

WESTERN GEELONG GROWTH AREA

May 2017



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MAP OF WGGA

Context

The Western Geelong Growth Area (WGGA) is one of two Further Investigation Areas identified in the G21 Regional Growth Plan to accommodate longer term growth of the Geelong region.

The overarching G21 vision for these investigation areas is to deliver a:

“liveable, vibrant and cohesive community”

Combined, the scale and long-term nature of the Northern and Western Geelong Growth Areas present significant opportunities to deliver a unique sustainable urban community.

Where is the Study Area?

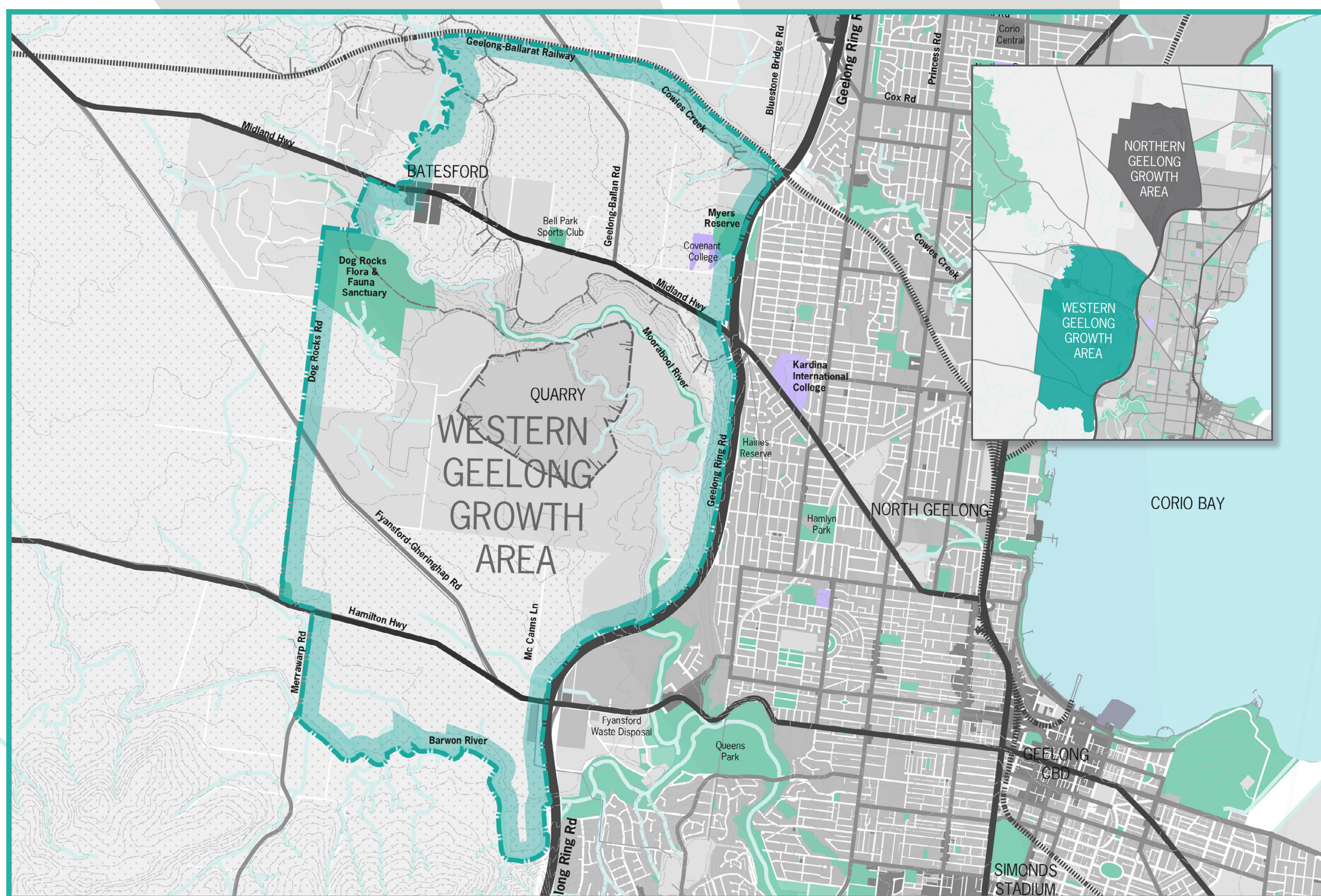
The WGGA extends through parts of Batesford and Fyansford and is bounded by the Ballarat-Geelong railway line to the north, the Barwon River to the south, Geelong Ring Road to the east and Dog Rocks Road/Friend in Hand Road to the west.

Existing land uses within the WGGA include the Batesford Quarry, Batesford Township, the Dog Rock Flora and Fauna Reserve, Myers Reserve and areas of rural living.

What is being prepared?

The project will deliver a Framework Plan and an Integrated Infrastructure Delivery Plan.

The project aims to establish a framework for the delivery of sustainable liveable communities.



What is a Framework Plan?

A Framework Plan is a long-term strategic plan that sets the overall land use and development vision for each Growth Area.

A Framework Plan is prepared having regard to a range of issues including:

- > Existing site conditions
- > Stakeholder aspirations for the growth area
- > Principles and guidance established in State and Local policies and strategies
- > Outcomes of technical reports

A Framework Plan then provides the basis for more detailed land use planning in the future, via preparation of Precinct Structure Plans.

Key Factors to Consider

- > Future use of the quarry and the role it may play in creating a distinctive sense of place in a future development context.
- > Opportunities to enhance Moorabool River.
- > Strategic approach to the future role of Batesford Township as surrounding land uses change
- > The Study Areas nominated do not represent the ultimate development extent of the Growth Area. The extent of development within each Study Area will be determined through the Framework Planning process and informed by the constraints and technical analysis.

Western Geelong Growth Area Key Facts

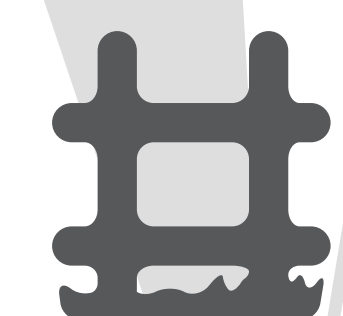
Study Area:

3,240 ha



Developable Area:

1,793 ha*



Future Population:

50,400-61,600*

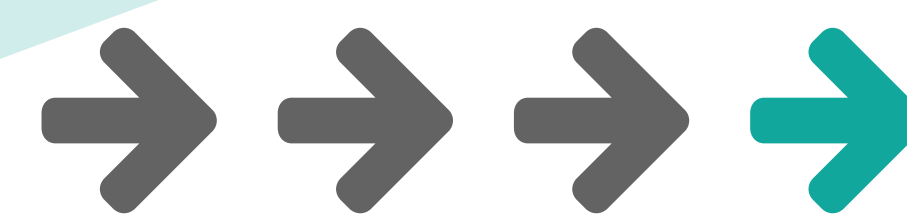


Future Dwelling Yield:

18,000-22,000*



*Estimates only. To be refined through planning processes.



PROJECT TIMELINE

PHASE 1 TECHNICAL STUDIES	PHASE 2 FRAMEWORK PLANNING	PHASE 3 FINAL IIDP & FRAMEWORK PLANS
MID 2017	MID 2017/ LATE 2017	LATE 2017/ EARLY 2018
Technical studies to inform IIDP and framework planning Community Open House sessions.	Vision & principles workshops Framework planning design workshops	Consultation on draft framework plans Final IIDP Final Framework Plans.

MORE INFORMATION

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