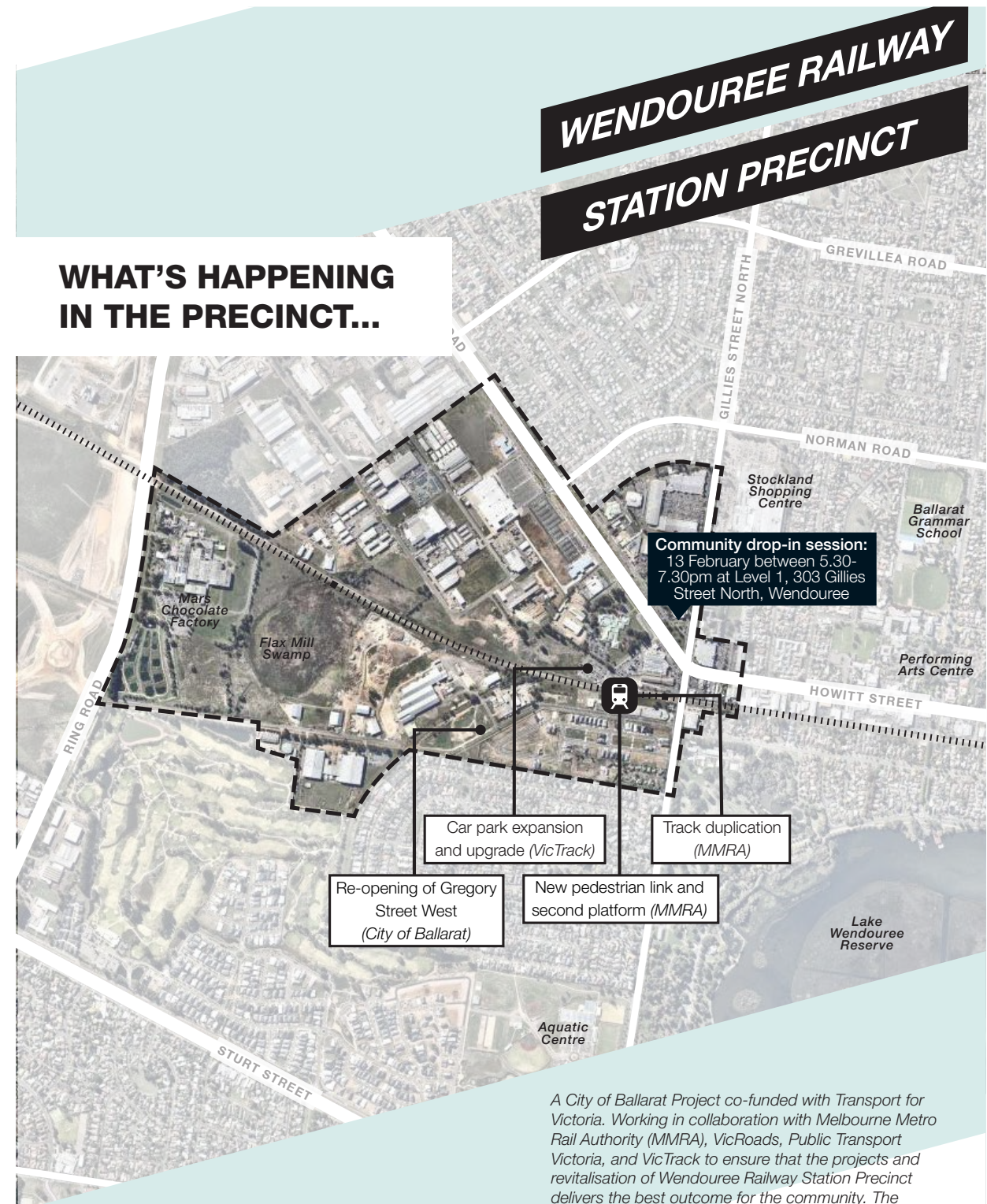
The master plan will address a range of opportunities, including:

- Improving the function, useability and appearance of the precinct
- Improving access and movement
- Providing for an increasing number of people using the station and surrounding precinct
- Identifying development opportunities for revitalisation, including underutilised railway land
- Long-term rail infrastructure requirements
- Coordination of projects across the precinct.



For more information contact City of Ballarat  
Strategic Planning department on **5320 5119** or  
**[strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)**

## WHAT'S HAPPENING IN THE PRECINCT...



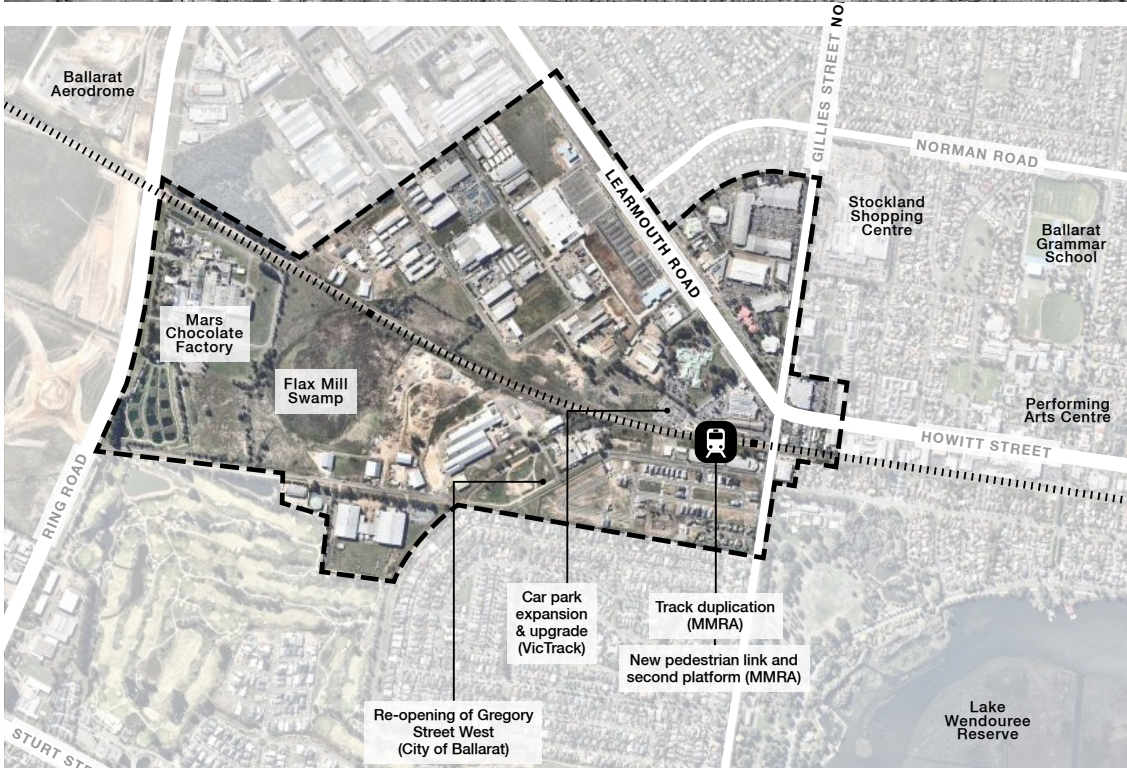
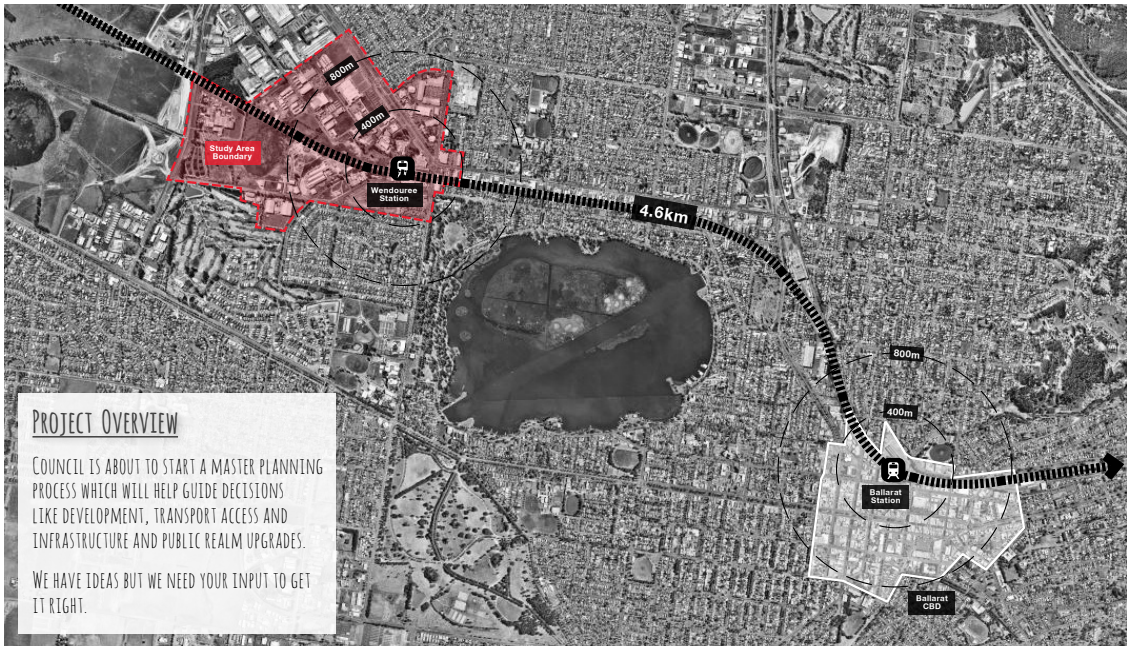
A City of Ballarat Project co-funded with Transport for Victoria. Working in collaboration with Melbourne Metro Rail Authority (MMRA), VicRoads, Public Transport Victoria, and VicTrack to ensure that the projects and revitalisation of Wendouree Railway Station Precinct delivers the best outcome for the community. The MMRA is the government authority delivering the Ballarat Line Upgrade.

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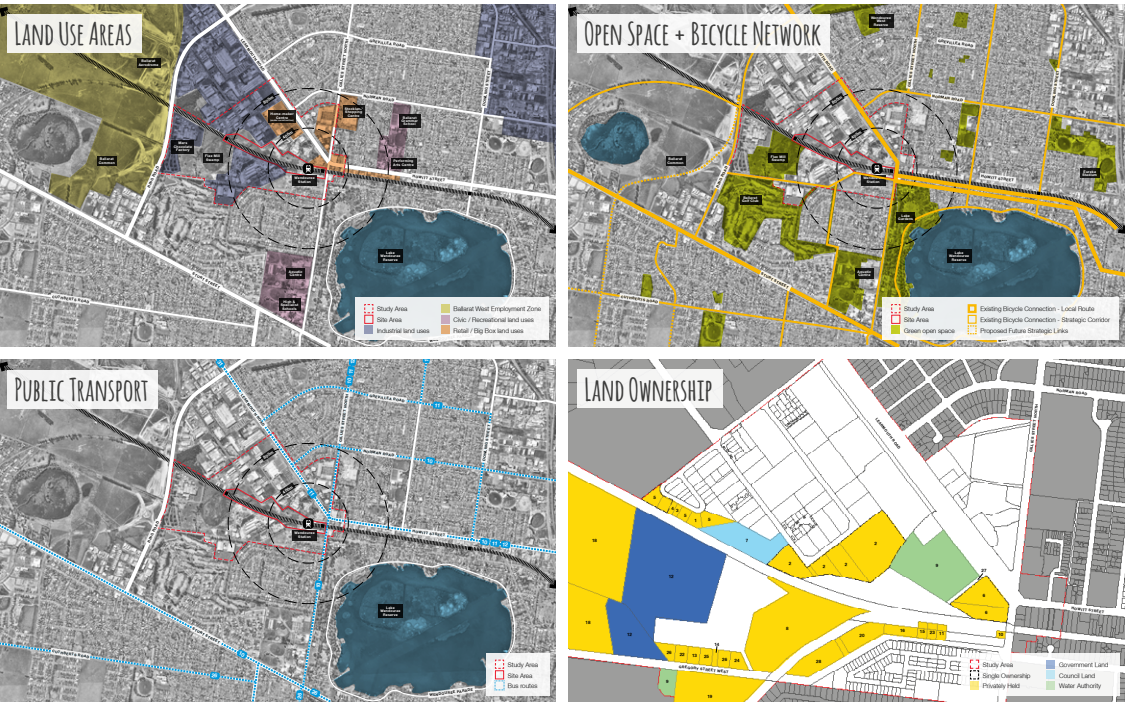




# Drop-in Session Material



## 01. THE STUDY AREA



## 02. ANALYSIS MAPS





## Drop-in Session Material

# PUBLIC TRANSPORT ISSUES

ACCESS INTO THE SITE IS CONFUSING...

CONNECTIVITY THROUGH THE SITE IS CONFUSING...

TRAFFIC IS DOMINANT, AND ROADS ARE CLUTTERED WITH CARS...

CAR PARKING IS DOMINANT, SPRAWLED AND CONGESTED...

EXISTING INFRASTRUCTURE NEEDS TO ACCOMMODATE FOR GREATER PATRONSAGE AND FUTURE PROVISION...

THE STATION HAS NO PROFILE IN THE SURROUNDING PRECINCT, AND ITS CONDITION IS POOR...

POOR INTER-CONNECTIVITY BETWEEN BUSES AND TRAINS...

POOR PUBLIC TRANSPORT INFRASTRUCTURE...

NO ACCESS THROUGH GREGORY STREET WEST...

## BUILT FORM ISSUES

THE RAILWAY CORRIDOR ACTS AS A BARRIER BETWEEN USES IN THE PRECINCT...

HUGE EXPANSIES OF UNDER-UTILISED, VACANT LAND...

HOW IS PROPOSED DEVELOPMENT GOING TO HELP AMEND THE EXISTING URBAN CONDITION...

PROPOSED DEVELOPMENT IS IN FACT EXACERBATING THE POOR URBAN ENVIRONMENT

THE PRECINCT LOOKS INDUSTRIAL AND LACKS ANY AMENITY FOR PEDESTRIANS, PATRONS OR VISITORS...

'BULL DOG' LAND USES ARE DOMINANT AND THEIR CONFIGURATIONS PROVIDE NO URBAN STRUCTURE...

# PUBLIC REALM ISSUES

THE STATION HAS A DISTINCT SENSE OF ISOLATION...

THE STATION ENVIRONMENT AND SURROUNDINGS IS NOT A WELCOMING POINT OF ARRIVAL FOR TRAIN USERS...

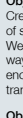
ALL SURROUNDING LAND USES "TURN THEIR BACKS" ON THE STATION...

LARGE ROAD EXPANSES MAKE AN UNFRIENDLY AND EXPOSED PEDESTRIAN...

LACK OF SAFE CROSSING POINTS FOR PEDESTRIANS OVER MAIN ROADS INTO THE PRECINCT...

POOR FOOTPATHS (NARROW, UNEVEN, SEVERE LACK OF PAVEMENTS, LIGHTING, CANOPIES, FURNITURE AND LANDSCAPING).

THERE ARE NO PUBLIC REALM SPACES FOR PEOPLE "TO BE"...



### Principle 01.


#### Create an Integrated Transport Hub


**Objective 1.1**  
Ensure the safe and convenient movement of people, interchanging between different modes of transport.

**Objective 1.2**  
Create a clear, efficient and legible network of systems that function and service Wendouree in an integrated and effective way; and an environment that supports and encourages the predominant use of public transport.

**Objective 1.3**  
Ensure development within the Precinct, recognises and supports the Station's primary purpose as an intermodal transit hub for Wendouree and broader Ballarat region.

**Objective 1.4**  
Create an environment that supports and encourages the predominant use of public transport.





### Principle 05.


#### Develop a Cohesive Local Identity

**Objective 5.1**  
Design a Station Precinct that has a distinct and clear presence, and contributes positively to the wider area.

**Objective 5.2**  
Establish continuity in the streetscape, public spaces and use of materials throughout the Precinct.

**Objective 5.3**  
Develop a greening strategy and develop a cohesive landscape of trees and plants that provide shade and amenity.

**Objective 5.4**  
Utilise the European and Indigenous history of the area where appropriate to reinforce a unique sense of place.





## Principle 02.

### Achieve a Visually Prominent Station

**Objective 2.1**  
Establish the visual prominence of the Station and give the Station a visible presence on Gillies Street North.

**Objective 2.2**  
Create a new entry and point of access to the Station from Gregory Street West.

**Objective 2.3**  
Enhance visual links to the Station, through the Precinct, and from the Station toward key destinations.





## Principle 06.

### Encouraging Economic Growth and Stability

**Objective 6.1**  
Promote urban renewal to achieve higher density and mixed-use development in the Precinct.

**Objective 6.2**  
Develop the Precinct's role as an important aspect of economic sustainability – this role could be established through a new workforce, business incubation and innovation, housing diversity and an improved environment linking to key civic and cultural destinations.

**Objective 6.3**  
Create an urban centre and focal point for the area, comprising significant public space and community facilities, providing a recognisable place for meeting, social interaction and civic life (events, gatherings and meetings).

**Objective 6.4**  
Existing employment retained where feasible, reinforcing a productive and industrious urban environment which is embraced and distinctive from other areas of Salford. Existing uses are well-integrated with a range of new uses.

**Objective 6.5**  
Identify parcels of land appropriate, available and/or ready for future development opportunities.





## Principle 03.

### Improve Integration & Connections

**Objective 3.1**  
Create new and enhance existing streetscapes, pedestrian links and cycle routes to enhance access and activation within the Precinct.

**Objective 3.2**  
Create visual links and augment wayfinding to facilitate movement between the precinct and key destinations within the Centre.

**Objective 3.3**  
Ensure safe and easy access for public transport users, by encouraging safe and efficient traffic flow and minimising potential conflicts between vehicles and pedestrians within the Precinct.





## Principle 07.

### Enable Flexible Implementation

**Objective 7.1**  
Establish continuity in the public realm across all stages of development.

**Objective 7.2**  
Plan for the Precinct to evolve and develop over time, providing a degree of flexibility to adapt to changed market circumstances in the future.

**Objective 7.3**  
Allow for flexibility in the Master Plan's staging to accommodate the implementation of proposals over time as land and/or funding becomes available.





### Principle 04.

#### Reinvent & Activate Public Space

**Objective 4.1**  
Create a destination and sense of arrival – gateway to Wendouree.

**Objective 4.2**  
Create an intensification of uses and activities within human scale development.

**Objective 4.3**  
Improve the appearance and function of public spaces and streetscapes, including shelter, infrastructure, lighting, safety, crossovers and footpath widths.





### Principle 08.

#### Encourage Environmental Sustainability

**Objective 8.1**  
Integrate best practice sustainable design principles into all stages of design and development.

**Objective 8.2**  
Enhance biodiversity across the precinct and achieve a minimum 40% tree canopy coverage in line with Council's commitment to create an urban forest.

**Objective 8.3**  
Achieve resource and materials efficiency, through innovation in design and construction and support for adaption and re-use of existing buildings where feasible



## 03. ISSUES



## Wendouree Station Precinct Master Plan

## 04. INITIAL URBAN DESIGN PRINCIPLES



Wendouree Station Precinct Master Plan



# Survey Questions

Ballarat City Council would like to hear your thoughts about Wendouree Railway Station Precinct to help us prepare a Master Plan for the future renewal and revitalisation of the Precinct. The Master Plan will guide the future development of the Precinct including built form, road layouts, and public areas, including footpaths, trees, plantings and furniture. It will also improve access for all, including public transport, walking and cycling. We have ideas, but we need your input to get it right.

Please read each of the following statements and tick the box which applies to your preference.

Q1. What is your connection to the Precinct?

Resident	<input checked="" type="checkbox"/>	Work	<input checked="" type="checkbox"/>	Own a business	<input checked="" type="checkbox"/>	Travel / commute from the Precinct	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>
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Any other comments?

Q2. Do you use the Wendouree Railway Station?

Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Why / why not?

Q3. How do you access the Station currently?

Car	<input checked="" type="checkbox"/>	Bicycle	<input checked="" type="checkbox"/>	Bus	<input checked="" type="checkbox"/>	Taxi	<input checked="" type="checkbox"/>	On foot	<input checked="" type="checkbox"/>	I don't use it	<input checked="" type="checkbox"/>	Other	<input checked="" type="checkbox"/>
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Q4. Do you find it easy to move around the Wendouree Railway Station and surrounding Precinct?

Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Please describe any issues you have?

Q5. If you are a business operator in the Precinct, how could improvements be of most benefit to your business?

Please describe?

Q6. If you walk or ride in the precinct, is the infrastructure adequate to do so?

Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Please describe any issues you have?

Q7. What do you love about the Precinct?

Please describe?

Q8. What do you imagine for the future of the Precinct?

Please describe? *(For example, how would you like to see it developed and improved, e.g. in terms of public space, landscaping, lighting, footpaths, signage, community facilities or services, etc.?)*

Q9. What would you like to see retained in future?

Please describe? *(For example, what are the things that you don't want to change?)*

Q10. Do you have any further comments or observations?

Please describe?

About You.

Gender:	Male	<input checked="" type="checkbox"/>	Female	<input checked="" type="checkbox"/>	Other / Prefer not to state			<input checked="" type="checkbox"/>		
Age:	Under 25	<input checked="" type="checkbox"/>	25-39	<input checked="" type="checkbox"/>	40-59	<input checked="" type="checkbox"/>	60-79	<input checked="" type="checkbox"/>	80+	<input checked="" type="checkbox"/>

**Join the discussion**  
For more information, or to email this form back, please contact [Strategicplanning@ballarat.vic.gov.au](mailto:Strategicplanning@ballarat.vic.gov.au) or 5320 5119. You can also mail this form to Ballarat City Council at PO Box 655 Ballarat, VIC 3353. You can also provide more feedback and follow the discussion at our forum at [mysay.ballarat.vic.gov.au](https://mysay.ballarat.vic.gov.au). Community consultation is open until 2<sup>nd</sup> March 2018.

This is a City of Ballarat Project co-funded with Transport for Victoria, in collaboration with Melbourne Metro Rail Authority (MMRA), VicRoads, Public Transport Victoria, and VicTrack to ensure that the revitalisation of Wendouree Railway Station Precinct delivers the best outcome for the community.

**Keep me in touch!**  
If you'd like to receive further updates on the Master Plan, please leave your name and email:

Name: \_\_\_\_\_ Email: \_\_\_\_\_



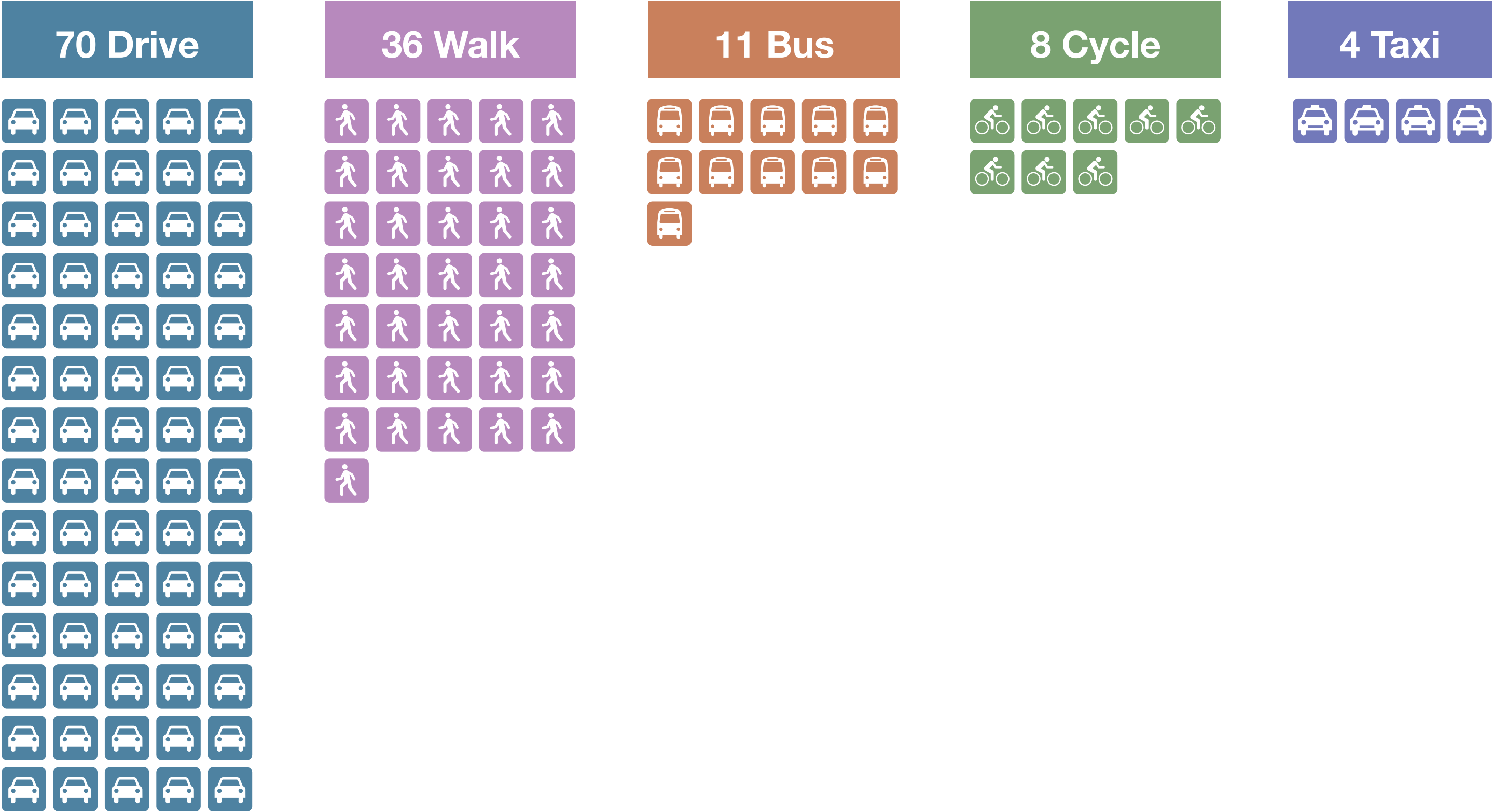
## Respondents Summary

- 129 respondents
- Place of residence: Surrounding area and outer Ballarat
- Primary use of Station: Commute to Melbourne
- Reason of choice: Convenience and location of Station



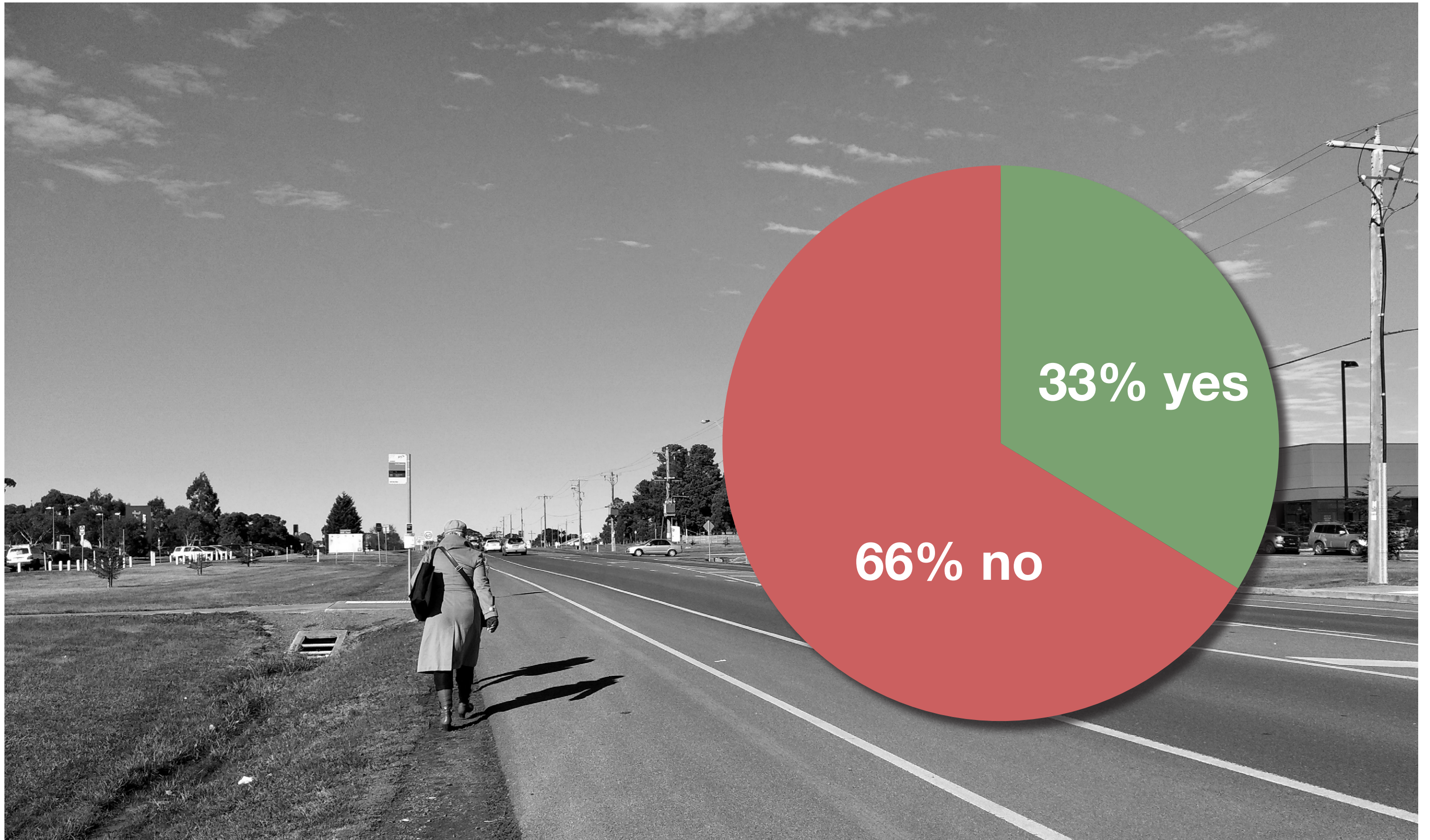


# Access to Station





## Is it easy to move around the Station Precinct?

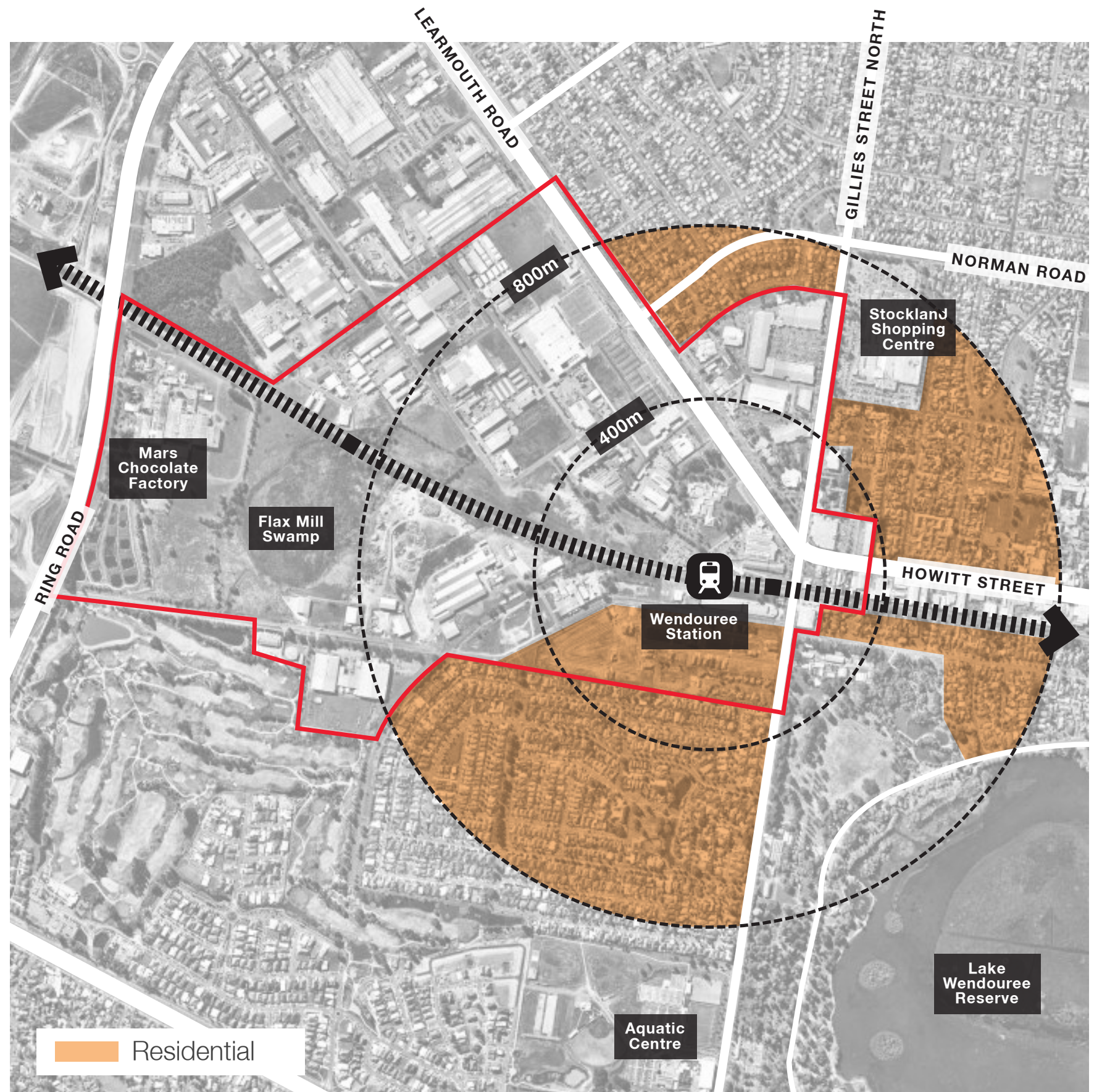




# What Works Well

## Location

- Convenience of Station
- Proximity for local residents
- Proximity to the Lake/Gardens





## Issues - Recurrent Themes



**Roads/Traffic**



**Public  
Transport**



**Public Realm**

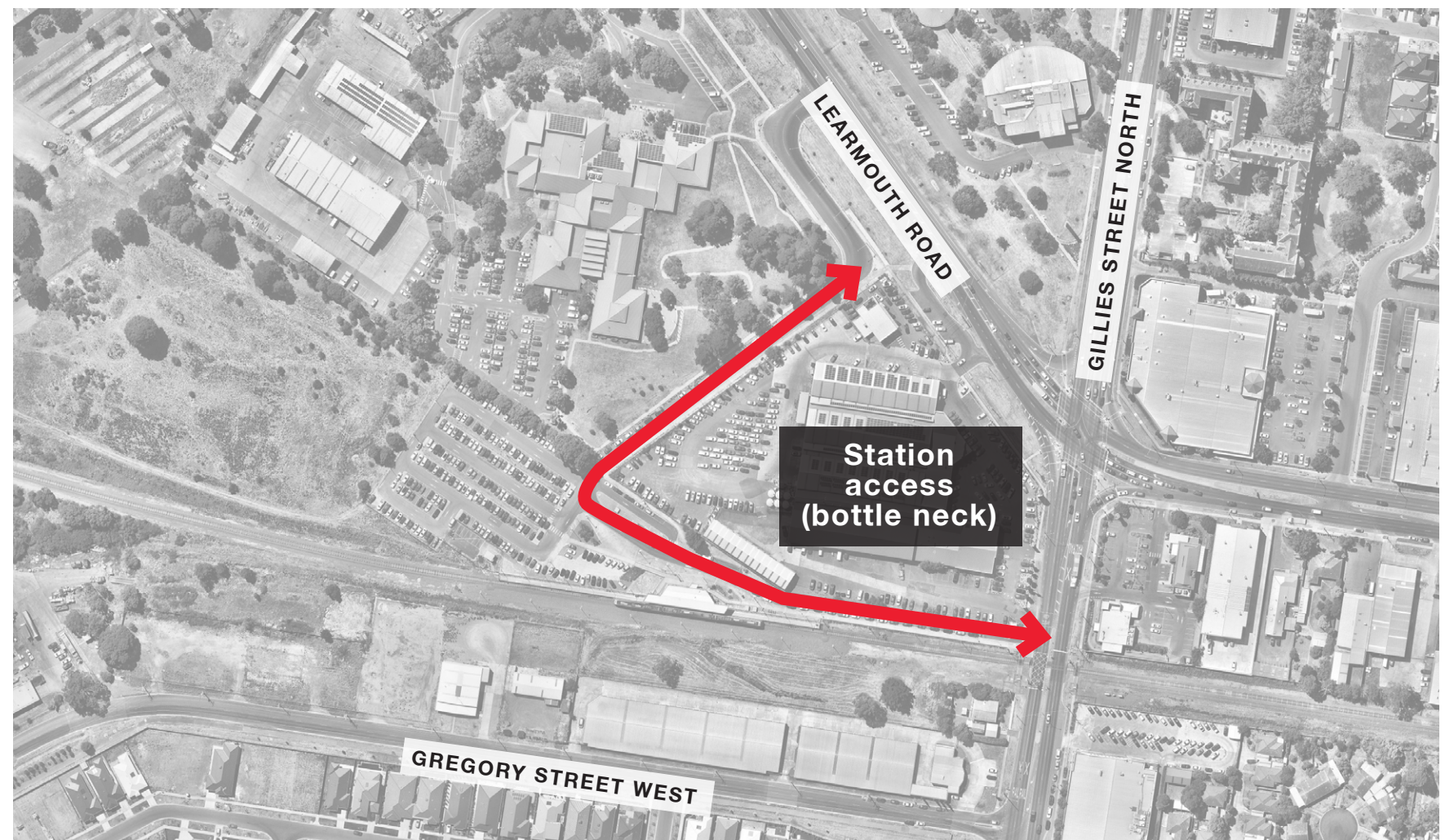


**Station  
Infrastructure**



# Issues - Roads and Traffic (major issues)

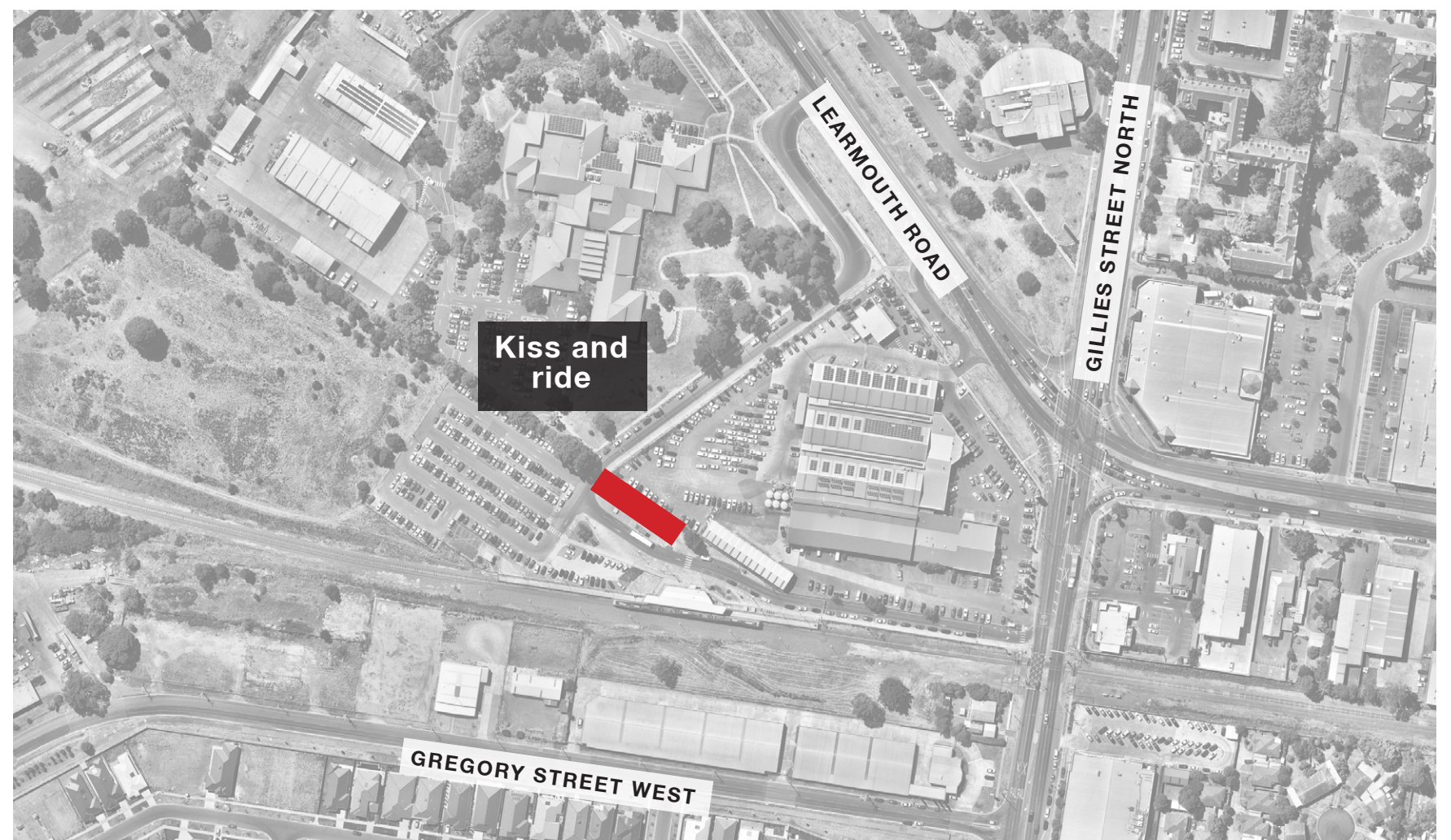
- Lack of car parking spaces
- Car parking access (bottle neck)
- One way traffic exiting Station
- Peak hour chaos
- Inefficient kiss and ride (lack of adherence to 5 min parking)
- Intersections to Gillies St North (Gregory St West, Station exit) are confusing and dangerous
- Left only turn from Station to Gilles St North being abused
- Conflict between trucks and other transport modes on Gregory St West





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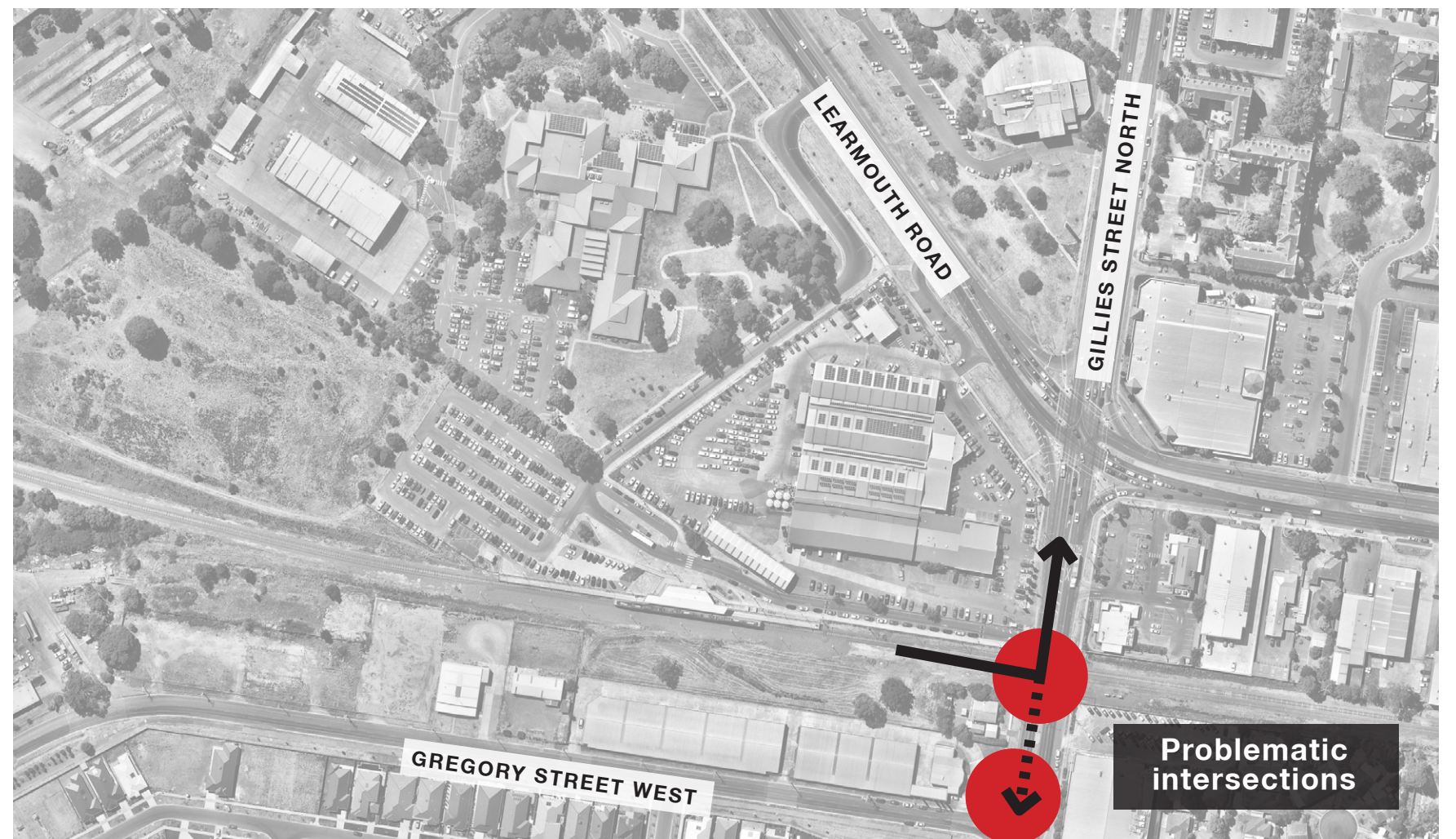
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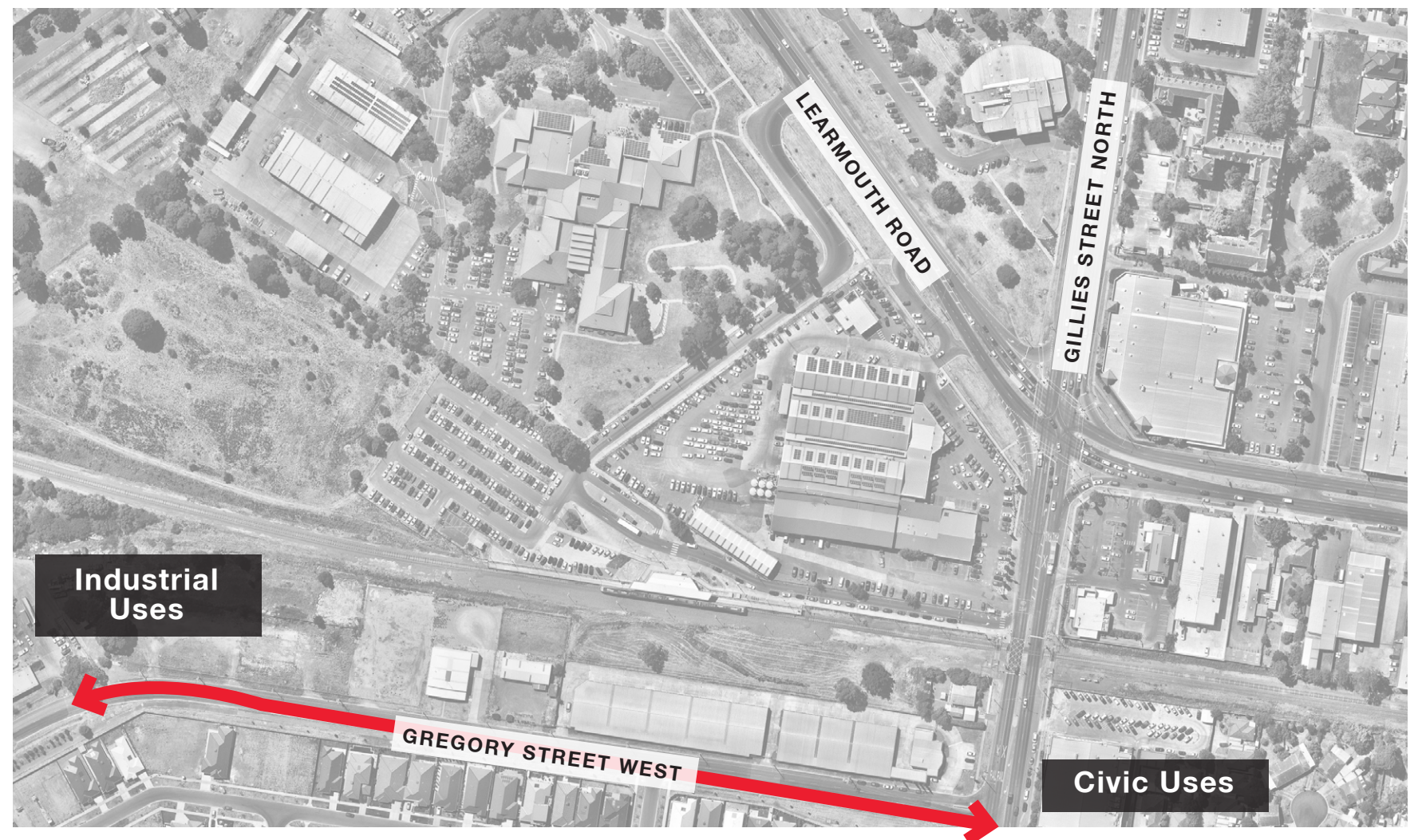
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## Issues - Roads and Traffic (other issues)

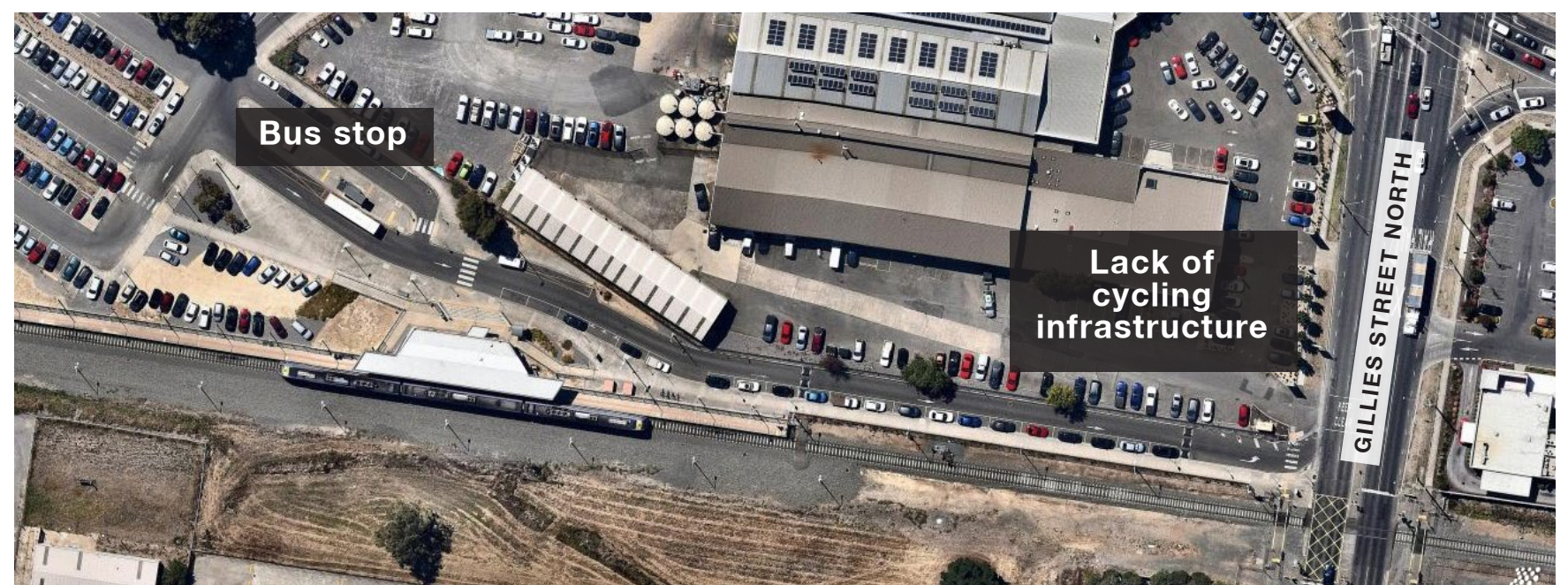
- Lack of adherence to speed restrictions (pedestrian safety)
- Potential future restriction on trucks around the Precinct may impact local businesses
- Extended signal operation at level crossing





# Issues - Public Transport

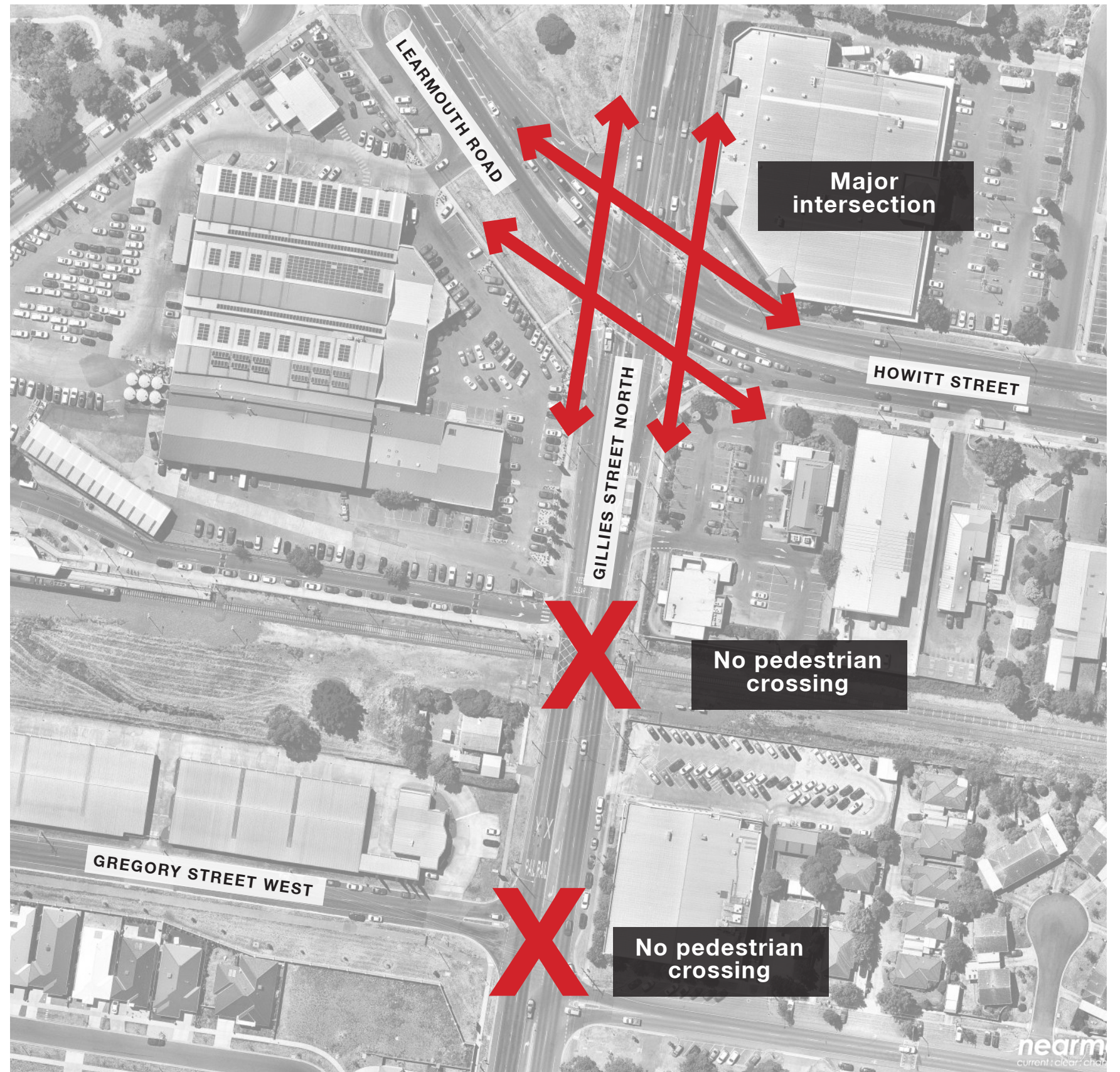
- Local bus services are underutilised (routes need review)
- Unreliable bus and train timetables (lack of cohesion between modes)
- Lack of bus station cover
- Lack of bicycle infrastructure within and around the Station
- Commuters moving away from Ballarat Station overcrowd Wendouree Station





## Issues - Public Realm (major issues)

- Car-dominant urban environment
- Lack of pedestrian road crossings
- Infrastructure issues for people with mobility constraints
- Lack of “things to do” (cafe/retail)
- Poor connectivity to surrounding green spaces
- Lack of trees





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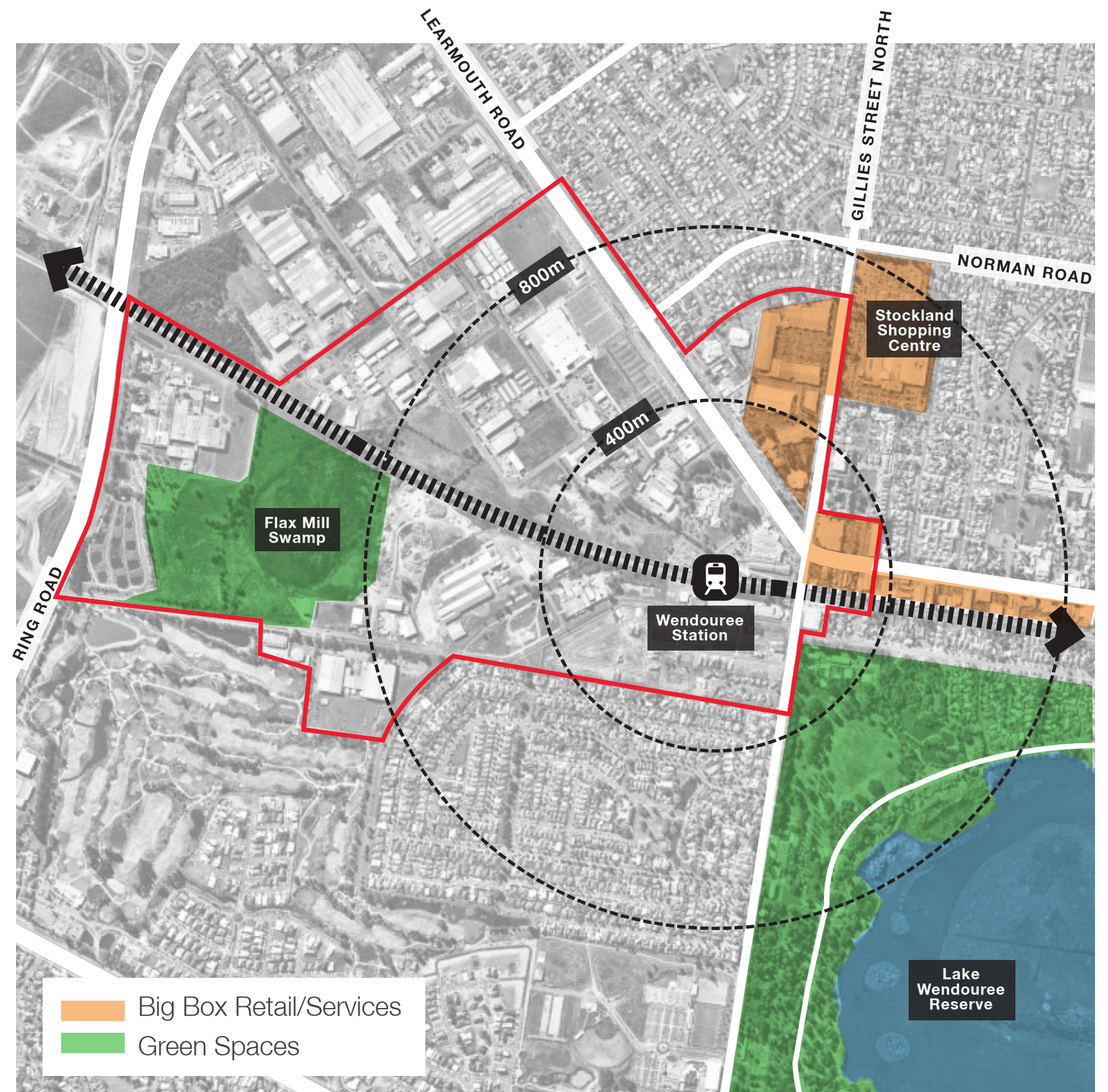
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## Issues - Public Realm (other issues)

- Station is perceived as unsafe
- Poor lighting
- Lack of protected spaces
- Lack of cycling racks and lock-up
- Poor signage and wayfinding





# Issues - Station Infrastructure

- Insufficient waiting room and protected spaces within Station
- Access constraints to Station building for people with mobility issues
- Overcrowded kiss and ride
- Lack of overpass/underpass across railway line
- Poor restroom facilities





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# Opportunities

- Encourage pedestrian friendly development with adequate road crossings
- Promote a cycling and walking friendly environment with adequate infrastructure
- Encourage a safe, comfortable and welcoming environment for people
- Improve car parking and kiss and ride efficiency
- Provide car parking on the south of the Station (Gregory St West)
- Improve interface between cars and road connections (exit from Station, Gillies St, Gregory St)
- Improve connections to surrounding retail uses
- Create connections to existing natural landmarks (Flax Mill and Botanical Gardens)
- Provide green spaces for residents to interact with and enjoy
- Tree planting
- Upgrade Station building with the addition of food and drink premisses and better protection from the elements



## Suggestions for the Precinct (in order of preference)

1. Increased car parking and car parking improvements
2. New car parking south of the Station
3. Enhanced Station infrastructure (shelter, seating, toilets, etc)
4. Pedestrian crossings across Gilles St N
5. Access to car parking from Gregory St W
6. Better traffic management (access and egress to Station)
7. Gilles St North intersections improvements
8. Food and drink premisses within Station
9. Improve connections to green spaces
10. Bus access and bus stop improvements, and increased interchange capacity
11. Cycling infrastructure
12. Improved signage and wayfinding
13. Level crossing removal
14. Bus timetable frequency improvements
15. Pedestrian overpass
16. Staffed station
17. Noise barriers
18. No future restriction on truck traffic for local businesses



