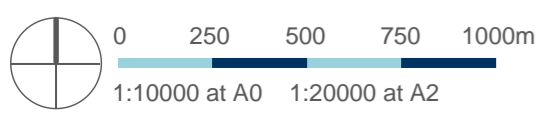


**DRAWING KEY**

- BOUNDARIES**
- Study Area Boundary
- NATURAL FEATURES**
- Steep Slope
- Major Watercourse
- Minor Watercourse
- Vegetation Clusters
- INFRASTRUCTURE**
- Gas Pipeline
- Overhead Transmission Line
- MOVEMENT NETWORK**
- Freeway / Highway
- Major / Arterial Road
- Local Road
- Railway
- LAND USES**
- General Residential
- Low Density Residential
- Rural Living
- Urban Growth Zone
- Township
- Activity Centre
- Education
- Conservation Open Space
- Recreation/Passive Open Space
- Industrial Land
- Special Use (refer to label)
- Farming Land
- Viewlines
- Indicative 1% AEP Existing Flood Extent (above 100mm depth)\*

\*Not shown beyond study area

**WORKING DRAFT  
FOR CONSULTATION  
SUBJECT TO CHANGE**



**NORTHERN GEELONG GROWTH AREA  
EXISTING CONDITIONS**

27 October 2017  
CITY OF GREATER  
**GEELONG**

**NORTHERN  
& WESTERN  
GEELONG**  
GROWTH AREAS

# EXISTING CONDITIONS

## NORTHERN GEELONG GROWTH AREA

### Flooding and Drainage

- Existing waterway corridors follow the natural gradients of the land with contour lines indicating the relative elevation of the land.
- Plan provides an indication of the existing 1% annual exceedance probability (AEP) flood extent, commonly referred to as a "1 in 100 year flood".
- Under existing conditions, development of land within the 1% AEP flood extent is constrained or encumbered.
- The term 1% AEP ('1 in 100 year flood') refers to a rare event: there is a predicted 1% chance of that event happening in any given year. The flood extent shows which areas are predicted by flood modellers to be affected by the 1% AEP flood or any other area determined by the relevant authorities. This includes land in a floodway, flood storage or flood fringe area and land in urban areas due to overland flows.
- The same flood extent model that is used to illustrate inundation for existing catchment conditions will be modified to predict flood extents as part of future urban development.
- Corangamite Catchment Management Authority (CCMA) is the floodplain management authority and City of Greater Geelong is the drainage authority.
- The Lovely Banks monocline (steep slope) is the most significant landscape feature in the growth area, separating a high, gently sloping area to the northwest and a low, relatively flat area to the south and east.
- Six independent drainage catchments influence the growth area: Cowies Creek, Sunderland Creek, St Georges Drain, Wharf Road Drain, Elcho Drain and Hovells Creek.
- Existing stormwater runoff is mainly through overland flow paths and open waterways.
- Several downstream areas adjacent to the growth area have existing drainage constraints.
- Existing conditions that will influence the drainage strategy include the monocline, high pressure gas pipeline and areas of shallow shallow rock.

### Social Infrastructure

- Limited social infrastructure in the study areas given their rural land uses and small population.
- Land will be set aside for uses such as schools, libraries, early years facilities, sports reserves and open space.
- Forecasting the population characteristics of future residents of the growth areas assists in determining future needs.
- Co locating social infrastructure in accessible locations with access to public transport is the preferred approach.
- Infrastructure Contribution Plans will be developed in the future to partly fund community infrastructure.
- A technical reference group has been created to provide advice on the future social infrastructure provision in the growth area and includes Ambulance Victoria, Barwon Health, Catholic Education Office, CFA, Deakin University, the Department of Education and Training, the Department of Health and Human Services, the Department of Justice, Geelong Regional Library, The Gordon, Victoria Police and internal department of the City including Community, Family Services, Sport and Recreation, Arts and Culture, Aged and Disability, Leisure Services and Social Planning and Investment.
- Existing social infrastructure in the growth area includes Geelong Baptist College and Lovely Banks Fire Station.