



# CBD REVITALISATION STAGE ONE

# COX STREET

## PROJECT BULLETIN

ISSUE 1 - SEPT 2021

## PROJECT OVERVIEW

The Hamilton Structure Plan identified the importance of Cox Street and the opportunities for it to present as a proud town entrance, while at the same time demonstrating opportunities for a vibrant retail precinct with large format stores within the CBD area.

The **CBD Revitalisation Project Stage One - Cox Street** aims to create an attractive entrance to Hamilton for residents, visitors and investors, focusing on a landscaped boulevard for improved pedestrian/bicycle access and facilitating economic development consistent with Council's CBD Masterplan, Structure and retail strategies.

The CBD Revitalisation Project Stage One - Cox Street, is scheduled to commence in **September 2021**.

The project, which is jointly funded by Council and the Victorian Government's Regional Infrastructure Fund, Productive and Liveable Cities and Centres program, has an overall budget of \$4.6 million.

## WHAT WILL THE PROJECT ACHIEVE?

- Create a landmark entry into the CBD area
- Create a strong, active urban edge to Cox Street
- Promote opportunities for large format retail development along Cox Street, and infill development in blocks immediately behind Cox Street
- Improve active frontages and retail potential along French Street and Station Street; and
- Promote mixed-use development along the eastern side of Cox Street, beyond the landscape boulevard and have active frontages that take advantage of proposed landscape interface.





# HEAVY VEHICLE DETOUR

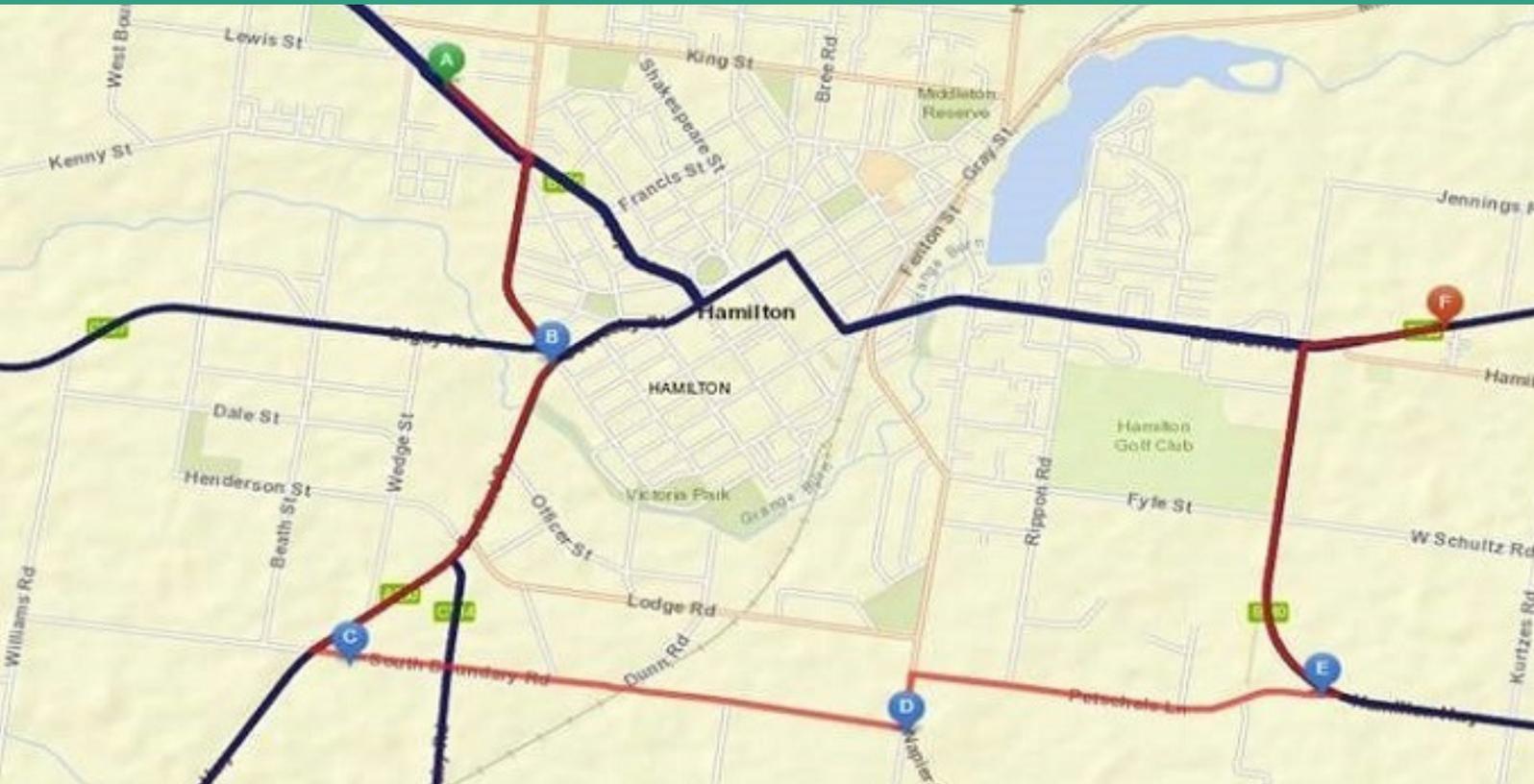
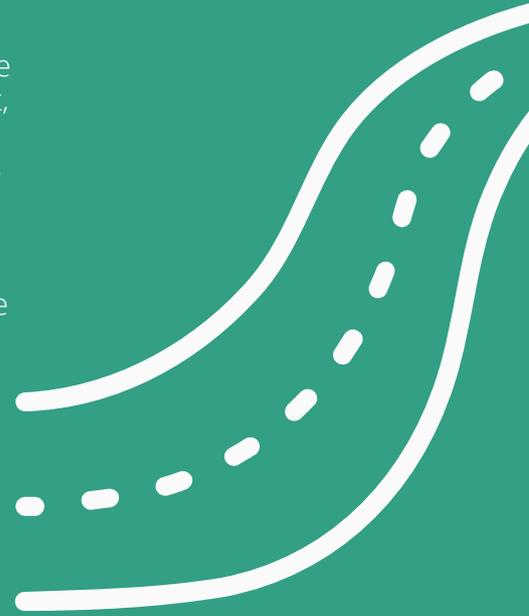
**As part of the Cox Street Redevelopment Project, a heavy vehicle detour will be implemented, to ensure safe passage of heavy vehicles around Hamilton.**

During construction, Cox Street will be under traffic management and the east lane may be narrowed or temporarily closed as required. As a result, Council will temporarily detour heavy vehicles from Cox Street for the duration of the works. This will ensure the safe passage of heavy vehicles around the Hamilton CBD and provide safety for those working on the project, pedestrians and motorists.

The heavy vehicle detour is an existing designated/gazetted heavy vehicle route by the Department of Transport (DoT) and is anticipated to commence in December 2021.

Heavy vehicles will be diverted **via Coleraine Road; Mt Baimbridge Road; Henty Highway; South Boundary Road; Mt Napier Road, Petschels Lane; and Hamilton Highway.**

For more information on the detour, visit Council's website at [www.sthgrampians.vic.gov.au](http://www.sthgrampians.vic.gov.au)



**NEED MORE  
INFORMATION?**

If you would like more information on the Cox Street redevelopment project or the heavy vehicle detour, contact Council on:

**Email:** [projects@sthgrampians.vic.gov.au](mailto:projects@sthgrampians.vic.gov.au)

**Phone:** 5573 0444

**Web:** [www.sthgrampians.vic.gov.au/projects](http://www.sthgrampians.vic.gov.au/projects)

**Facebook:** Southern Grampians Shire Council

## FREQUENTLY ASKED QUESTIONS:



### Why is Council spending money on Cox Street?

The Hamilton Structure Plan, adopted in 2011, identified the Cox Street precinct as one of six key precincts within Hamilton. The intersection of Ballarat Road with French Street and Cox Street is a landmark location as the first entry point into the city from the east. The area doesn't currently present well and there is a significant opportunity for key buildings or streetscape elements to be developed at this intersection to create a proud entry into the city.

There are also no street trees along the western side of Cox Street, and it was decided there is considerable opportunity to improve this key entry avenue through tree planting and creating other key green spaces for the CBD.

### Why are Council only redeveloping one side of Cox Street?

When Council first advertised the tender for the Cox Street Project in June 2019, we received five submissions, ranging from \$8.8M to \$14M - all considerably higher than the amount budgeted.

In October 2019, Council resolved to seek further financial assistance to complete the entire project, but were unsuccessful in obtaining further funding.

In February 2021, Council considered a range of options for the project and discussed which of them would allow us to meet the maximum number of project objectives with the funds available.

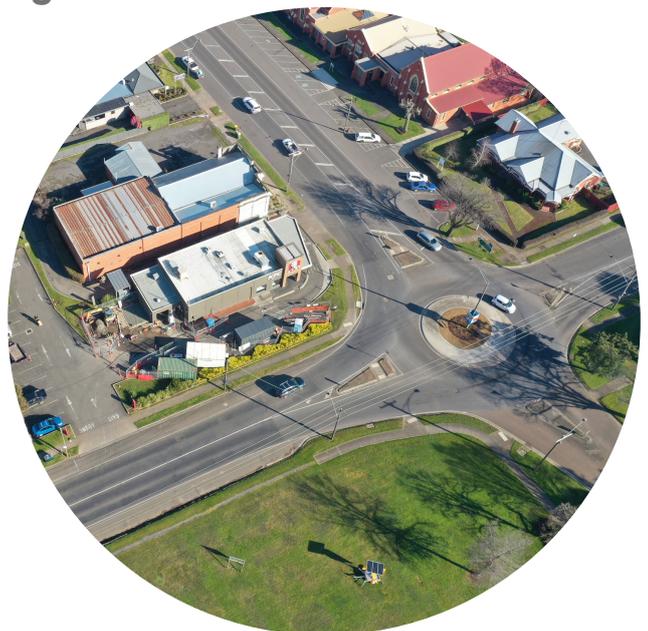
It was decided to complete project scope only on the east-side of Cox St, allowing us to open up the area for retail space, activate economic development and still create a landmark entrance into the Hamilton CBD.

### Isn't Cox Street a VicRoads Road? Why are we fixing their asset?

Yes, Cox Street is managed by VicRoads. While we advocated strongly to VicRoads for funding for these works, they had other projects which took priority and could not commit to funding it.

This redevelopment project was identified as a Council priority since 2011 and as such, Council elected to proceed with the project with the funds allocated from our Budget and from the Victorian Government's Regional Infrastructure Fund, Productive and Liveable Cities and Centres program.

Council continues to work closely with Department of Transport and VicRoads on this redevelopment project and will continue to advocate for funding to complete the project in full.



**Do you have a question? Email the team at [projects@sthgrampians.vic.gov.au](mailto:projects@sthgrampians.vic.gov.au) and we'll answer it in the next bulletin.**