

NORTHERN GEELONG GROWTH AREA

CONTEXT

The Northern Geelong Growth Area 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 of the Northern and Western Geelong Growth Areas present significant opportunities to deliver a unique sustainable urban community.

WHERE IS THE GROWTH AREA?

The Northern Geelong Growth Area extends through Lovely Banks and is bounded by Staceys Road to the north, the Anakie Road and Geelong Ring Road to the south, Bacchus Marsh Road to the east and rural property boundaries to the west. Land uses within the growth area include the Lovely Banks rural living area, the Geelong Baptist College, a service station and farming land.

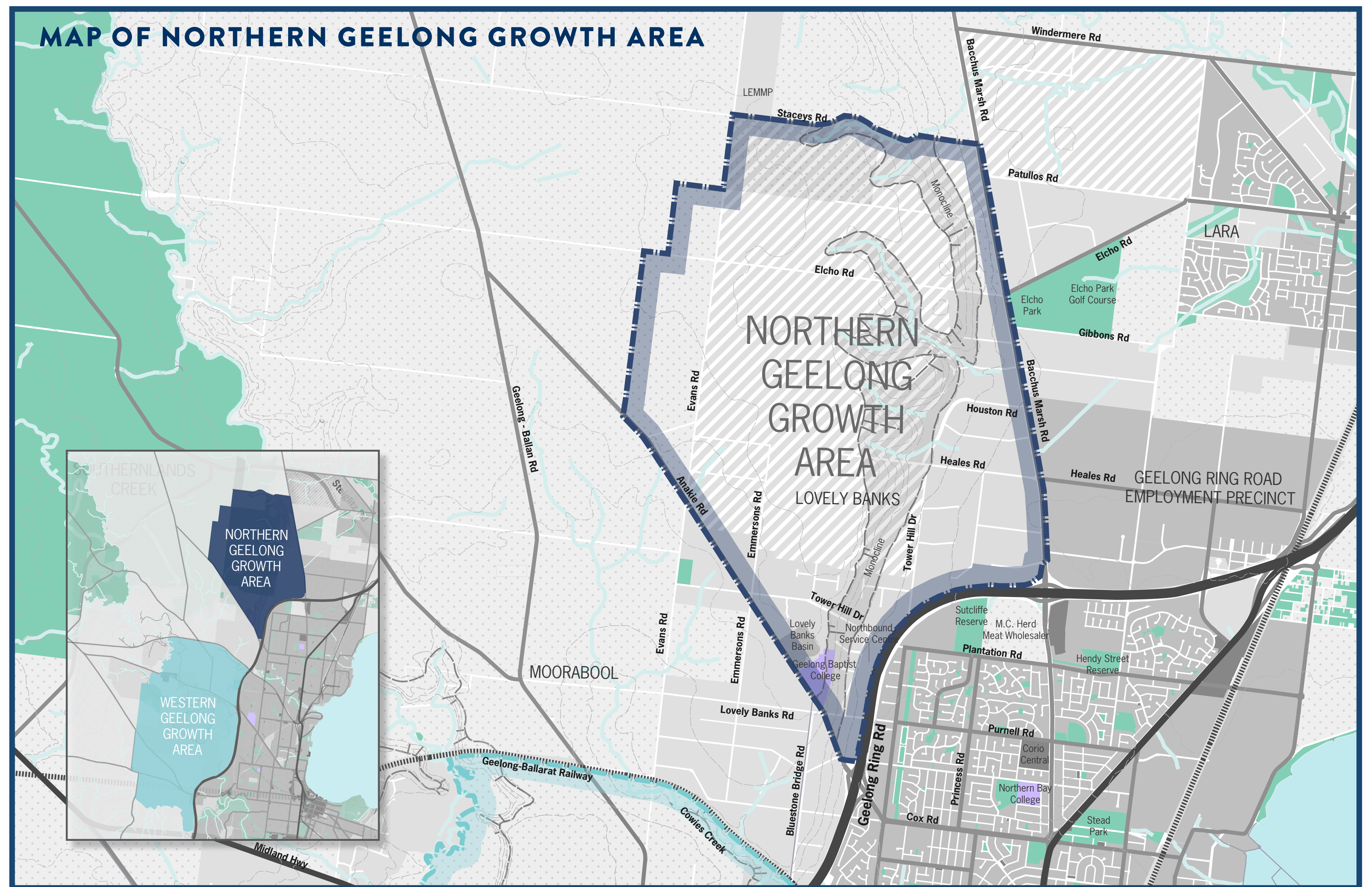
Several key infrastructure facilities and industry buffers are located within the growth area, including the Barwon Water water tanks, South West transmission gas pipeline, electricity powerlines, the Lara Energetic Materials Manufacturing Plant buffer, the MC Herd buffer and the GREP industry buffer.

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.

PROJECT TIMELINE

PHASE 1 TECHNICAL STUDIES	PHASE 2 FRAMEWORK PLANNING	PHASE 3 FINAL FRAMEWORK PLANS
2016 - 2017	LATE 2017	2018
<ul style="list-style-type: none"> Technical studies to inform the framework planning process. 	<ul style="list-style-type: none"> Establishing a draft framework plan based on technical studies and design workshops. 	<ul style="list-style-type: none"> Consultation on draft framework plans and finalising the framework plans.



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
- Recommendations of technical studies

A framework plan then provides the basis for more detailed land use planning in the future, via preparation of precinct structure plans (PSPs).

KEY FACTORS TO CONSIDER

- Integration of rural living area in future urban community
- Impacts of the various industrial buffers and infrastructure facilities
- The study areas nominated do not necessarily represent the ultimate development extent of the growth area. The extent of development within each growth area will be determined through the framework planning process.

KEY STATISTICS

Study Area

2,127 ha



Developable Area

1,618 ha*



Future Population

44,800-50,400*



Future Dwelling Yield

16,000-18,000*



Employment Area

70 - 130ha



*Estimates only. To be refined through planning processes.

MORE INFORMATION

WEBSITE

www.geelongaustralia.com.au

CITY OF GREATER GEELONG

PO Box 104, Geelong VIC 3220

P: 03 5272 5272

E: contactus@geelongcity.vic.gov.au

NORTHERN AND WESTERN GEELONG GROWTH AREAS

Nat Anson, Project Manager, Planning Strategy and Urban Growth, City of Greater Geelong

E: geelonggrowthareas@geelongcity.vic.gov.au

P: 03 5272 4589

CUSTOMER SERVICE CENTRE

100 Brougham Street, Geelong VIC 3220 (8am – 5pm)