



**IMAGINE  
BALLARAT EAST**

**DISCUSSION PAPER: *Is This Your Ballarat East?***  
MAY 2016

BLANK PAGE



# WHAT WE NEED FROM YOU

The purpose of this Discussion Paper is to bring together the ideas from the Ballarat East community to date alongside other knowledge about the local area. This, along with your input, will guide the future of the Ballarat East area, including informing the development of planning controls.

## **What we still need to know**

We need your help to confirm if the understanding of Ballarat East presented in this Discussion Paper demonstrates what Ballarat East means to you. We need to know if the all key elements are included, or if we've missed something.

Throughout this Discussion Paper, there will be a series of questions for you. We would like responses from the Ballarat East community so that we can be sure we are truly representing Ballarat East.

**In the form at the back of the document, you can add your responses to the questions and nominate yourself to be involved in the next steps to help us find solutions for planning the future of Ballarat East.**

BLANK PAGE



# TABLE OF CONTENTS

1. ABOUT IMAGINE BALLARAT EAST	6
2. CONTEXT	7
3. BALLARAT EAST COMMUNITY VISION	8
4. COMMUNITY MAP	9
5. BOUNDARIES	10
6. UNDERSTANDING WHAT MAKES BALLARAT EAST: BALLARAT EAST	12
6.1 DIVERSE COMMUNITY VIEWS	13
6.2 OUR ENVIRONMENT	14
6.3 HERITAGE - OUR STORY	19
6.4 SERVICES WE NEED AND WANT	24
6.5 MOVING THROUGH THE EAST	29
6.6 OUR STREETSAPES AND VIEWS	32
6.7 OUR CONNECTED COMMUNITY	37
6.8 COMMUNITY ENGAGEMENT	40
7. OPPORTUNITIES	43
8. NEXT STEPS	46



# 1. ABOUT IMAGINE BALLARAT EAST Discussion Paper

**Imagine Ballarat East** aims to understand and articulate what makes Ballarat East *Ballarat East*. This will be used to develop the **Ballarat East Local Area Plan** to guide future change while retaining what you love about Ballarat East.

The pieces that will make up the Ballarat East Local Area Plan are:

1. Community Map – The Community Map will show what the Ballarat East community has identified as important to them within their local area.
2. Community Vision – the vision will be developed from what the community has collectively said about their local area and will guide further work within Ballarat East.
3. Planning Scheme recommendations – the community map, vision and other feedback will inform planning scheme recommendations - this will in turn form the basis off an amendment to the Ballarat Planning Scheme to guide future changes within the Ballarat East area.
4. Other actions – there may be actions identified through this process that the community may have the capacity to resolve themselves, or there may be other non-planning scheme recommendations.



## 2. CONTEXT

*Today, Tomorrow, Together: The Ballarat Strategy - Our Vision for 2040* (Ballarat Strategy) is a plan for shaping change within the the City of Ballarat. This document acknowledges that Ballarat is a growing city and future change must be carefully considered to ensure the successful future of our city.

While the Ballarat Strategy plans for the entire municipality, it also acknowledges the importance of planning for and with local communities and commits to new local area planning processes. Like many local areas within Ballarat, Ballarat East has its own distinctive identity and it is important to consider the future of the area within this context.

# 3. BALLARAT EAST COMMUNITY VISION

The Ballarat East Community Vision has been developed directly from input from the Ballarat East Community in response to questions asked at workshops and through surveys.

Ballarat East has a distinctive identity. Set in folds and valleys, the higher ground has been used as a living area for thousands of years with native bushland and intersecting waterways remaining valued elements. Its current settlement pattern has been built around the undulating landscape and mining activity and the gaps subsequently filled in, resulting in a higgledy-piggeldy street layout and a built form that displays designs from all eras. It is now largely used for residential purposes with some mix of industrial, education and sporting facilities and small pockets of commercial use.

Successes celebrated include redevelopment of parkland, such as Lake Esmond, maintenance of open space and public spaces, such as Victoria Street Gardens, sporting facilities such as oval and swimming pools, the Museum of Australian Democracy, recognition of heritage such as the Chinese memorial and restoration of historic homes.

There are also community groups that have been identified as successes including the Ballarat East Men's Shed, the Ballarat East Network and sporting groups.

The Ballarat East community has identified significant features to retain in the area, with a high value placed on the natural landscape and distinctive forested ridge to the east. Specific elements identified include established tree canopy cover, native bushland, trails along waterways, visible evidence of history, the irregular settlement pattern, private gardens and a mix of housing.

Changes that the Ballarat East community believe would result in Ballarat East losing its distinctive identity would be:

- The loss of diversity (people, nature and buildings), the loss of forested edges and treed skyline, changes in the topography and waterways, and the loss of buffers for nature.
- The loss of heritage, particularly houses, and the understanding of history,
- The loss of the higgledy piggeldy street layout, the eclectic nature of the built form, if too much infill development occurs on larger sites and the scale of the buildings increased with no space for private gardens and play spaces.

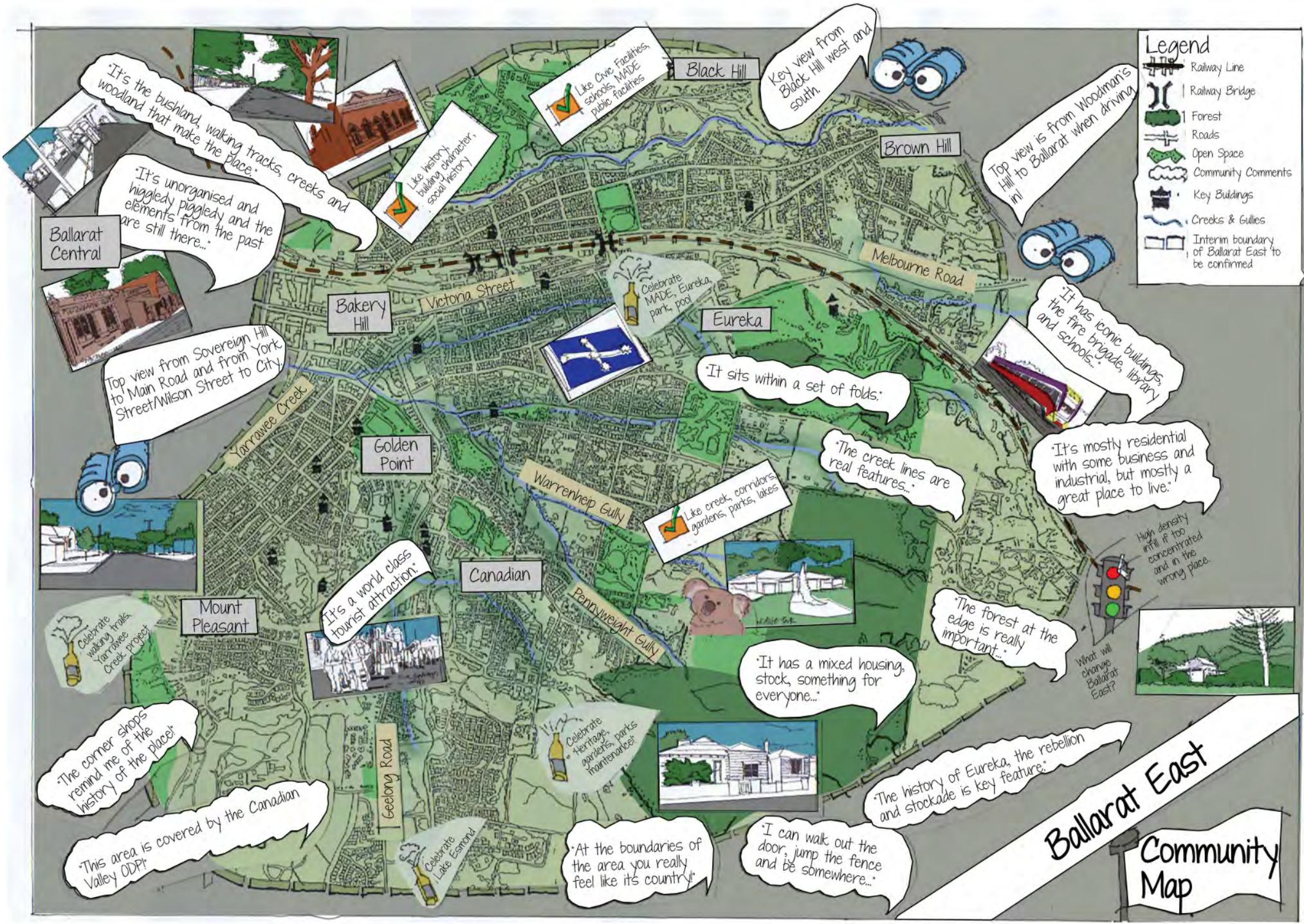
**The community vision for the future of Ballarat East is...**

**for a strengthened identity, diverse and healthy community to improve the quality of the natural environment, increase vegetation cover, improve connections of trails, provision of facilities and establish a centre for the East.**

**Future development will be in appropriate locations, be sustainable and respect the distinctive identity of Ballarat East.**

1. **QUESTION:** Does the Community Vision represent your Ballarat East? Would you change anything so that it represents what you want for the future of Ballarat East?

# 4. COMMUNITY MAP



The Community Map aims to show what is important to the community of Ballarat East. The map has been developed from community input to date.

**2. QUESTION:** Do you want to see anything else on the Community Map?

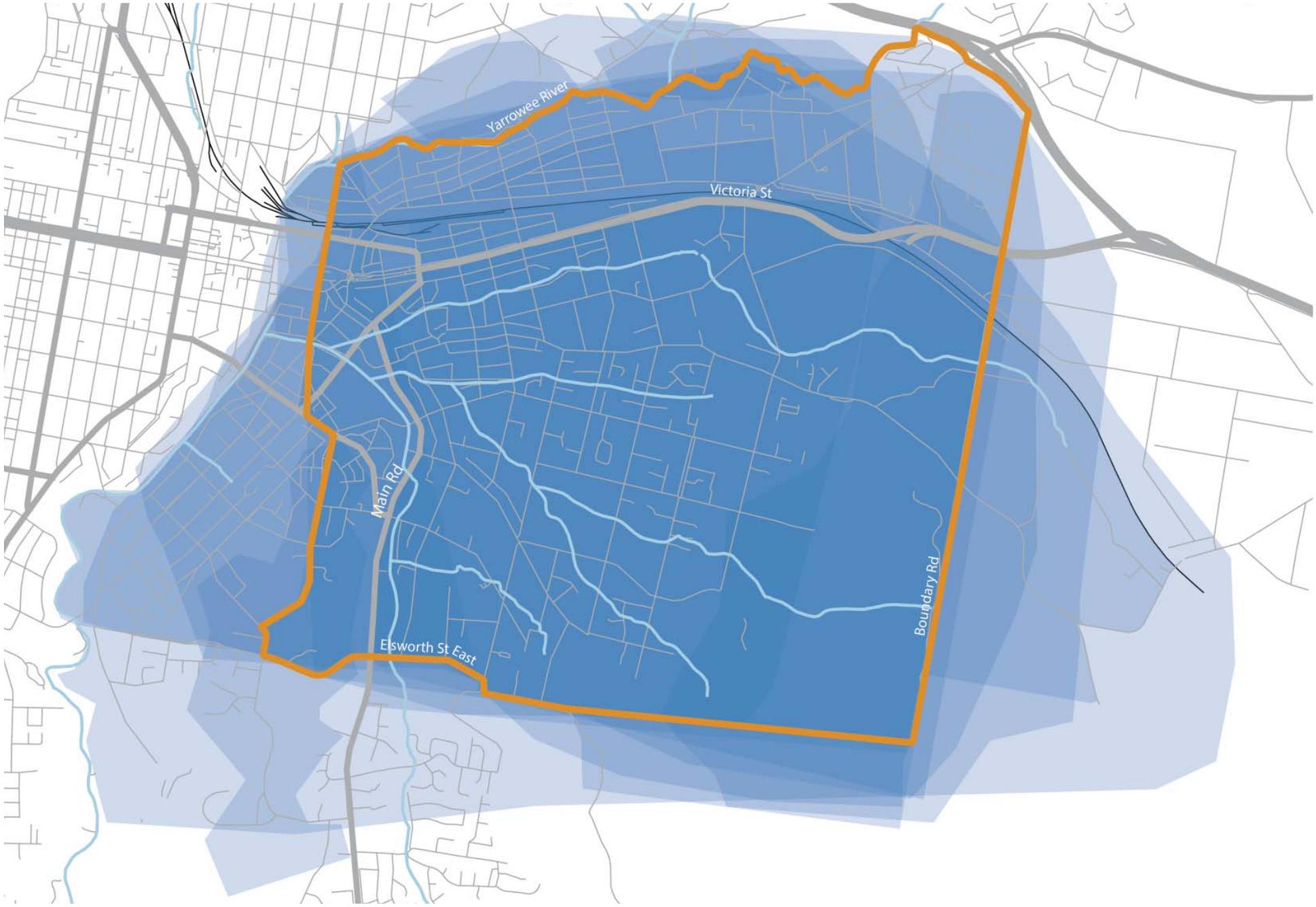
## 5. BOUNDARIES

In their groups, participants of the community workshops were asked to show where they believe Ballarat East starts and ends as the suburbs in that area are “interdependent because of landscape considerations and landmark references” (Borg, 2016). The following map shows the 10 maps that were drawn at two community sessions. The boundary presented here is derived from these commonly agreed-upon areas.

The eastern boundary of Boundary Road and the southern boundary of Elsworth Street East were put forward by most groups. However the northern and western boundaries were not so clear.

The below map shows there is a variety of community opinions regarding the western boundary, with some believing it should be the Yarrowee River, others Main Road and others still believe the boundary is various places in between. The western boundary proposed here is the ridgeline, west of Main Road, including Sovereign Hill as the darker blue area on the map shows this is agreed upon by most groups.

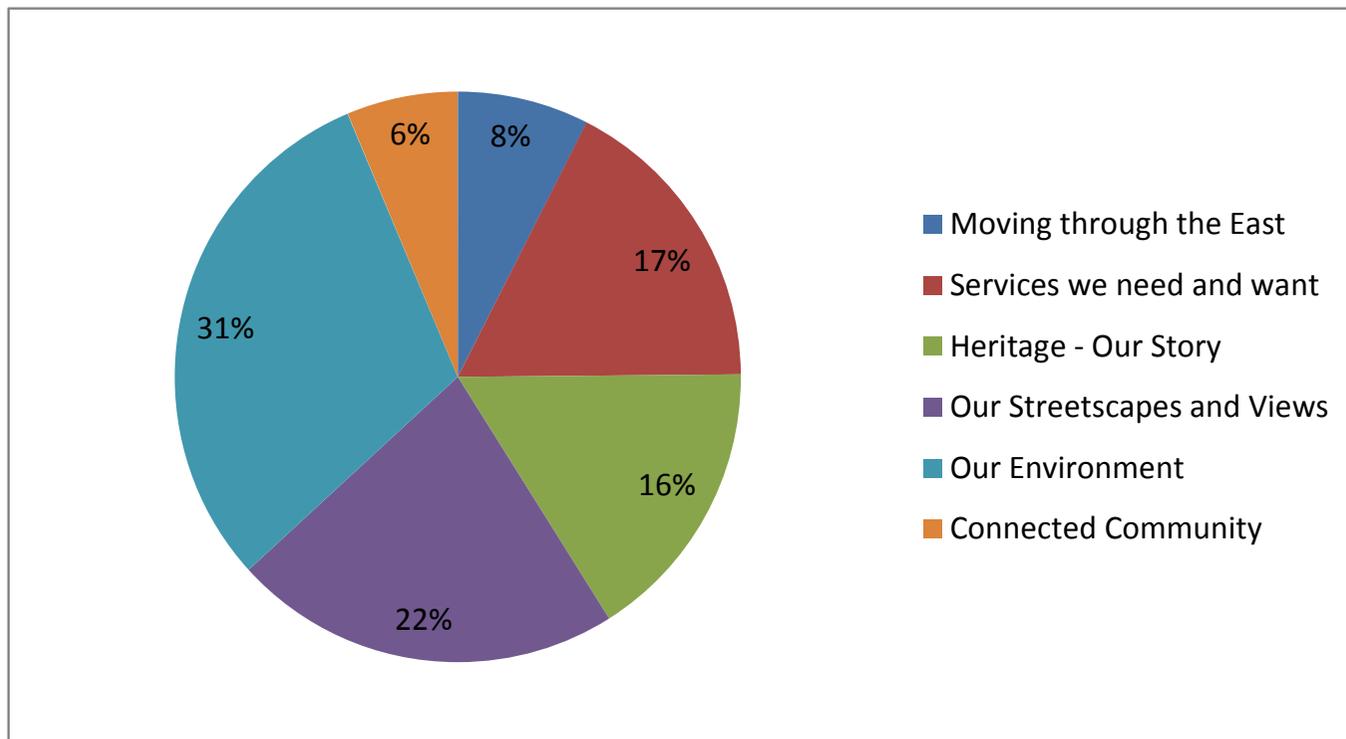
In the north of the Ballarat East area, some feel that Black Hill is the northern boundary, others the Yarrowee River, the train line or Victoria Street. In terms of planning for the future of the area, it is considered that the Yarrowee River should be the northern boundary of the Ballarat East Local Area Plan so that the transecting train line and highway can be considered in terms of ensuring the areas either side of these are connected.



# BOUNDARIES MAP

The blue areas are those that were put forward by different community members as the Ballarat East area. The orange boundary line has been drawn based on the commonly agreed area. This is proposed as the Ballarat East area boundary for the purposes of this project

## 6. UNDERSTANDING WHAT MAKES BALLARAT EAST: *BALLARAT EAST*



Key opportunities and issues identified through community engagement can be generally categorised under:

- Our Environment – 31%
- Our Streetscapes and Views – 22%
- Services we need and want – 17%
- Heritage – Our Story – 16%
- Moving through the East – 8%
- Our Connected Community – 6%

The following section addresses each of the above topics, including the information provided by community members, analysis of existing information sources and consideration of challenges.

Categorised responses received during community engagement



## 6.1 DIVERSE COMMUNITY VIEWS

While there is overwhelming agreement in the Ballarat East community regarding the value of bushland and retention of heritage features, there are matters identified by community members that contradict what others have said. These differences in community views will be highlighted throughout this discussion paper.

## 6.2 OUR ENVIRONMENT

### Key Successes identified by the Ballarat East community

- Walking trails along waterways, including the Yarrowee River Trail
- Tree planting program – York Street replanting, Red Gums along Magpie Street
- Redevelopment of Lake Esmond
- Saving Prior Park
- Len T Frazer Park
- Sparrow Ground
- Increased recreational use
- Canadian State Park declared
- Maintenance of parks and beautiful gardens, including Eureka and Victoria St gardens
- LINC project - waterways revegetation and walking trails; community involvement
- Arthur Kenny Avenue of Honour – Fortune Street
- Koala Overlay

# Ballarat East Our Environment

## Legend

- Street Trees
- Boundary
- Waterbodies
- Watercourses
- Roadside Vegetation

## Zones

- Public Conservation and Resource
- Public Park and Recreation

## Overlays

- Koala Overlay



## 6.2 OUR ENVIRONMENT

### **What has the community told us?**

The natural environment, sustainability and open space networks are highly valued by the Ballarat East community. This includes native vegetation, wildlife, street trees, parkland, waterways, the undulating land and trails along waterways.

There is a call to protect and improve these natural environments and plant more street trees, along with improving linkages between open spaces, increasing the amount of open space and maintaining the interface between the Canadian Regional Park and the urban area.

### **What else do we know?**

The Ballarat East area is situated in a wide valley and is a “city in a garden” (Borg, 2016). Although this area is now noted for its greenery, significant land-clearing took place in the time of gold mining from the 1850s and there is still scope to increase vegetation again.

Due to the undulating topography, visual landmarks are generally higher land, such as Mount Warrenheip (from the Wathaurong word WarrengEEP, meaning emu’s feathers) and Black Hill (known as Bowdun by the Watha Wurrung) (Borg, 2016).

Waterways are another feature of the Ballarat East environment, including the Yarrowee River (named from Yaramlok or Nambrook by the Wathaurung people), Canadian Creek, Warrenheip Gully, Specimenvale Creek, Grasstree Creek and Pennyweight Creek (Borg, 2016). We know that there have been flooding impacts in the past and the City of Ballarat is currently working with the Corangamite Catchment Management Authority on drafting flood overlay controls to be applied through the Ballarat Planning Scheme.

From existing work completed by the City of Ballarat it has been shown that most residential areas within Ballarat East have access to recreational open space. However there are some pockets that do not have sufficient access (City of Ballarat & DSE, 2008).

The Canadian Regional Park has recently been declared by the Victorian Government, some of which is within the identified boundary of Ballarat East. This will improve access to recreational open space for the Ballarat East area.

Although we know that there are gaps in the trails along waterways and some recent housing developments have limited space for vegetation, it is a misconception that public open space is being lost. While it is true that privately owned land is being developed, including vacant lots, this does not equate to loss of public open space. In fact, key successes mentioned from the Ballarat East community include the Lake Esmond reserve and the Canadian Regional Park, demonstrating the improved provision of open space.

While the Ballarat Strategy calls for strategic habitat connections to be tackled on a regional level, it also applauds the actions of community groups strengthening these connections along the eastern boundary of the municipality.



## 6.2 OUR ENVIRONMENT

We also know that the water quality has been degraded over years of mining, then industrial uses, and residential development. Traditionally, development backs on to waterways, with this legacy defining much of the built environment adjacent to Ballarat East waterways. This means that there is little active surveillance along waterways.

### What you've told us is missing from Ballarat East?

- Ballarat East Town Hall gardens to be restored
- Remove blackberry and gorse along Yarrowee
- Development Open Space Contributions are being lost from Ballarat East

**3. QUESTION:** Is it more accurate to say that the Ballarat East community is concerned about the reduction in private open space (front and back yards), rather than Public open space (parks and reserves)?

**4.** Where do habitats and trails need to be linked?

**5.** Is there Public Open Space within 10 minutes' walk of where you live?



## 6.2 OUR ENVIRONMENT

### Vulnerable elements

Some of the elements identified by the Ballarat East community in this category that may be vulnerable to change include:

- Topography – this is potentially vulnerable to change when blocks are developed and the land is levelled
- Vegetation and wildlife – clearing of vegetation is an ongoing threat to native flora and fauna. Other threats are natural disasters such as fire. There are also newer developments that do not include much (or any) land for private gardens.
- Waterways – water quality and flows are vulnerable to future change from climate change and from increased urbanisation

### Challenges:

1. To provide better linkages between waterways and open space
2. To improve and increase the natural environment and biodiversity with an increasing population
3. To encourage the provision of space for private gardens with an increasing population

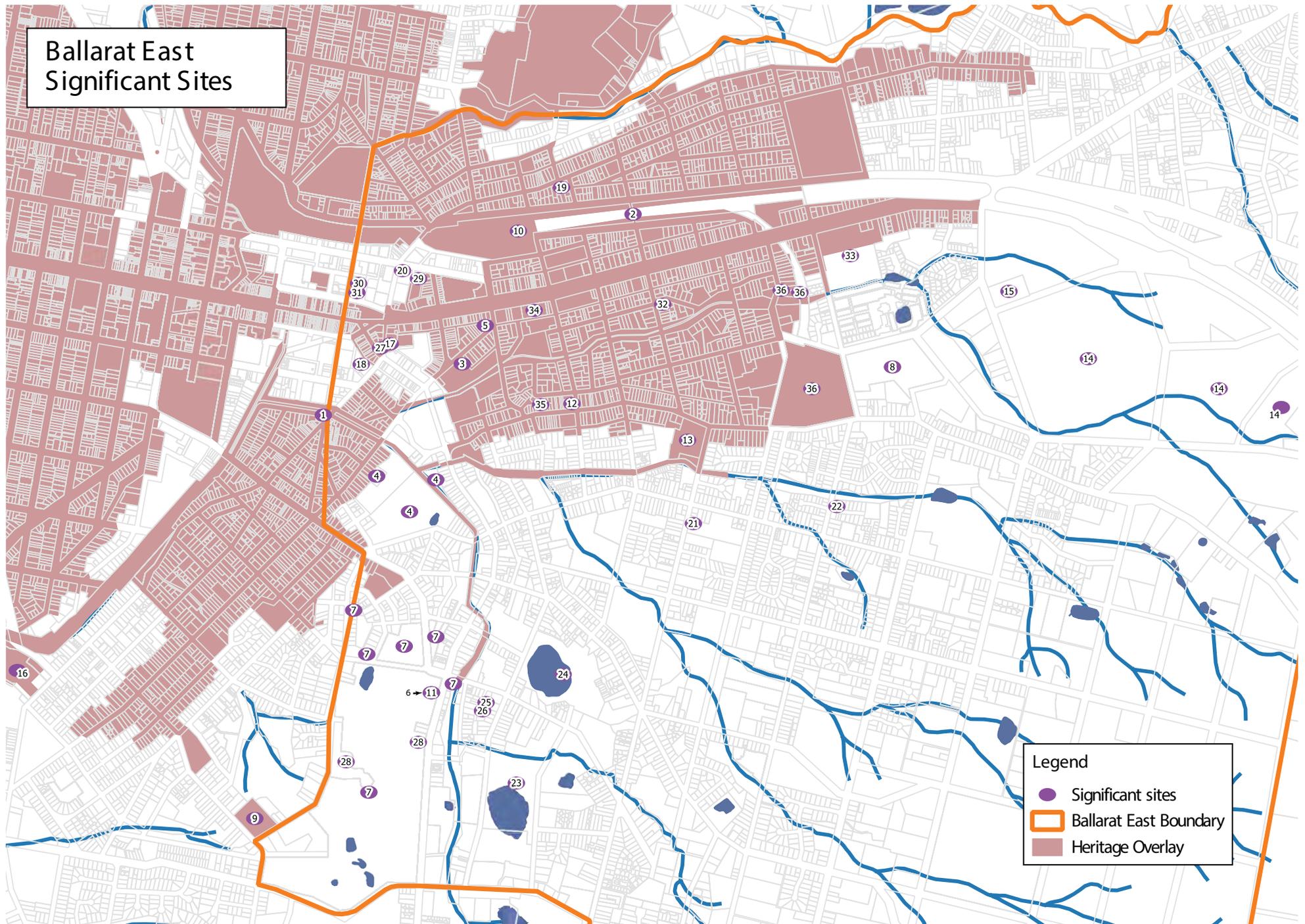


## 6.3 HERITAGE - OUR STORY

### Key Successes identified by the Ballarat East community

- Chinese memorial
- Maintenance of heritage buildings - Fire Station, restoration of Old Curiosity Shop, restoration of miners' cottages
- Preservation of old buildings
- Individual renovations and studios

# Ballarat East Significant Sites



**Legend**

- Significant sites
- ▭ Ballarat East Boundary
- ▭ Heritage Overlay

SIGNIFICANT SITES MAP

# SIGNIFICANT SITES MAP

These places have been identified by the Ballarat East community and through the Heritage Gaps Masterplan (Johnson, 2010).

## No. Significant Sites shown on map

- 1 Steinfeld Street and Bridge
- 2 Queen Street Rail Bridge
- 3 Ballarat East Town Hall, Ballarat East Civic Centre, Ballarat East Police Station, Former Ballarat East Free Library
- 4 Obelisk to first gold find and Llanberris Reserve (former mine workings)
- 5 Synagogue
- 6 New Normanby Mine
- 7 New Normanby Mine
- 8 Eureka Tile Company Works
- 9 Ballarat Municipal Observatory
- 10 Ballarat East train station
- 11 North Woah Haup Mine
- 12 Tammy fence
- 13 Former George Farmer and Co Building
- 14 Mt Xavier Golf Club
- 15 Boiler on Eureka Lead
- 16 Sunnyside mill
- 17 St. Pauls Anglican Church
- 18 Chimney
- 19 Former Methodist Church
- 20 Hotel
- 21 House
- 22 House
- 23 Former clay pit - now water filled
- 24 Lake Esmond - former clay pit

## No. Significant Sites shown on map

- 25 House
- 26 House
- 27 Ballarat East Post Office
- 28 Sovereign Mine
- 29 Bakery Hill Kindergarten
- 30 House
- 31 Masonic Hall
- 32 Old Curiosity Shop
- 33 Former Orphanage
- 34 St. Alipius Presbytery
- 35 Eureka Street Primary School
- 36 Eureka precinct

## EXACT LOCATION UNKNOWN

- Clarence nursing home
- The Old Girls School
- Old Chinese areas
- Houses along Humffray Street
- Former School, Humffray Street North
- Site - shaft footings - remnants of footings of Last Chance shift
- House 'Villa Maria', Fortune Road
- Houses, Webb Avenue
- Elsworth Park
- Obelisk to first gold find, Golden Point
- Young Street Memorial, Golden Point
- Monument, Canadian Creek, east of Sovereign Hill

## GENERAL HERITAGE FEATURES

- Diversity of building materials
- Bluestone gutters
- Billy Butterfly family history
- Rail Reserve along Scotts Parade
- Buildings to fit into skyline (mountain ranges, etc.) - No
- The Victoria Street buildings at King Street North
- Walking bridges
- Bluestone and Iron features on bridges and gutters
- Bridges, railway bridge and tracks
- Old Chinese market gardens
- Discovery of gold at Golden Point
- Corner shops
- Mining history
- Mining relics and dam
- Dirt tracks
- wire fences, where fences exist
- Old market gardens

6. **QUESTION:** Do you know where these places can be found?



## 6.3 HERITAGE - OUR STORY

### What has the community told us?

Many community members refer to the history of the area and the importance of the ongoing recognition of the legacy left to the community by others. This includes houses from varying eras throughout history and mining relics as well as the stories, the culture and a general understanding of the history of the area within the community.

A number of specific significant sites have also been identified and are shown in the Heritage - Our Story map.

### What else do we know?

We know the story of Ballarat East is rich in history and stories. The area has been an important place and home for people for thousands of years.

The mining that ensued from the 1850s onwards influenced the irregular urban settlement pattern that remains today.

However it is interesting to note that on a broader scale, there street pattern is based on a grid layout, particularly south of Warrenheip Gully, however this can also be observed in a general sense throughout the Ballarat East area. This is a legacy from surveys that took place in the 1850s and the three main linear streets that developed from this time are still prominent today, these being the railway line, Victoria Street and Eureka Street, with Main Road the main thoroughfare in a north-south direction (Borg, 2016).

There are many relics, landscape features and buildings remaining from the time of mining and there are also many houses remaining from this and other eras in history, with a “great sense of variety, grand in places, patchy in others” (Context, 2013).

The Heritage Overlay (heritage protection under the Ballarat Planning Scheme) exists on some areas within Ballarat East, however the distribution is weighted heavily towards the west, closest to Ballarat’s CBD.



## 6.3 HERITAGE - OUR STORY

### Vulnerable elements

Some of the elements identified by the Ballarat East community in this category that may be vulnerable to change include:

- Historic buildings and features (like the Tammy Fence), particularly those without a Heritage Overlay
- Historic streetscapes – new development that is not sympathetic to Ballarat East's historical development patterns and building types has the potential to alter streetscapes

### Challenges:

1. To encourage innovative new development that enhances Ballarat East's distinctive street patterns, features, attributes and stories
2. To encourage the recognition and representation of past and present Aboriginal heritage and culture

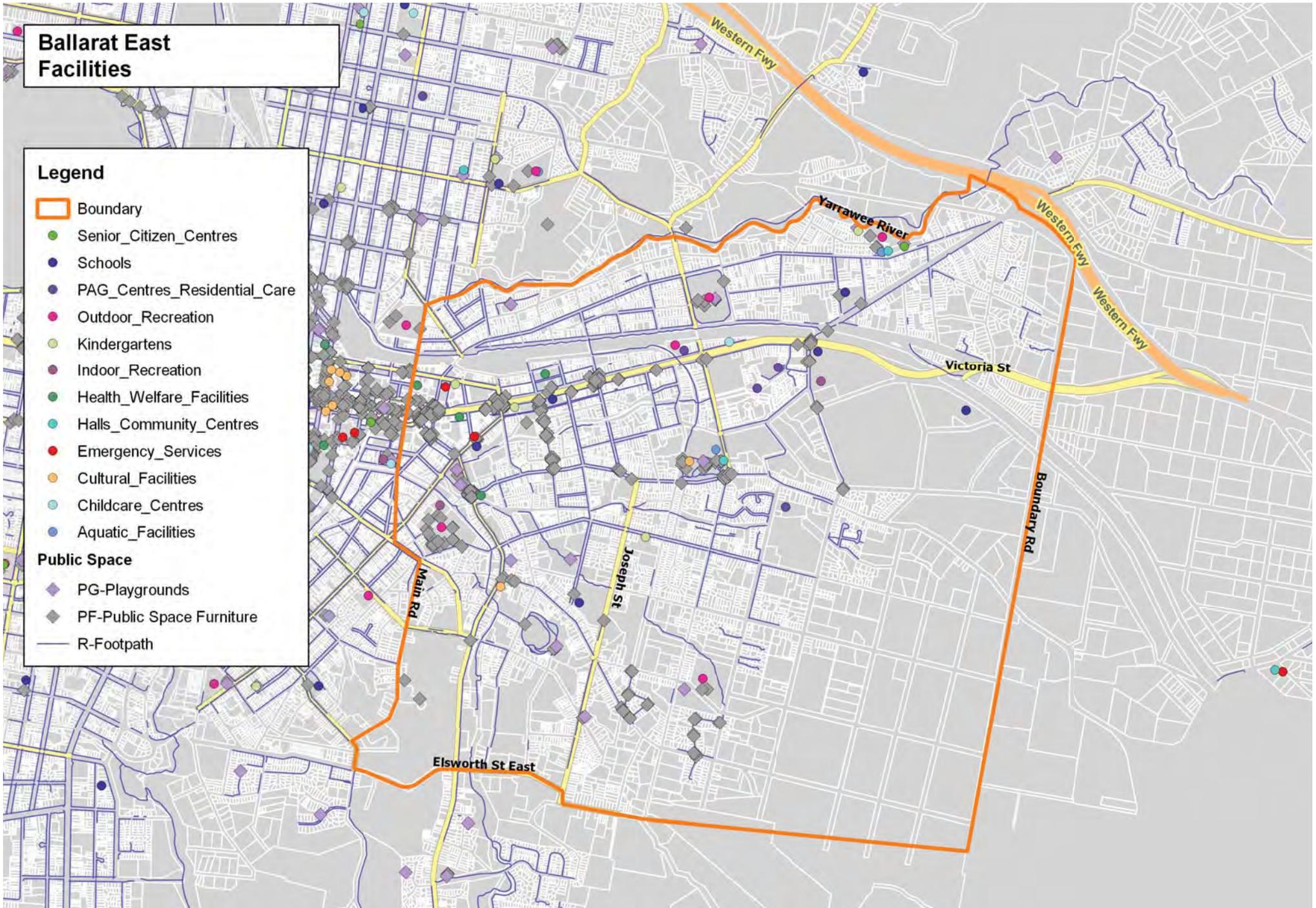
7. **QUESTION:** Do you have any ideas about how stories of Ballarat East could be told?
8. Are there any sites not identified here that you would like to see heritage protection applied to?
9. Are there any sites of heritage significance that you would like to see acknowledged, e.g. where a building has burned down?



## 6.4 SERVICES WE NEED AND WANT

### Key Successes identified by the Ballarat East community

- Restoration of Black Hill Pool and Eureka Pool refurbishment
- Redevelopment/restoration of Eureka Park, including MADE museum, i.e. holiday programs for Children, playgrounds, and café and shop, though not accessible
- Sporting facilities at Russell Square, night lighting and upgrades
- Brown Hill mountain biking facility
- Retention of old school buildings at Golden Point for community use and vegetable gardens
- Community and veg gardens Queen Street
- Golden point learning centre
- Eureka School
- Wildlife Park
- Ballarat East Centre Recreation - Victoria Reserve/ Bowling Club (champion club with greater than 300 members!)
- Mt Xavier golf club
- Pax Hill



## 6.4 SERVICES WE NEED AND WANT

### What has the community told us?

Community members have said that there are facilities in the area they love. These include existing recreational facilities, swimming pools, climbing club, Eureka Stockade Reserve Precinct (including MADE), Kline Street shops, Eureka Street Primary School, schools, cupcake shop, Wildlife Park, Sovereign Hill, sports grounds, parkland, corner stores, Men's Shed, the close proximity to the CBD, community services such as home-help, transport services, and churches of varied denominations.

However the need for improved facilities including community facilities, infrastructure and commercial services in the Ballarat East area was also raised. An over-arching concern is the need for a centre for Ballarat East. Community members outlined the lack of a central meeting place, with a suggestion that MADE could grow into a community centre. This extends to concern that residents need to leave the area to access facilities and services, increasing car dependence.

Community facilities called for include a Ballarat East library, playgrounds, community health centre, BBQ/ picnic area on Scots Parade, something for teens to do, great community spaces, more educational and sporting facilities. A request has also been submitted for a water slide, a roller blading rink and an ice rink, as well as to bring back the big flag at Eureka and to change MADE to Eureka Stockade.

Improved infrastructure has also been requested including more footpaths (and improve existing footpaths), a dog off-lead park, wi-fi hotspots, a phone tower for better reception, to improve Brown Hill pool facilities, reduce street lighting intensity and for drinking water facilities at Lake Esmond.

Commercial facilities nominated include more shops and cafes as well as a shopping centre, gyms, coffee shop at Lake Esmond and light industry.

There was also a concern that an inadequate proportion of rates are being spent in Ballarat East.

### What else do we know?

In terms of community facilities, in general these are provided closer to the CBD with Ballarat East residents needing to travel there to access certain facilities. We know that vulnerable communities must be particularly considered when planning for the future.

The map also shows there are many streets within the Ballarat East area without footpaths. Given that it is expected that the City of Ballarat will experience a 50.1% increase in population of retirement age by 2026 (Forecast id, 2016), it is important to foster environments that encourage all ages to walk and cycle. Although some community members are against footpaths, the young and old, as well as the mobility impaired, need smooth surfaces to get around without private vehicles.



## 6.4 SERVICES WE NEED AND WANT

We know there are limited areas within Ballarat East that are zoned to allow for expansion of commercial uses. However there is an opportunity for commercial and community facilities to be provided on the grounds of the former Ballarat Orphanage land at 200 Victoria Street due to the recent rezoning of the land to Commercial 1 Zone and Mixed Use Zone. The Concept Development Plan for the site in the Development Plan Overlay also refers to the provision of public open space.

### **Vulnerable elements**

Some of the elements identified by the Ballarat East community in this category that may be vulnerable to change include:

- The future loss of significant facilities to the community

### **What you've told us is missing from Ballarat East?**

- Community Health Centre
- Need to leave the area to access facilities, therefore car-dependent
- Footpaths
- Some footpaths are dangerous
- No Centre!
- Community Hub
- Library Branch



## 6.4 SERVICES WE NEED AND WANT

### Challenges:

1. To encourage the development of requested commercial facilities
2. To determine suitable areas for commercial facilities and a centre (heart) for Ballarat East within an established community
3. Contradicting community views, for example some members would like more footpaths, others don't want any
4. Funding for and provision of more community facilities

### Diverse community views:



10. **QUESTION:** Are there places footpaths are needed more than others, such as near schools and aged care facilities?

11. Do you think Ballarat East has a heart? Where is it? If not, do you think Ballarat East needs a heart and where should it be?



## 6.5 MOVING THROUGH THE EAST

### What has the community told us?

Community members have said that they enjoy the ability to walk into the city or take the bus and the ease of access to the freeway and to the Ballarat train station, as well as cycling and running paths. They also love that there is little traffic.

However the need for improved transport access and services has been noted, particularly improved pedestrian and bicycle facilities as well as a better bus service and better roads. There is also a concern that increased development and density will result in too many cars being on the road.

Community participants have told us they would like active transport networks, a tram in Ballarat East (“it could even have a restaurant”) as well as cars banned from Ballarat Central.

Suggestions we have received for improvements include reducing car speeds on roads that lead onto Victoria Street, traffic calming and 50km speed limits for residential streets.

### What else do we know?

The Ballarat Strategy acknowledges that Ballarat needs to transition to a more sustainable transport network that includes more active transport solutions like bicycling and walking. 72.4% of Ballarat East residents travelled to work by car in 2011. Although this is generally consistent with the City of Ballarat figure (Atlas id, 2016), this high number demonstrates there is much room for improvement towards moving away from car dependency.

We know that active transport, including walking and cycling, has benefits not limited to health, fitness and environmental. The Ballarat Strategy further identifies the need for a Sustainable Transport Strategy for the municipality and presents the concept of the High Frequency Public Transport Corridors.

As part of the process of investigating the Sustainable Transport Strategy, City of Ballarat is currently developing Transport Actions Plans for Cycling, Walking, Public Transport and Road.

Although some community members have called for light rail and a Ballarat East train station, it is important to acknowledge that the provision of such substantial infrastructure would require a much higher population to be viable. This is not to say that it will never be viable in the future, however it is not possible with the current population of the Ballarat East area.

### What you’ve told us is missing from Ballarat East?

- Another train station
- Light rail
- Existing pedestrian and bicycle access is dangerous – roads can be barriers, e.g. Main Road
- Road through the centre of Ballarat doesn’t work



## 6.5 MOVING THROUGH THE EAST

### Vulnerable elements

Some of the elements identified by the Ballarat East community in the Transport category that may be vulnerable to change include:

- Low traffic levels

### Challenges:

1. To improve public transport services in a low density area
2. To improve transport infrastructure, such as roads, bicycle and walking networks within an established area

### Diverse community views:

#### WALKABILITY AND ACCESS

“Close to all services; Ability to walk into the city or take a bus easily”

**VS.**

“Need to leave the area to access facilities, therefore car-dependent”

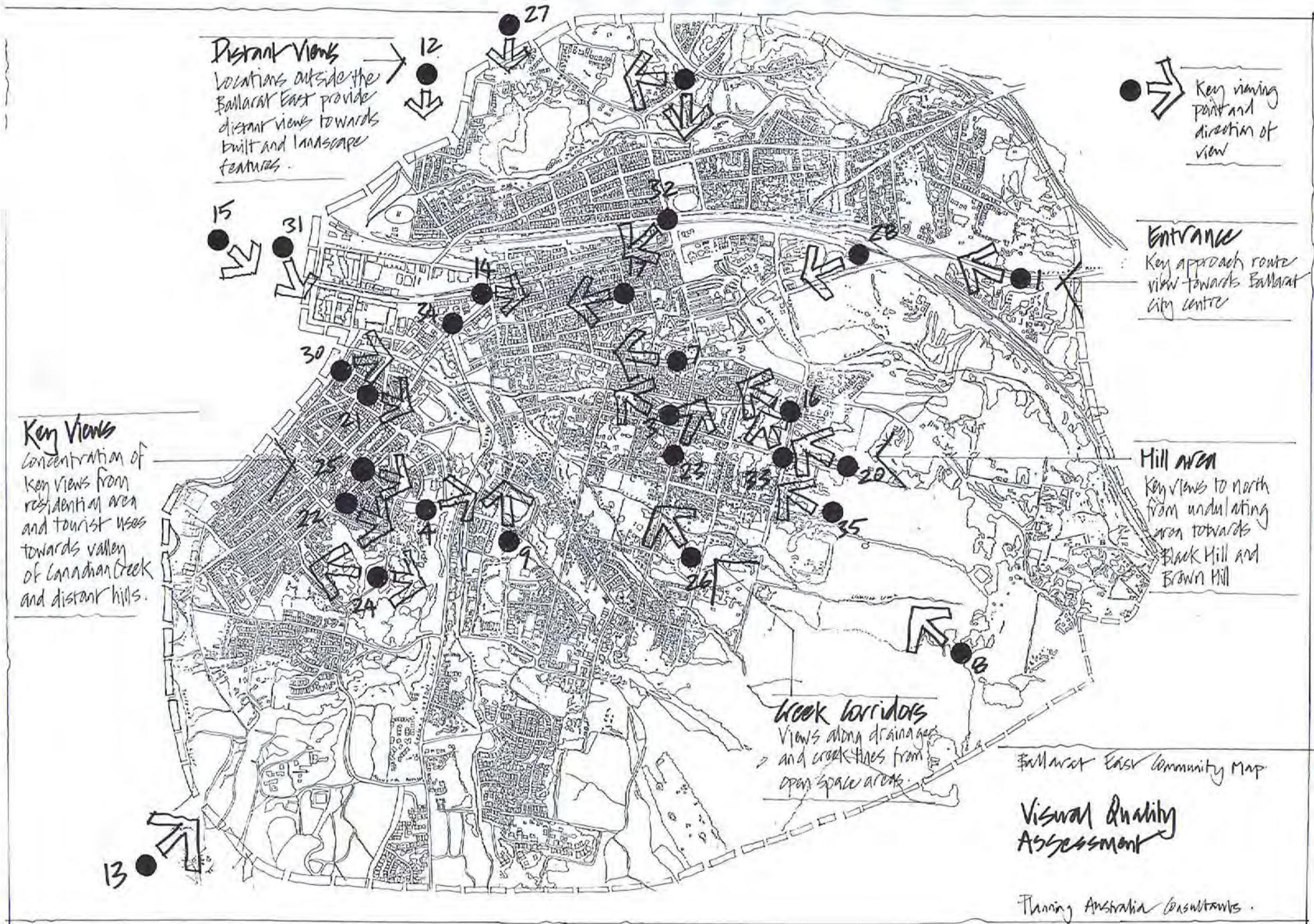
12. **QUESTION:** What would be needed for you to walk or cycle more in Ballarat East?



## 6.6 OUR STREETSCAPES AND VIEWS

### Key Successes identified by the Ballarat East community

- Some development in keeping with the area - Peel Street South in the Girrabanya Childcare Centre, i.e. the Street façade only; Queen Street Development (townhouses); York Street and Long Street development/subdivision (talked to community)
- Demolition of orphanage on Victoria Street
- Regeneration of Main Road and Bakery Hill
- University accommodation near Main Road
- Steinfeld Street
- Main Road first block (Open Pantry Main Bar)
- Limited development



Significant viewlines identified by the Ballarat East community.

## 6.6 OUR STREETSCAPES AND VIEWS

### What has the community told us?

Ballarat East's distinctive sense of place is something the community members love. This encompasses skylines, views, the diversity of buildings, street patterns, wide streets, street trees and private gardens. The potential for future development to be unique and convey the "goldfields character" has been suggested. Being close to the city centre is also valued, as is the undulating terrain. Affordable housing has been noted as an element to retain in Ballarat East as are the large blocks with sheep and horses.

Desires for the future include establishing a benchmark of high quality urban design and that Ballarat East will be voted the world's most liveable suburb! A suggestion for beautiful, grand entrance-ways to the city with arches has been given and another that industrial areas should be given new uses.

Concern has been expressed that changes to the built environment will result in the loss of the distinctive identity of Ballarat East.

These include if there is too much infill, if there are identical houses, if new buildings are too high, if the higgledy-piggledy street layout is lost, that units will take over, that there will be a loss of large blocks with too much subdivision. Concerns that development is occurring in flood prone areas has also been discussed.

Particular concern has been expressed regarding unit developments, ranging from outright opposition to calls for improved design.

### What else do we know?

"East Ballarat and Central Ballarat qualify as one of the best examples of colonial Victorian cities not only because of the various aspects it encompasses; the mining city, the industrial city, the city of services and commerce and the transit city" (Borg, 2016). Ballarat East has developed over time and these layers of development form part of the story visible in the physical city today. For example "the Industrial City is still affecting and readable in the core area of Ballarat East" (Borg, 2016).

Due to the early establishment of the three main linear transport corridors – Main Road, the railway line and Main Road – views along these have been retained and form a significant part of the distinctive identity of Ballarat East today. Landmark buildings, such as the Ballarat East Fire Station and early places of worship also contribute to views and skylines. It is also interesting to note that while the irregular street pattern is valued by the Ballarat East community, it is the linear streets that offer the views to the vegetated ridgelines, such as York Street and Wilson Street (Borg, 2016).

It has been previously recorded that a shared perspective across both the Wadawurrung and Ballarat East Network communities "was the importance of being able to see the night sky" (Context, 2013).

While many community members are concerned about losing backyards for children to play in, it is also important to recognise that over one third of the Ballarat East suburb are lone person households and there is a general trend towards smaller households in this area (Australian Bureau of Statistics, 2011).



## 6.6 OUR STREETSAPES AND VIEWS

We also know that Ballarat as a whole is an aging community. Therefore, while some families will want backyards in the future, this will not be appropriate for all households.

The Ballarat Strategy includes initiatives to pursue more housing developments within 200m of public transport and within walking distance of local activity centres (“Convenience Living Corridors”) and to encourage 50% of future housing development in Ballarat to occur within established neighbourhoods.

However the Ballarat Strategy also recognises that we need to identify community values, landscape values and acceptable levels of change for sensitive neighbourhoods, and to provide certainty to residents and developers as to what types of developments to attract and support.

13. **QUESTION:** What is it about private gardens you love in Ballarat East? Is it mature canopy trees, or smaller scale gardens?

14. Can you describe a ‘good design’ for new buildings, including units, or provide a good example?

### Vulnerable elements

Some of the elements identified by the Ballarat East community in this category that may be vulnerable to change include:

- Views and skyline
- Gardens, ,mature trees and large blocks
- Affordable housing
- Diversity of housing

### Challenges:

1. To retain Ballarat East’s eclectic sense of place with an increasing population
2. To cater for varied household compositions while being sensitive to the unique identity of Ballarat East
3. To cater for an increasing population while retaining important views and skyline
4. To ensure there is land for private gardens in the future
5. To encourage high quality design in the private realm where Council has limited influence on quality
6. To encourage improved streetscapes and retain housing affordability

# OUR STREETSCAPES AND VIEWS

## Diverse community views

### INNER CITY OR SEMI RURAL?

"We came to live here because of the wonderful potential for it to become a real inner city village"

VS.

"Close to the City Centre but still has the feeling of being semi rural"

### DISIRE TO ACCOMMODATE NEW PEOPLE VS. OPPOSITION TO DEVELOPMENT

"Potential for unique development"

"Better built unit developments with higher liveability and energy efficiency"

vs

"Limited development"

Retain "The mix of homes in the area."

"Quiet, lots of space, big blocks room for gardens, no multi storey monstrosities, close to everything, not pretentious, ability for people to buy a home."

### LAND USE

"More cafes and light industry to attract tourists"

VS.

"Residential so no more industry/commercial zones"

"Reasonable size housing blocks so children can play in back yards and have a dog"

### OPPOSITION TO DEVELOPMENT

"Retain the large blocks of land along Humffray Street and stop this terrible trend of allowing developers to subdivide, pull down lovely old homes with character and put up horrible modern units."

"Diversity compared to rest of Ballarat; Diverse housing, it has character"

"Limit multi unit sites, ensure they fit the surrounding street scape."

"Less unit developments"

"More opportunities for people to live and work in the area and not miss out because of outdated beliefs that development and growth are bad things. We need to create more diverse and affordable housing so we can increase our community and make it more available to all."

"Brown Hill will be known as unit city"

"Mix of housing styles"

"No unit development"

"Allow a mix of housing that strengthens existing streetscapes, retains history and values its character."

"Scale - squashed-in units behind Victorian cottages, which all had veggie gardens, Subdivided deep blocks" (would make Ballarat East not Ballarat East)

"That it can retain its character, continue to grow to allow people to live here, polish up the good bits and work on improving what doesn't work";

"SPACE! Larger house blocks"

"Affordable housing"

"Ballarat East needs a centre"



## 6.7 OUR CONNECTED COMMUNITY

### Key Successes identified by the Ballarat East community

- Community Group Saving the Sparrow Ground from housing crammed in and stopping the development of a car wash in Victoria St
- Ballarat East Network
- Community Groups influencing better development
- Ballarat East Men's Shed
- Sparrow Ground Labor Day Rubbish Clean up and meet your neighbour day well supported - what every community needs

## 6.7 OUR CONNECTED COMMUNITY

### What has the community told us?

The community has said that there is a great sense of community in Ballarat East, with a diverse mix of people from all walks of life. One participant also said they are happy with the provision of community services, such as home care.

Concerns raised include vandalism and graffiti, drug issues and lack of pride in the area. There are also concerns that the affordable housing currently enjoyed in Ballarat East may be a risk in the future.

### What else do we know?

2011 census data shows that 13.6% of the Ballarat East area experiences housing stress, slightly higher than Ballarat as a whole at 12%, and higher still than Victoria at 10.6%. 31% of the Ballarat East area experience rental stress, again higher than the 29.8% for City of Ballarat and 25.3% for Victoria (Atlas id, 2016).

The Index of Relative Socio Economic Disadvantage for the Ballarat East area is generally lower than the City of Ballarat as whole,

which is in turn lower than the index for Victoria (higher scores indicate less disadvantage). However, there are variations between suburbs within the Ballarat East area, showing it contains a diversity of residents (ABS, 2011).

Based on current trends population of the combined suburbs of Ballarat East, Eureka, Warrenheip, Golden Point, Mount Pleasant, Canadian, Soldiers Hill, Black Hill, Nerrina and Brown Hill is predicted to increase by 10.16% from 23,648 at 2016 to 26,034 by 2036. This is much lower than the 39.14% predicted increase in the City of Ballarat's population (Forecast id, 2016). However the Ballarat Strategy presents the aim to accommodate 50% of Ballarat's growth by 2040 in established areas.

Although 2011 data shows the Ballarat East having an average age of 36.6 and an average household size of 2.3 people per household (Atlas id, 2016), it is expected that the City of Ballarat will experience a 50.1% increase in population of retirement age by 2026 (Forecast id, 2016).

It can be seen from the above information that Ballarat East is a diverse community and it

is important to consider the most vulnerable cohorts of the community when planning for the future of Ballarat East. This includes the aged, the young, those with disabilities, and those on the lower scale of the Index of Relative Socio Economic Disadvantage. Key issues include affordable housing, provision of community services, access to fresh food, access to public transport and walkability.

We know there are gaps in the provision of community services and access to fresh food outlets within walking distance in some pockets of Ballarat East.

### Vulnerable elements

Some of the elements identified by the Ballarat East community in this category that may be vulnerable to change include:

- Affordable housing
- Diversity of housing
- Walkability

### Challenges:

1. To provide for a diverse population into the future



## 6.7 OUR CONNECTED COMMUNITY

### Diverse community views:

#### COMMUNITY

“The friendliness of the people. Seeing families walking with their children, some in prams. People walking and running past my property. Dogs out for a walk”

“The mixture of people from all classes and walks of life. The absence of pretentiousness in the community”

**vs.**

concerns about drug users

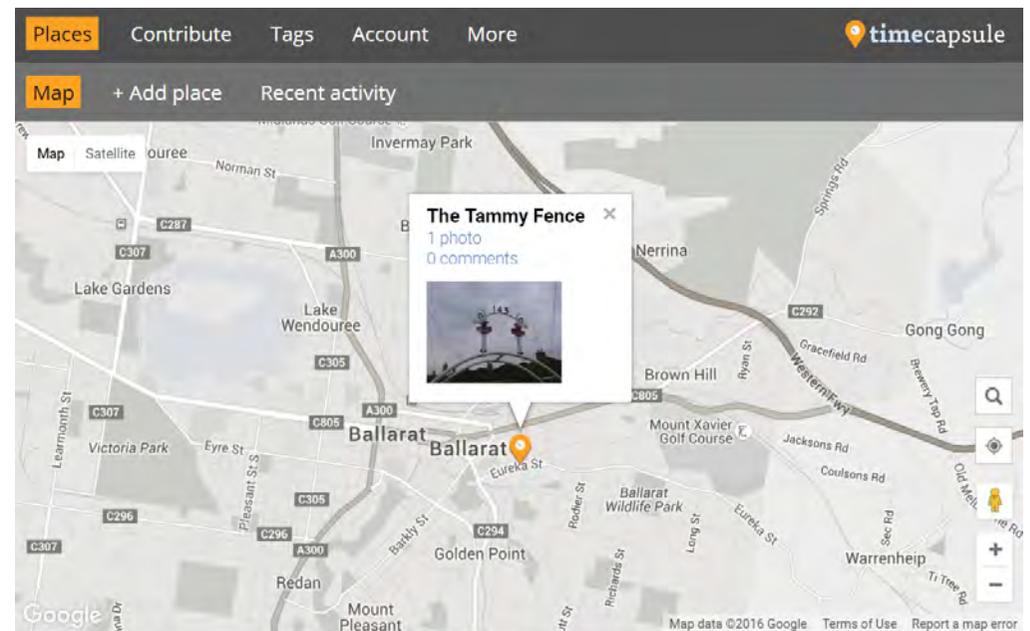
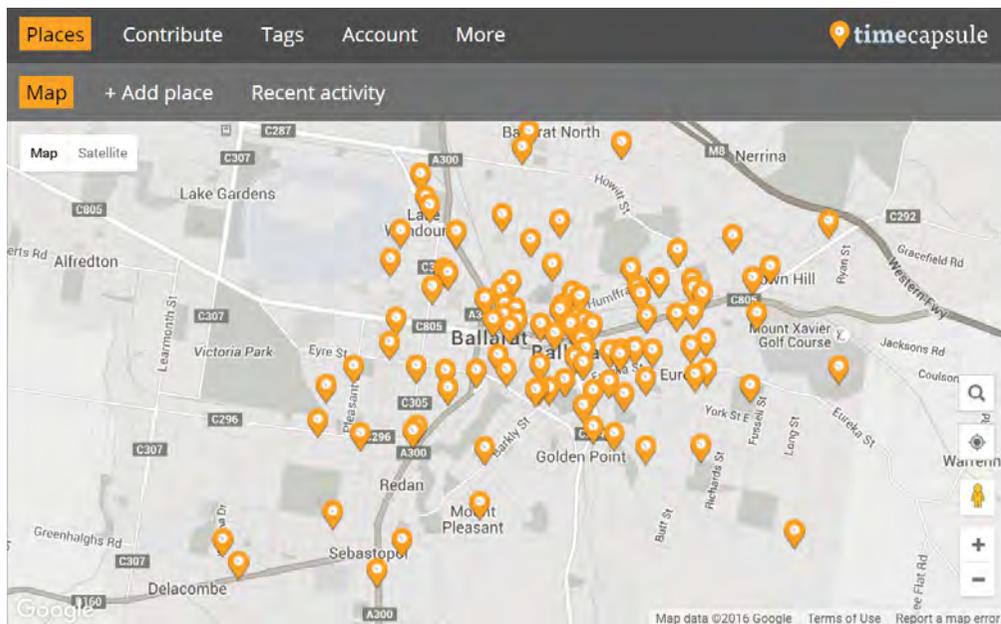
“The area has a large percentage of rental properties which has resulted in many properties deteriorating due to lack of maintenance especially gardens. Why can't owners of properties and tenants be enforced to do basic maintenance of properties to greatly improve the overall appearance of this very historic area?”

15. **QUESTION:** Do you feel connected in the Ballarat East community?

16. What do you think is needed to build and maintain community connections?



## 6.8 COMMUNITY ENGAGEMENT



Community members added photos and stories to the Time Capsule website [www.timecapsuleballarat.com](http://www.timecapsuleballarat.com).

Go to [timecapsuleballarat.com](http://timecapsuleballarat.com) to share your photos and stories



## 6.8 COMMUNITY ENGAGEMENT

### Previous Community Information

Previous information gathered in the Ballarat East area has also been considered. This included information on the Ballarat East Network website as well as the report “*All my Lifetime it was there... The Valuing of Ballarat East, A pilot project for the National Trust (Victoria), (1993)*”. It can be noted that the information in these older information sources is generally consistent with comments provided to Council through the Ballarat East Local Area Plan engagement process.

### December Workshop questions

The questions asked were:

1. What are the boundaries of Ballarat East?
2. What are the features of Ballarat East?
3. What is Ballarat East? (What makes up Ballarat East?)
4. What will the newspaper headlines be in 30 and 100 years for Ballarat East?

### Online survey questions

Three questions were asked:

1. The things I love about Ballarat East are...
2. The things I imagine for Ballarat East are...
3. The things to retain in Ballarat East are...

### March Workshop questions

A face to face workshop was held with community members. The workshop was for anyone who wished to participate and there were 32 attendees. The questions asked were:

1. What do you love about Ballarat East?
2. What are the important view lines?
3. What are the important values of the Landscape of Ballarat East?
4. What are the key success stories of Ballarat East?
5. What changes would need to happen so that Ballarat East is no longer Ballarat East?

## 6.8 COMMUNITY ENGAGEMENT

### March Workshop questions (continued)

6. What do you imagine for the future? If everything had been done right, what would the Courier headlines look like in the future?
7. Considering all this... what are the boundaries of Ballarat East?
8. What's missing in Ballarat East? What else does Ballarat East need?

### Social Media

Community members have also shared stories and photographs on social media, including Twitter, Instagram and Facebook, using #imagineballarateast.

### Deakin University research

Deakin University are working with Ballarat East community members by undertaking research that will add to the understanding of Ballarat East. This research aims to explore in more detail the three Imagine Ballarat East questions, i.e.:

1. The things I love about Ballarat East are...
2. The things I imagine for Ballarat East are...
3. The things to retain in Ballarat East are...

The first stage consists on walking around your local area for an hour, wearing audio-visual glasses, considering the above three questions. The glasses have a small camera on the front and record what you see, hear and say,

The second stage consists of the community member watching the recording with Deakin researchers, giving an opportunity for the participant to discuss where you went and why.

Participants will remain anonymous in any research publications and to Council.

Deakin University would still like more participants. To indicate you would like to participate in the study, please contact Georgia Meros at Deakin University via email [georgia.meros@deakin.edu.au](mailto:georgia.meros@deakin.edu.au).

17. **QUESTION:** Would you like to be involved in Deakin University research and record your Ballarat East by walking around your local area with audio-visual glasses? This will also help Council's understanding of Ballarat East.

### Consulting with Children

We would like to ask children what Ballarat East means to them and what they would like to see for the future of Ballarat East. This will help to ensure we are representing the whole population of Ballarat East in planning for the future.

18. **QUESTION:** Would you like your children to share what is important to them about Ballarat East?  
  
Contact Strategic Planning at the City of Ballarat on 5320 7420.

# 7. OPPORTUNITIES

Opportunities to address community concerns are presented in the below table.

Opportunities	Our Environment	Our Streetscapes and Views	Services we Need and Want	Heritage – Our Story	Moving Through the East	Connected Community
Investigate localised options for achieving the Ballarat-wide goal of 40% canopy coverage						
Investigate localised options for achieving the Ballarat-wide goal of supporting the management and rehabilitation of a network of living corridors						
Identify gaps in open space linkages						
Investigate possibility for the provision of more open space						
Identify actions to improve water quality						
Investigate planning scheme solutions to protect the natural undulating topography						
Identify gaps in heritage protection						
Investigate possibilities for community led heritage promotion						
Investigate capacity for provision of further facilities in Ballarat East						
Determine if further land is required for provision of commercial services						

# 7. OPPORTUNITIES

Opportunities	Our Environment	Our Streetscapes and Views	Services we Need and Want	Heritage – Our Story	Moving Through the East	Connected Community
Identify gaps in provision of community services						
Investigate the need for traffic calming on residential streets						
Identify opportunities for improved transport services and infrastructure						
Investigate the possibility of new facilities incorporating the identity of the area in the design						
Investigate potential to address waterways in design						
Investigate planning scheme outcomes to encourage new developments to be sympathetic to the uniqueness of the area						
Investigate appropriate locations that could accommodate future growth						
Investigate strategies to achieve ongoing affordable, social and community housing						
Investigate options to ensure varied household structures are catered for						



## 8. NEXT STEPS

<b>16 May 2016</b>	<b>Discussion paper released for public comment</b>
<b>May - June 2016</b>	<b>Submissions reviewed and considered for the Draft Ballarat East Local Area Plan</b>
<b>Mid 2016</b>	<b>Draft Ballarat East Local Area Plan released for public comment</b> <b>Drop-in session where community members can talk to Council officers</b>
<b>Mid 2016</b>	<b>Submissions reviewed and considered for the Final Ballarat East Local Area Plan</b>
<b>Late 2016</b>	<b>Final Ballarat East Local Area Plan presented to Councillors to adopt</b>
<b>Late 2016 to Early 2017</b>	<b>Planning Scheme Amendment to implement relevant actions presented in the Ballarat East Local Area Plan</b>



# RESOURCES

Atlas id, 2016. Social Atlas, available at [www.atlas.id.com.au/ballarat](http://www.atlas.id.com.au/ballarat)

Australian Bureau of Statistics, 2011. Census of Population and Housing.

Borg, M, 2016, Ballarat East; A character appraisal & landscape assessment). Arts and Culture Victoria.

City of Ballarat, 2015. Today Tomorrow Together, The Ballarat Strategy: Our Vision for 2040. A Greener More Vibrant and Connected Ballarat.

City of Ballarat & Department of Sustainability and Environment (DSE), 2008. Ballarat Open Space Strategy

Context, 2013. Mapping Ballarat's Historic Urban Landscape, Stage 1 Prepared for the City of Ballarat.

Forecast id, 2016. Population forecasts, available at [www.forecast.id.com.au/ballarat](http://www.forecast.id.com.au/ballarat).

Johnson, V (2010) Heritage Gaps Review: City of Ballarat



CITY OF

**BALLARAT**



[www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)

# IMAGINE BALLARAT EAST: Discussion Paper

## TELL US WHAT YOU THINK...

1. Does the Community Vision represent your Ballarat East? Would you change anything so that it represents what you want for the future of Ballarat East?

2. Do you want to see anything else on the Community Map?

3. Is it more accurate to say that the Ballarat East community is concerned about the reduction in private open space (front and back yards), rather than Public open space (parks and reserves)?

4. Where do habitats and trails need to be linked?

5. Is there Public Open Space within 10 minutes' walk of where you live? If not, can you tell us where this is?

6. Do you know where these places can be found? (from page 21)

7. Do you have any ideas about how stories of Ballarat East could be told?

# IMAGINE BALLARAT EAST: Discussion Paper

## TELL US WHAT YOU THINK...

8. Are there any sites not identified here that you would like to see heritage protection applied to?

9. Are there any sites of heritage significance that you would like to see acknowledged, e.g. where a building that has burned down?

10. Are there places that footpaths are need more than others, such as near schools and aged care facilities?

11. Do you think Ballarat East has a heart? Where is it? If not, do you think Ballarat East needs a heart and where should it be?

12. What would be needed for you to walk or cycle more in Ballarat East?

13. What is it about private gardens you love in Ballarat East? Is it mature canopy trees, or smaller scale gardens?

14. Can you describe a 'good design' for new buildings, including units or provide a good example?

# IMAGINE BALLARAT EAST: Discussion Paper

## TELL US WHAT YOU THINK...

15. Do you feel connected in the Ballarat East community?

16. What do you think is needed to build and maintain community connections?

17. Would you like to be involved in Deakin University research and record your Ballarat East by walking around your local area with audio-visual glasses? This will also help Council's understanding of Ballarat East.

18. Would you like your children to share what is important to them about Ballarat East? Include your contact details and we'll be in touch about how your children can have their say.

19. Additional feedback...

20. Would you like to be involved in the next steps to help us find solutions for planning the future of Ballarat East? Please include your contact details.

**Email to:** [strategicplanning@ballarat.vic.gov.au](mailto:strategicplanning@ballarat.vic.gov.au)

**Post:** Strategic Planning, PO Box 655, Ballarat VIC 3353

For further information: contact Melissa McCallum, Strategic Planner, on 5320 5119 or [melissamccallum@ballarat.vic.gov.au](mailto:melissamccallum@ballarat.vic.gov.au).