

STATION ALERT!

Labor pushes ahead with station land sale – despite major public opposition



Above: The Andrews Labor Government Masterplan that sells off half the railway precinct to a private developer for an apartment block with private parking and the historic Goods Shed becoming a retail area.

Right and above right: Opposition to Labor’s plan grows as more residents realise what’s at stake.



LABOR seems determined to sell half the land at the Ballarat Rail Station precinct to a private developer for non-transport use. Shrugging off overwhelming community opposition to the deal and a concerted campaign from **Save Our Station Ballarat**, the Andrews government refuses to waiver from the sale, which includes a massive sweetener of \$21 million to the developer.

Labor appears to think this will go unnoticed by voters in the lead-up to the November state election. It will be relying on a funding announcement late in the campaign of an extra \$20 million, or thereabouts, to confuse voters into thinking they have dealt with the issues.

This announcement is planned to eclipse the sale, which is to proceed as

planned – and which is against the public interest.

The \$20 million will be for a bridge, ramps and lifts between train platforms, in order to comply with disability legislation, as well as traffic lights and other alterations to the Nolan Street site. Both elements should have been included in the project from the outset. Neither will be the best solution because they are after-thoughts. They fall short on both access and heritage. They were not in the so-called “masterplan” for the precinct.

Regional Development Minister Jaala Pulford is immune from any voter backlash due to her high place on Labor’s ticket for the upper house seat of Western Victoria. As Sharon Knight and Geoff Howard are both retiring, they have

nothing to lose. The brunt of Labor’s refusal to listen is being borne by ALP hopefuls, Juliana Addison and Michaela Settle, neither of whom is in a strong position to advocate within the ALP machine.

Labor ignores its own candidates and treats the public as though they are stupid. SOS Ballarat knows the public will not be duped over this fiasco. **Labor is selling our station short, and it is selling Ballarat’s heritage and transport future short, too!**

MAKE OUR HISTORIC RAILWAY STATION PRECINCT JUST THAT – A RAIL PRECINCT FOR COMMUTERS!

Labor is Selling Our Station short!

There is no doubt that Labor is spending big in Ballarat, but not necessarily wisely or in the best interests of our community; it is political “pork barrelling”.

Remember, there is a state election on 24 November!

We are all in furious agreement that our central station precinct has become an eyesore through neglect!

The state government, in its ill-conceived proposal, has disregarded the essential transport needs for the future and proposed a land giveaway to a developer for a five-level self-contained Quest apartments complex, not a 4.5-star hotel as promised. It will be a “block of flats”!

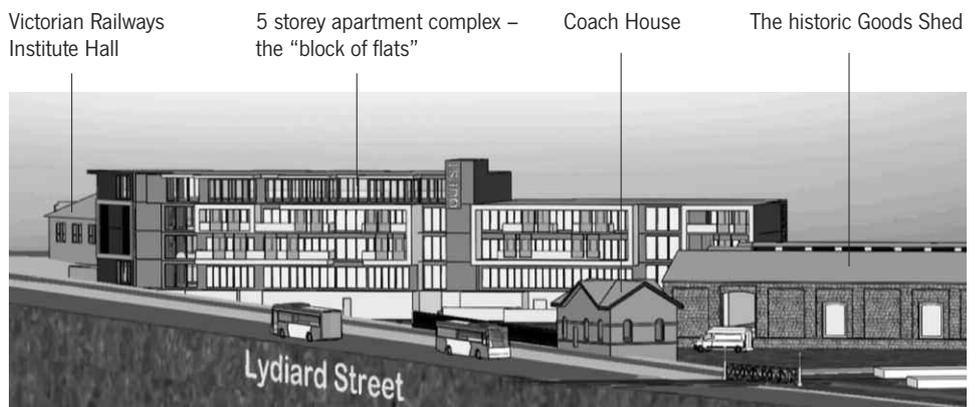
Yes, the historic Goods Shed must be restored. The Andrews government, again as part of this gift, has funded the developer to restore the Goods Shed to create a meeting space with retail outlets. The convention space will be no larger than the existing spaces already available in Ballarat. And as to retail, has anyone noticed the number of empty shops in the CBD?

SOS proposes that the “block of flats” be built at another site so that the space is retained for onsite road-level public car parking (an extra 600+ spaces are needed at the station), and that the Goods Shed be re-adapted to become the undercover bus interchange.

Breaking News

The Liberal National Party Coalition Shadow Public Transport Minister, David Davis, during his visit to Ballarat on 2 October, confirmed, “If elected, a Liberal National government will seek to renegotiate the contract for the station redevelopment.” “As it currently stands, there is no coherent plan for the site,” said Joshua Morris, MLC for Western Victoria. “We will work with the community to help fix this mess that Labor has created.”

The Greens have long supported the renegotiation of the contract and oppose the sale of publicly owned station land for non-transport uses.



Under the Andrews Labor Government Plan, the northern section of the railway precinct will be sold to a private developer to build a ‘block of flats’ whose height and appearance will overwhelm nearby heritage buildings.

More lies from the Andrews government – and our so-called local minister!

Jaala Pulford, Minister for Regional Development in the Andrews government, has stated (Ballarat Times, 11 October) that **SOS** is telling lies about the rail station precinct project, such as car parking and disability access. **NOT TRUE, MINISTER!**

Since when are facts lies?

As to car parking, previously there were 460 public spaces at ground level. When the three-tier carpark is complete, there will only be 407 parking spaces. We need in excess of 1,000. **FACT**

And as to disability access, **SOS** has

been demanding that the Andrews government address disability access at the station precinct, not just throughout the car park, but, importantly, for both the north and south platforms. **FACT**

Let us remind everyone that the current state government has proposed nothing. That is why **Grampians Disability Advocacy** has taken the government to **VCAT** to force its neglect to be rectified. **FACT**

Our Ballarat central station is the only station on this rail corridor not to be made DDA compliant. Why? **FACT**

Labor's bluff

SOS is predicting Labor will announce an extra \$20m for the station redevelopment in the last weeks of the election campaign. **They will want you to believe this addresses the disability access issues and previously unfunded traffic controls.**

DON'T BE FOOLED BY THIS! IT DOESN'T GO CLOSE.

The legal action commenced by Grampians disAbility Advocacy and the Disability Discrimination Legal Service is much broader than just providing a link between the two platforms in the Train Hall. It includes making the whole station more accessible – toilets and change facilities, tactiles, signage, self-opening doors, and more. Solving these issues will cost a lot more than \$20m.

SOS believes Labor plans for the link between the platforms to be overhead. It will involve lifts, ramps, stairs, bridge and



weather protection (as it is almost certain to go outside the eastern end of the Train Hall). This fails to respect the heritage buildings it will be built against. The **SOS** alternative solution of going underground to link platforms would be largely invisible and leave our heritage buildings intact and uncompromised.

That is a fail on both access and heritage grounds. And it is also a fail because the funding is insufficient.

Of course it is entirely possible that as a result of **SOS** revealing Labor's bluff, they will choose to NOT announce the \$20m, because they can no longer expect anyone to believe that it isn't a cynical attempt to fool the electors.

Instead, they might choose to just tough out any electoral damage, and hope they retain the seats of Wendouree and Buninyong on the strength of their other sweeteners to electors.

But that still doesn't solve their problem of funding for traffic lights and re-engineering of Nolan St so it can take all the bus and additional car traffic. This is NOT included in the works contracted at present. And then there's the cost over-runs on the project to date to cover.

WE WILL PAY DEARLY FOR DAN'S POOR PLAN!

Labor's 'plan'

On 3 September this year, Minister Pulford said of Labor's proposal: "We had to do something." As far as we are all concerned, Ms Pulford, **"something" is not a plan or a strategy.**



Who will you vote for?

We have less than one month to get Daniel Andrews and his ministers and departments to change the plan for our historic Ballarat central station precinct for the better!

Jaala Pulford, Sharon Knight and Geoff Howard have facilitated this fiasco. If Ms Pulford and Labor's new candidates for Buninyong and Wendouree would now engage and listen, all could be sorted out with a strategic plan for our historic Ballarat central rail station and precinct as a 21st-century all-abilities accessible transport hub.

At the November state election, carefully consider whether a party that does not listen to the people deserves the privilege of governing for the people.

BE A VOICE FOR BALLARAT'S FUTURE!

STOP PRESS!

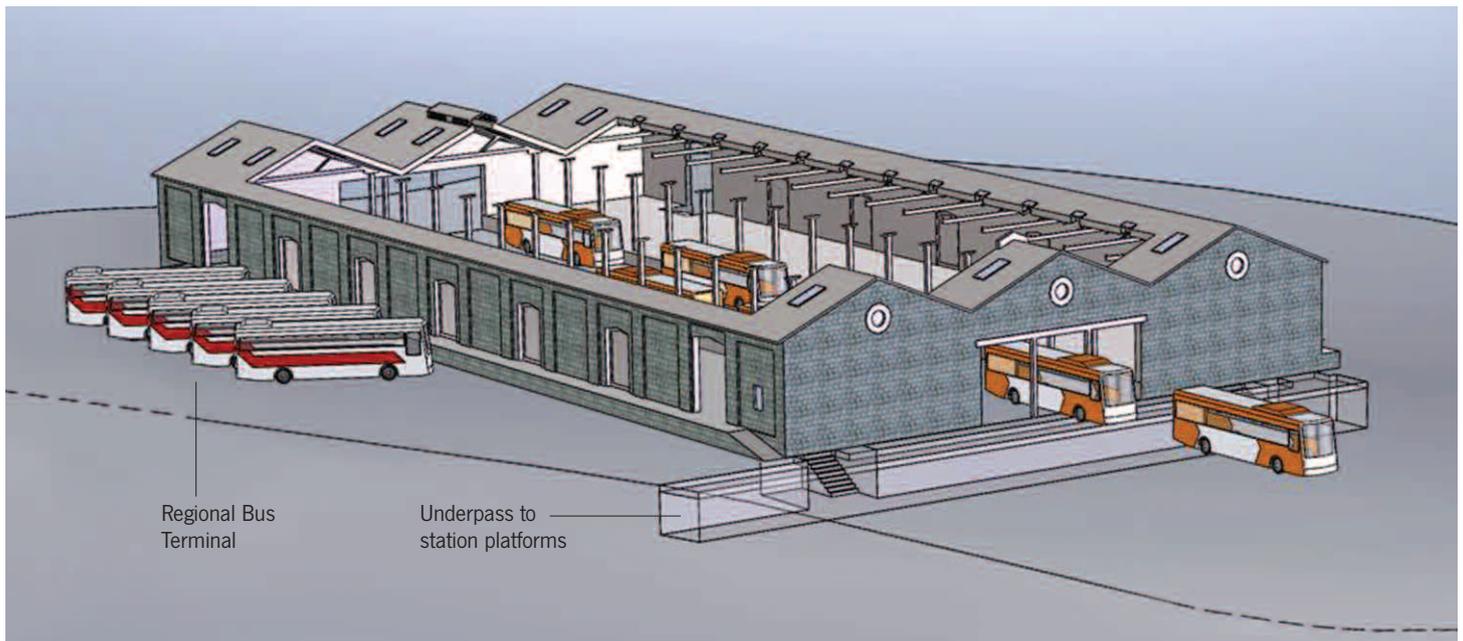
Premier announces extra rail station car parks – but NOT for Ballarat!

The Andrews government is proposing to make it easier for commuters to find a car park, building over 11,000 new spaces at stations across the state. **But why not at Ballarat Station?**

Daniel Andrews said: "We know how frustrating it is to get to the train station but not be able to find a car park." **Yes, so do we in Ballarat!**

The extra spaces being created are expected to relieve pressure along the lines, unclogging neighbouring streets. **Why not in Ballarat, Mr Andrews?**

The **SAVE OUR STATION** Plan



SOS HAS A SOLID PLAN FOR OUR HISTORIC CENTRAL DESTINATION RAILWAY STATION AND PRECINCT:

- A 21st-century all-abilities accessible transport hub that has adequate parking for the long-term future
- The station precinct redevelopment contract with the developer to be renegotiated, not ripped up
- The sale of land and the historic Goods Shed must not proceed
- The proposed apartments (“block of flats”) must be built on another site entirely
- The developer needs to complete the already-started multi-level car park and to create another 600+ car park spaces at ground level
- The developer is the only one in a position to expedite the urgent works necessary to make the Goods Shed structurally sound, environmentally safe and watertight
- The station facilities must be re-stored and upgraded
- The north and south station platforms must be linked via an under-rail line pathway with lifts
- A new masterplan must be developed for the precinct that has transport as its primary consideration, and details the station’s role as Ballarat’s key public transport hub for the next 100 years.

MAKE THE CHANGES AND ADOPT THE SOS PLAN, DAN – YOUR TIME IS RUNNING OUT!

What will a **21st-century transport hub** achieve?

- Create ease of access to Ballarat’s central destination railway station for commuters and visitors
- Limit non-resident all-day parking in residential streets
- Remove all buses off Lydiard and Ararat streets
- Co-locate all transport into one off-road area
- Make the hub accessible to all users
- Provide comfort and security for patrons, especially shelter from inclement weather.

Who is SOS?

Save Our Station Ballarat Inc is a non-partisan, pro-development, not-for-profit community group formed for the express purpose of establishing a 21st-century transport hub with all-abilities access and adequate car parking for future commuter needs that will celebrate Ballarat’s unique rail heritage at our historic central Ballarat railway station.