

DRAWING KEY

BOUNDARIES

- Study Area Boundary

NATURAL FEATURES

- Steep Slope
- Major Watercourse
- Minor Watercourse
- Vegetation Clusters

INFRASTRUCTURE

- Gas Pipeline
- Overhead Transmission Line

MOVEMENT NETWORK

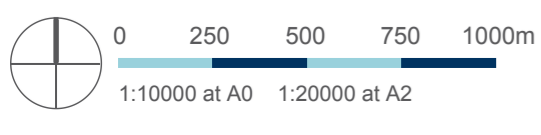
- Freeway / Highway
- Major / Arterial Road
- Local Road
- Railway

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
- Land Subject to Inundation Overlay (LSIO)
- Current Conservation Reserve
- Viewlines

**WORKING DRAFT
FOR CONSULTATION
SUBJECT TO CHANGE**

**WESTERN GEELONG GROWTH AREA
EXISTING CONDITIONS**



27 October 2017
CITY OF GREATER
GEELONG

**NORTHERN
& WESTERN
GEELONG
GROWTH AREAS**

EXISTING CONDITIONS

WESTERN 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.
- Major waterways and floodplains of the Barwon River, Moorabool River and Cowies Creek and numerous small tributary catchments are significant landscape features of the growth area.
- Three independent drainage catchments influence the growth area: Cowies Creek, Moorabool River and Barwon River.
- Moorabool River has been diverted from its original course as part of the quarry works.
- Small catchments flow directly to the existing Batesford quarry pit, although the quarry is currently dewatered with groundwater discharged to the Moorabool River.
- Land in proximity to the Hamilton Highway is a flatter catchment featuring some drainage constraints.
- Existing conditions that will influence the drainage strategy include steep topography (surface slopes) and the interaction with existing drainage in proximity to the Batesford township.
- When the quarry operation stops, it is expected that the pit will gradually fill with groundwater and transition to a lake. Significant further investigation will be required to identify potential opportunities for development in proximity to the quarry as part of subsequent precinct structure planning processes.

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 Covenant College, Rollins Primary School and Myers Reserve.