

THE CITY OF GREATER GEELONG

# NORTHERN GEELONG GROWTH AREA

FRAMEWORK PLAN SUMMARY  
MARCH 2019

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## ACKNOWLEDGEMENT OF COUNTRY

Greater Geelong is located on the traditional lands of the Wadawurrung people. The land was created by the great ancestor spirit, Bunjil, the Wedge-tailed eagle. Wadawurrung territory extends from the Great Dividing Range in the north to the coast around Port Phillip Bay.

The City acknowledges the Wadawurrung people as the Traditional Owners of this land who to this day practice their culture and uphold the dignity of their ancestors.

# THE NORTHERN AND WESTERN GEELONG GROWTH AREAS FRAMEWORK PLAN

IS AN ESSENTIAL PART OF THE CITY OF GREATER GEELONG'S PLAN TO ADDRESS THE LONG-TERM GROWTH OF OUR CITY.

**Geelong is Victoria's second city. We are now experiencing significant economic and population growth that will intensify as the region's vibrant community and coastal setting attracts new residents and investment.**

The City is well-placed to manage future growth in a progressive and sustainable manner. Our community is committed to creating a clever and creative future for Greater Geelong.

The Northern and Western Geelong Growth Areas Framework Plan is the largest greenfield planning project in regional Victoria with the capacity to accommodate 110,000 new Geelong residents.

The framework plan will guide urban growth that supports the community's shared vision and meets the aspirations of the City and our G21 regional partners by establishing new neighbourhoods in Geelong that:

- Represent the **CLEVER AND CREATIVE** future of our city
- Protect and enhance the natural **ENVIRONMENT**
- Establish a vibrant and walkable **NEIGHBOURHOOD**
- Encourage job creation and growth of our local **ECONOMY**
- Enable access and **MOVEMENT**
- **DELIVER** great places to live as part of the Geelong community.

Strategic implementation of the framework plan will ensure that development is facilitated in a sequenced and orderly manner with a focus on capturing the benefits of growth for the entire Geelong community and region.

The Northern and Western Geelong Growth Areas will exemplify Geelong's transformation as a clever and creative city by building diverse, localised and sustainable neighbourhoods that prioritise self-sufficiency whilst maximising connections to the Geelong community, economy and identity.

# GEELONG'S GROWTH

## Geelong is a regional city with a metropolitan growth profile.

Greater Geelong is the largest of Victoria's ten regional cities and provides the most substantial contribution to non-metropolitan population growth in the state.

Greater Geelong is currently home to one in every ten Regional Victorians. Over the coming decades, it is anticipated that our share will greatly increase and Greater Geelong will attract half of all new Regional Victorians to 2050.

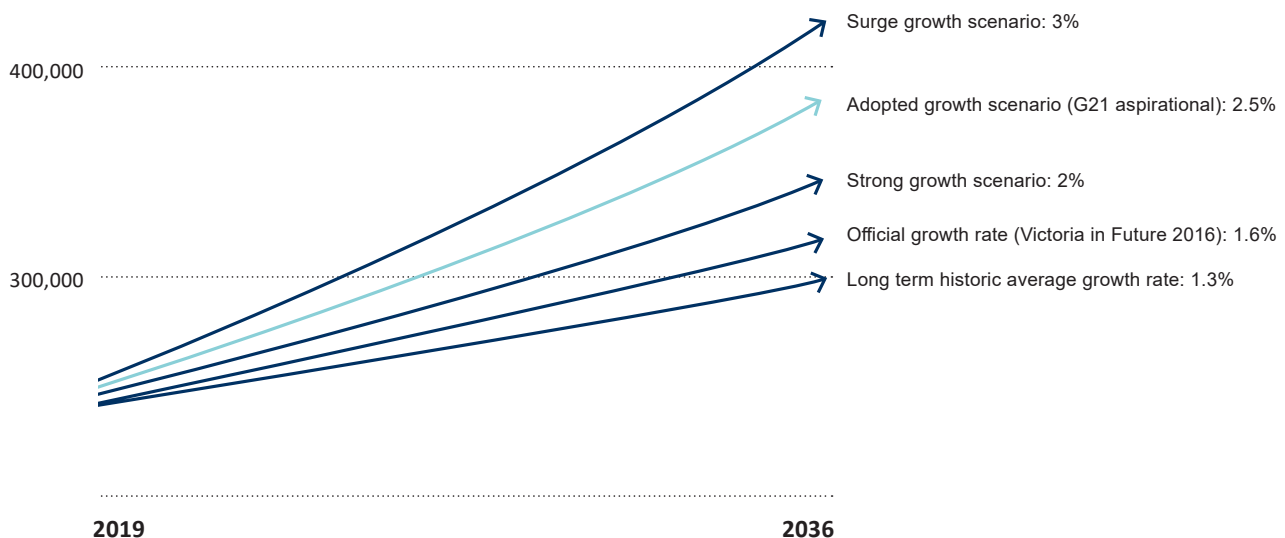
The city's population growth is underpinned by the strong performance of the local economy: between 2011 and 2016, Geelong's employment growth doubled population growth. Sustained employment growth will encourage continued migration from other parts of Australia, particularly Melbourne and south-west Victoria, and underpin our anticipated population growth and housing demand.

Geelong's growth is now beginning to reflect the high volume experienced in Melbourne's growth corridors. Greenfield development in these outer metropolitan municipalities has contributed a significant proportion of the rapid growth of Melbourne in this century.

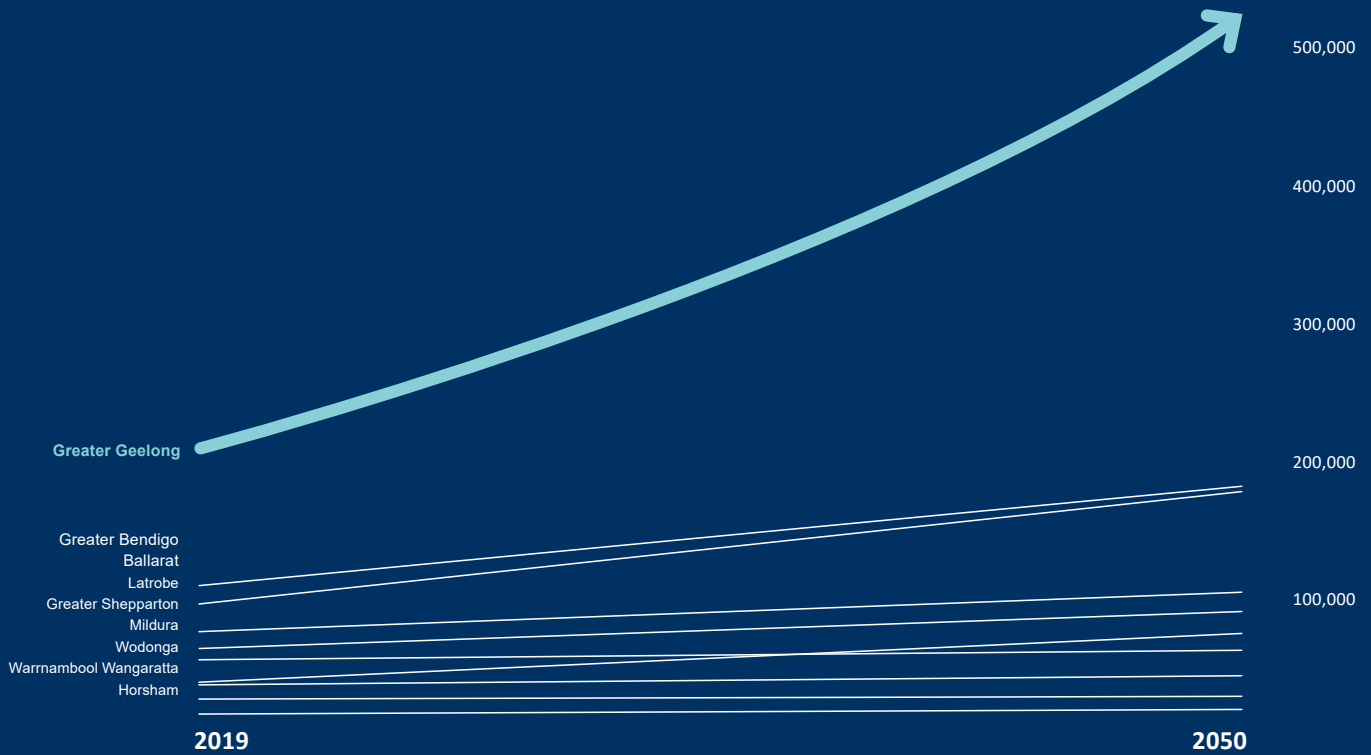
Geelong will flourish as the economic transformation continues, economic ties with Melbourne strengthen, and the regional economy continues to grow and attract new residents to Victoria's second city.

**Over the coming decades, it is anticipated that our share will greatly increase and Greater Geelong will attract half of all new Regional Victorians to 2050.**

## Geelong's Settlement Strategy anticipates a 2.5% annual growth rate. Our city needs to be adaptable to changing rates of growth in the future.

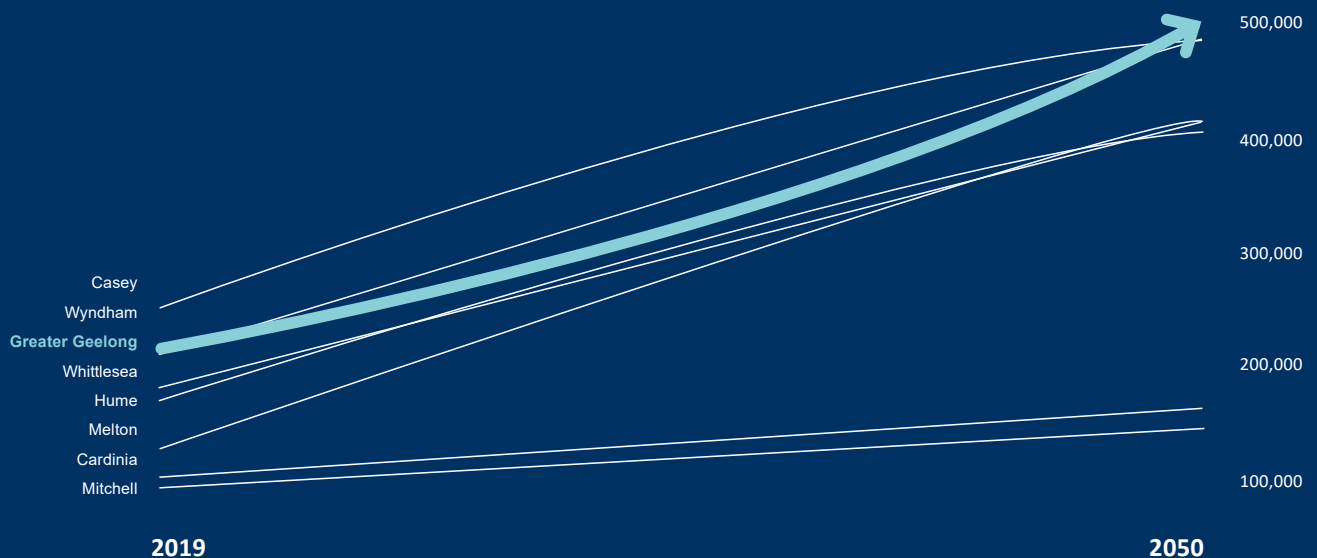


## VICTORIA'S 10 REGIONAL CITIES



Anticipating a sustained annual population growth rate of 2.5%, Greater Geelong is a regional city delivering metropolitan-scale growth.

## MELBOURNE'S GROWTH AREA COUNCILS



# UNESCO CREATIVE CITY NETWORK

## Geelong is a member of the UNESCO Creative Cities Network as a City of Design.

The City places creative and cultural industries at the core of development plans and actively cooperates through international inter-city partnerships as a member of the network.

Geelong has a long and proud history as a creative city and leader in design; from our region's Aboriginal heritage to wool and textiles production, automotive manufacturing and surf culture, design is embedded in our community. The City is committed to ensuring design is a key element

of Geelong's economic development and that creativity is an essential driver for sustainable urban development in the delivery of the Northern and Western Geelong Growth Areas.



## ONE PLANET LIVING

One Planet Living is a vision for a sustainable future where our community leads healthy, happy lives using an equitable share of our natural resources.

One Planet Living is based on a set of guiding principles that promote comprehensive integration of sustainability into our community by enhancing the natural environment and ecosystem health, promoting sustainable urban and rural development and fostering the development of a greener economy.

The City is a One Planet Council and commits to incorporating One Planet Living principles into the delivery of the Northern and Western Geelong Growth Areas.

### ONE PLANET LIVING PRINCIPLES



#### Health and happiness

Encouraging active, sociable, meaningful lives to promote good health and well-being.



#### Equity and local economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.



#### Culture and community

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.



#### Land and nature

Protecting and restoring land for the benefit of people and wildlife.



#### Sustainable water

Using water efficiently, protecting local water sources and reducing flooding and drought.



#### Local and sustainable food

Promoting sustainable humane farming and healthy diets in local, seasonal organic food and vegetable protein.



#### Materials and products

Using materials from sustainable sources and promoting products which help people reduce consumption.



#### Sustainable transport

Reducing the need to travel, and encouraging walking, cycling and low carbon transport.



#### Zero waste

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.



#### Zero carbon

Making buildings and manufacturing energy efficient and supplying all energy with renewables.

# A CLEVER and CREATIVE FUTURE

**A *Clever and Creative Future* is a community vision document that will guide our region's development in the coming decades.**

The document provides a community-led blueprint for Greater Geelong to be recognised regionally, nationally and internationally as a clever and creative city-region and will remain a key resource in establishing new communities in the Northern and Western Geelong Growth Areas.

The vision is anchored by nine community aspirations with measures of success that will be achieved as part of city-wide transformation and can be implemented as part of future land use and development in the growth areas.

Some measures of success for a clever and creative future by 2047 include:

- 95 per cent of residents agree that they feel safe in the area where they live
- 100 per cent of all public places in Greater Geelong are disability access compliant
- Suburban tree canopy is greater than 25 per cent
- 95 per cent of dwellings in urban areas are within 400 metres of public open space
- 50 per cent of journeys to work are made by public transport, walking or cycling
- Being able to access all parts of Greater Geelong within 30 minutes through a variety of travel options
- Greater Geelong being a carbon neutral city-region.

Delivering on these benchmarks in the Northern and Western Geelong Growth Areas will play a significant part in the realisation of the community's vision for our city-region.

Innovative urban design elements will form the basis to achieve the vision in the growth areas including the delivery of integrated water management, environmentally sustainable design, 20-minute neighbourhoods and the Clever and Creative Corridor.

## CLEVER AND CREATIVE COMMUNITY LED ASPIRATIONS



A prosperous economy that supports jobs and education opportunities



A leader in developing and adopting technology



Creativity drives culture



A fast, reliable and connected transport network



People feel safe wherever they are



An inclusive, diverse, healthy and socially connected community



Sustainable development that supports population growth and protects the natural environment



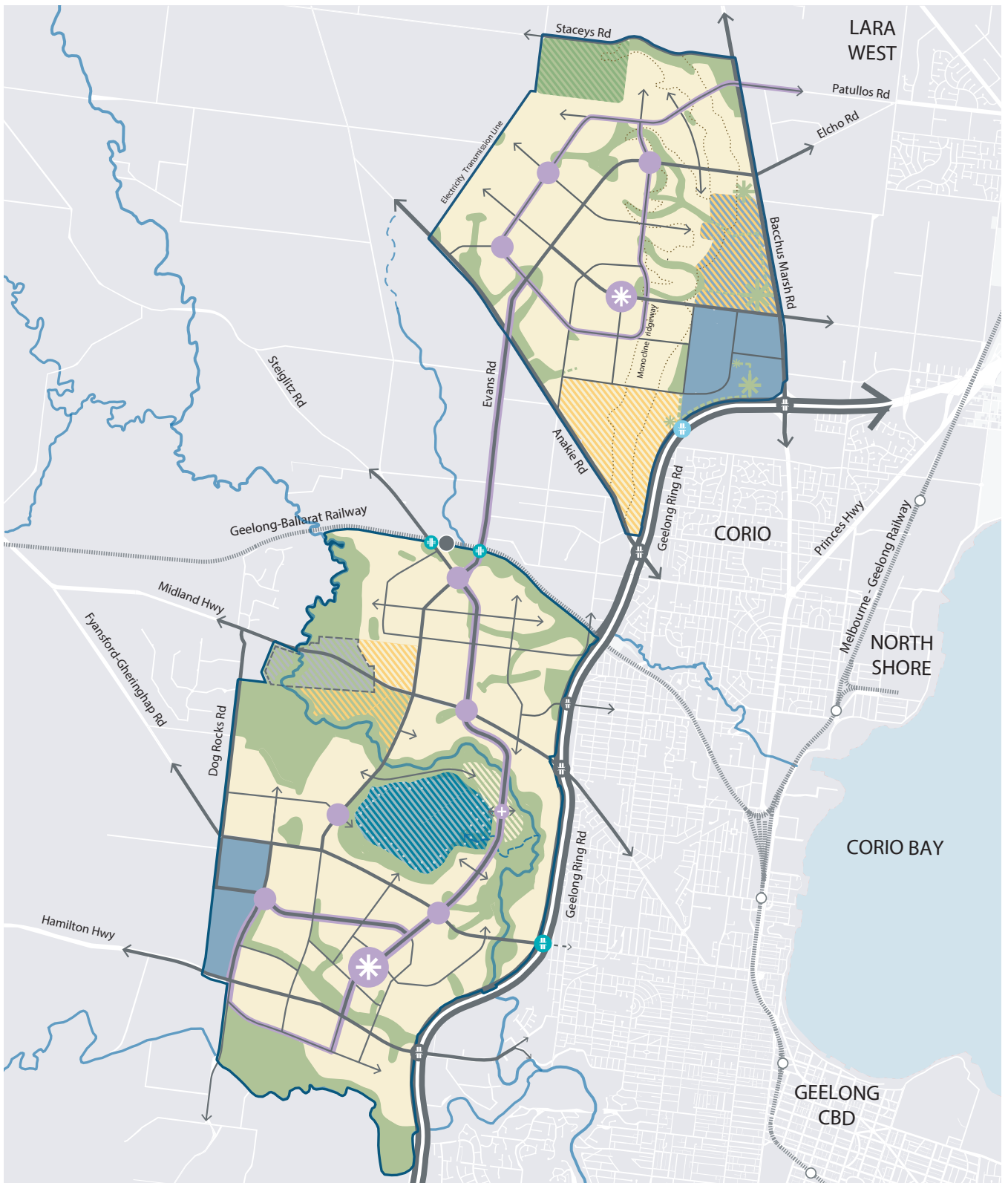
Development and implementation of sustainable solutions



A destination that attracts local and international visitors

# FUTURE URBAN STRUCTURE

## NORTHERN AND WESTERN GEELONG GROWTH AREAS



### DRAWING KEY

STUDY AREA	RESIDENTIAL	BATESFORD TOWNSHIP	RAILWAY CROSSING GRADE SEPARATION
GEELONG RING ROAD	RURAL LIVING FUTURE INVESTIGATION OF RESIDENTIAL	LAKE WATERBODY	WATERWAYS
ARTERIAL ROAD	RURAL LIVING FUTURE INVESTIGATION OF EMPLOYMENT	CLEVER AND CREATIVE CORRIDOR	MAJOR WATERCOURSE
CONNECTOR STREET INDICATIVE ALIGNMENT	EMPLOYMENT	ACTIVITY CENTRE SUB-REGIONAL / SPECIALIZED / NEIGHBOURHOOD	POTENTIAL WATERWAYS
FUTURE RAILWAY STATION	AGRICULTURE FUTURE INVESTIGATION OF CONSERVATION	GEELONG RING ROAD PEDESTRIAN CONNECTION	MONOCLINE ESCARPMENT
PUBLIC TRANSPORT POTENTIAL CONNECTION	AGRICULTURE FUTURE INVESTIGATION OF RURAL LIVING	GEELONG RING ROAD NEW CONNECTION	
	LAKESIDE RESIDENTIAL FUTURE INVESTIGATION OF CONSERVATION	GEELONG RING ROAD UPGRADE CONNECTION	



# NORTHERN AND WESTERN GEELONG GROWTH AREAS

## ESTIMATED GROWTH POTENTIAL

TOTAL GROWTH AREA	5,331 hectares
TOTAL RESIDENTIAL AREA	3,309 hectares
ANTICIPATED DWELLINGS	40,028
ANTICIPATED POPULATION	112,078*
TOTAL EMPLOYMENT AREA	294 hectares
NON DEVELOPMENT AREA	1,728 hectares
FUTURE RESIDENTIAL POTENTIAL	267 hectares
FUTURE EMPLOYMENT POTENTIAL	125 hectares

\*Anticipated population includes residential development within areas subject to future investigation of residential to ensure that the framework plan anticipates the transport and social infrastructure needs of the future community at full build-out.

Estimates of growth in the Northern Geelong Growth Area assumes a minimum average residential density of 15 dwellings per hectare and an average minimum residential density of 12.5 dwellings per hectare along the monocline escarpment. Estimated population attributes 2.8 persons per dwelling.

Estimates of growth in the Western Geelong Growth Area assumes a minimum average residential density of 15 dwellings per hectare and an average minimum residential density of 10 dwellings per hectare along the steep slopes. Estimated population attributes 2.8 persons per dwelling.

## VISION FOR THE NORTHERN AND WESTERN GEELONG GROWTH AREAS

The Northern and Western Geelong Growth Areas will exemplify Geelong's transformation as a clever and creative city by building diverse, localised and sustainable neighbourhoods that prioritise self-sufficiency whilst maximising connections to the Geelong community, economy and identity.

## URBAN DEVELOPMENT OBJECTIVES



Create diverse and vibrant new urban communities



Protect biodiversity, waterways and cultural heritage values



Integrate transport and land use planning



Create integrated open space networks



Plan for local employment



Plan for environmental sustainability



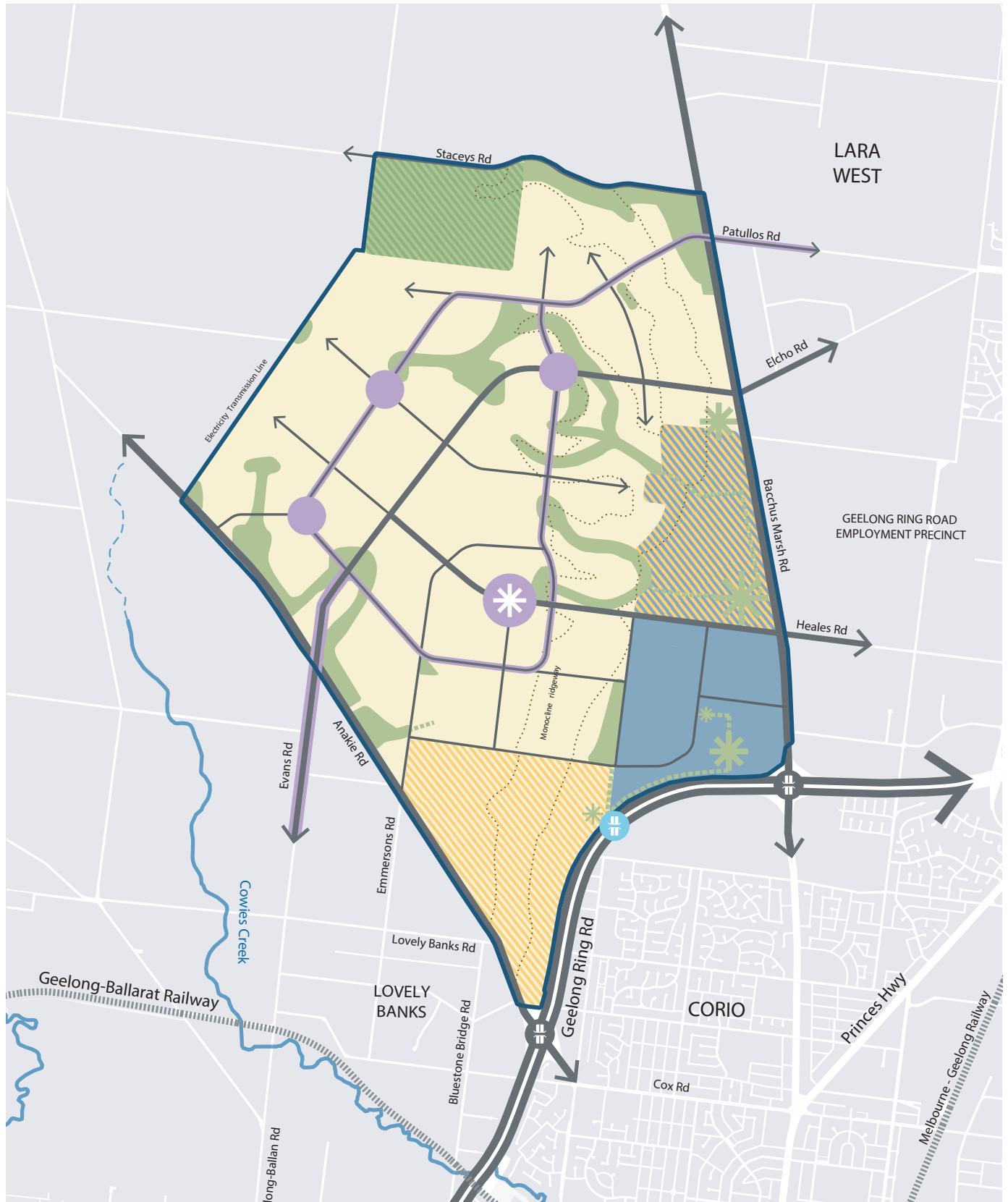
Create growth areas with high amenity and character



Stage development to ensure the efficient and orderly provision of infrastructure and services

# FUTURE URBAN STRUCTURE

## NORTHERN GEELONG GROWTH AREA



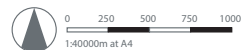
### DRAWING KEY

- STUDY AREA
- GEELONG RING ROAD
- ARTERIAL ROAD
- CONNECTOR STREET
- INDICATIVE ALIGNMENT

- RESIDENTIAL
- RURAL LIVING  
FUTURE INVESTIGATION OF RESIDENTIAL
- RURAL LIVING  
FUTURE INVESTIGATION OF EMPLOYMENT
- EMPLOYMENT
- AGRICULTURE  
FUTURE INVESTIGATION OF CONSERVATION

- CLEVER AND CREATIVE CORRIDOR
- ACTIVITY CENTRE  
SUB-REGIONAL
- ACTIVITY CENTRE  
NEIGHBOURHOOD
- MONOCLINE ESCARPMENT
- WATERWAYS

- POTENTIAL WATERWAYS
- MAJOR WATERCOURSE
- GEELONG RING ROAD  
PEDESTRIAN CONNECTION
- GEELONG RING ROAD  
UPGRADE CONNECTION



# NORTHERN GEELONG GROWTH AREA

The Northern Geelong Growth Area is renowned for the Lovely Banks monocline that defines the local landscape and allows stunning views to the You Yangs, Corio Bay and across Geelong.

The growth area is generally bounded by Bacchus Marsh Road to the east, the Geelong Ring Road to the south, Anakie Road and servicing easements to the west and Staceys Road to the north.

## ESTIMATED GROWTH POTENTIAL

TOTAL GROWTH AREA	2,090 hectares
TOTAL RESIDENTIAL AREA	1,445 hectares
ANTICIPATED DWELLINGS	17,075
ANTICIPATED POPULATION	47,809*
TOTAL EMPLOYMENT AREA	177 hectares
NON DEVELOPMENT AREA	354 hectares
FUTURE RESIDENTIAL POTENTIAL	202 hectares
FUTURE EMPLOYMENT POTENTIAL	125 hectares

\*Anticipated population includes residential development within areas subject to future investigation of residential to ensure that the framework plan anticipates the transport and social infrastructure needs of the future community at full build-out.

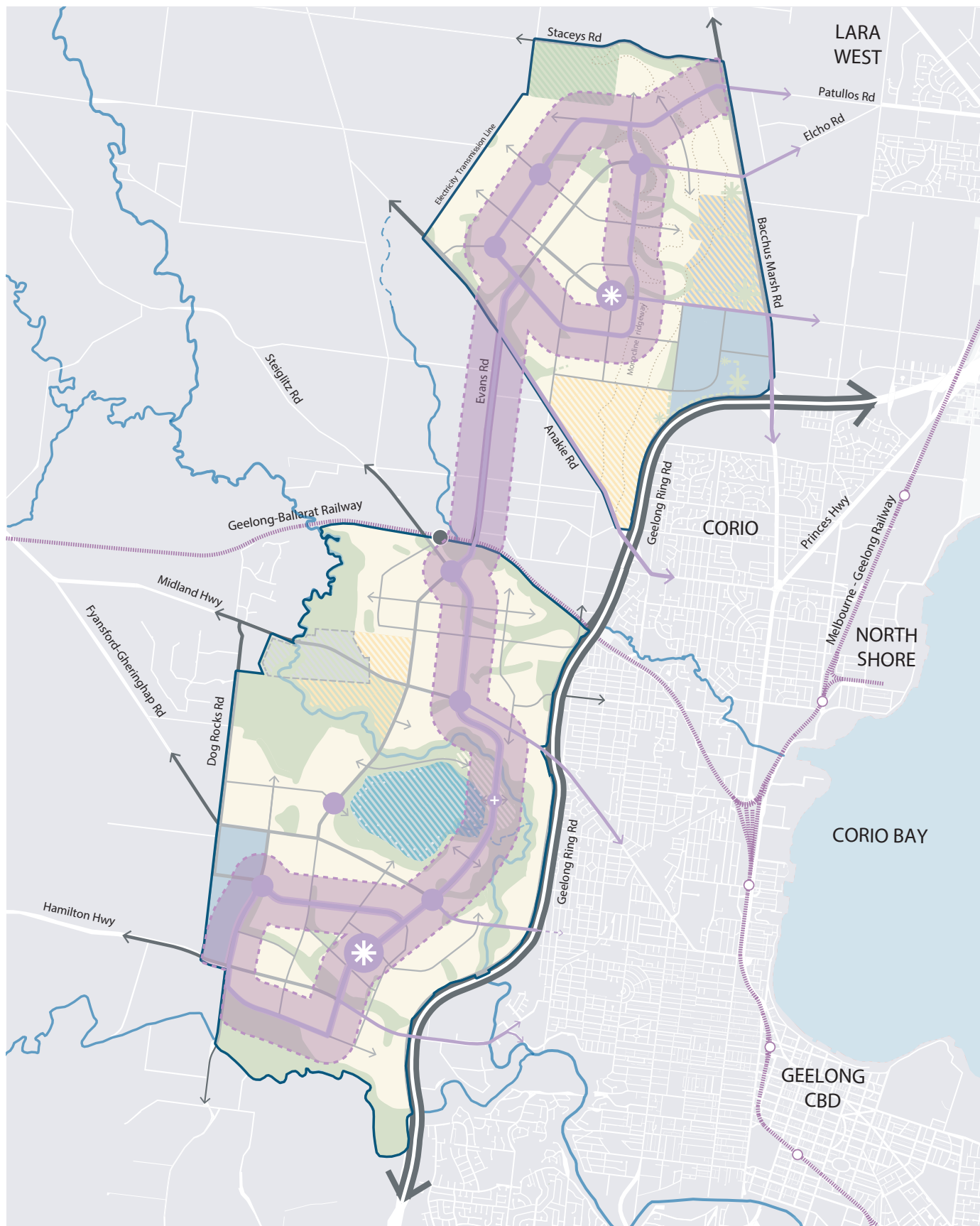
Estimates of growth in the Northern Geelong Growth Area assumes a minimum average residential density of 15 dwellings per hectare and an average minimum residential density of 12.5 dwellings per hectare along the monocline escarpment. Estimated population attributes 2.8 persons per dwelling.

## VISION FOR THE NORTHERN GEELONG GROWTH AREA

Northern Geelong will be distinguished by neighbourhoods with panoramic views across the region and built around diverse and accessible employment hubs that epitomise Geelong's creativity, innovation and enterprise.

# CLEVER AND CREATIVE CORRIDOR

NORTHERN AND WESTERN GEELONG GROWTH AREAS

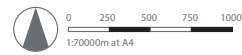


## DRAWING KEY

STUDY AREA  
 MAJOR WATERCOURSE

CLEVER AND CREATIVE CORRIDOR ROAD NETWORK  
 ACTIVITY CENTRE NETWORK

400 METRE CATCHMENT  
 POTENTIAL CONNECTIONS TO URBAN GEELONG



# CLEVER and CREATIVE CORRIDOR

The Clever and Creative Corridor is a key design concept that implements *A Clever and Creative Future* in the planning and design of the Northern and Western Geelong Growth Areas.

The Clever and Creative Corridor illustrated on Plan 5, is fundamental to the success of Geelong's new neighbourhoods and is envisaged as a tree-lined, boulevard style transit corridor that prioritises public transport, walking and cycling between the activity centres, schools and community facilities, sports reserves and local parks in each neighbourhood. The Clever and Creative Corridor will also provide a focal point for the design of liveable neighbourhoods that are interconnected and centred around the corridor.

The implementation of the Clever and Creative Corridor seeks to encourage the highest standard of urban design and achieve excellence in the successful community elements defined in by Geelong's community-led vision that identified successful communities as **SUSTAINABLE AND RESILIENT, DESIGNED FOR PEOPLE, CREATIVE AND PROSPEROUS** and **CONNECTED**.

## CLEVER & CREATIVE SUCCESSFUL COMMUNITY ELEMENTS



SUSTAINABLE AND RESILIENT



DESIGNED FOR PEOPLE



CREATIVE AND PROSPEROUS



CONNECTED

## THE CORRIDOR: A LONG TERM COMMITMENT

The Clever and Creative Corridor is a long term commitment to establishing sustainable transport within new neighbourhoods. The corridor will be delivered within nine precincts over the extensive life of the project. Securing land to accommodate the corridor at each stage of development is fundamental to safeguarding the ability to deliver major public transport infrastructure required to support Geelong's new communities.

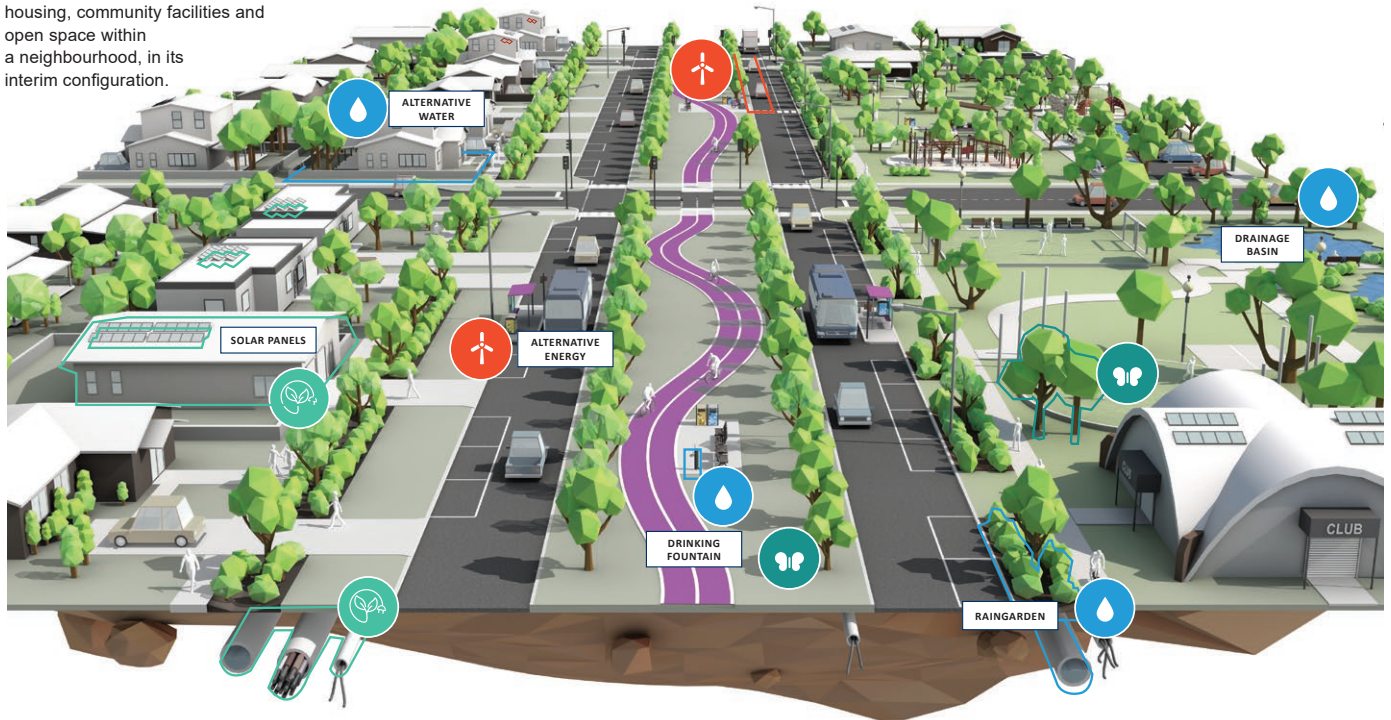
Acknowledging the timeframe, the corridor will be designed with 'interim' and 'ultimate' configurations. The interim configuration allows for a dedicated, separated, commuter-style shared path and landscaping within the median reserve. Active transport movements will be encouraged and prioritised to promote 'mode shift' from private vehicles at the outset. Public transport movements will be catered for via 'bus capable' carriageways shared by all vehicles.

The ultimate configuration allows for dedicated, separated, public transport and landscaping within the median reserve. Land reserved for public transport will allow for future rail and road-based modes to be considered as part of this long-term transition. Active transport movements will be catered for via off-road shared paths when dedicated public transport infrastructure is constructed.

Social and technological advancements may change the way that communities utilise transport throughout the development life of the growth areas. Should these advancements replace the need for a dedicated public transport corridor, the interim configuration can be maintained and improved with landscaping and public amenities; however, that decision should not be taken prior to the full development of both growth areas.

# SUSTAINABLE AND RESILIENT

The Clever and Creative Corridor, connecting to conventional density housing, community facilities and open space within a neighbourhood, in its interim configuration.



The Clever and Creative Corridor will deliver **SUSTAINABLE AND RESILIENT** neighbourhoods using a systems-based approach in the planning and design of landscape, environmental, stormwater, transport and social systems.

Each system integrates with the next to benefit the overall social, environmental and economic outcomes achieved in the community.

The corridor will incorporate environmentally sustainable design, integrated water management and water sensitive urban design, 'complete streets', smart city infrastructure and connections to social infrastructure, integrated transport and land use.

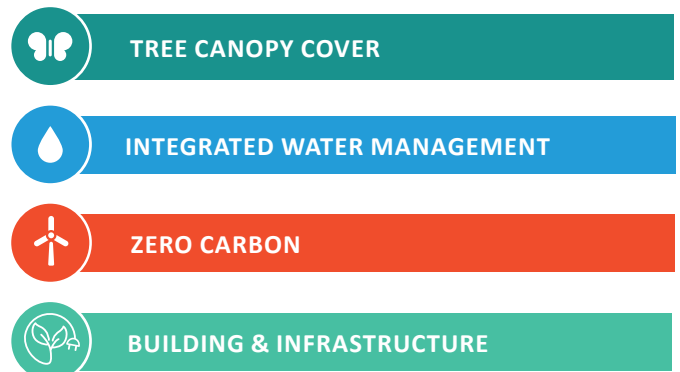
The unification of these systems is fundamental to creating a sustainable and resilient urban landscape in the growth areas. Early investment in infrastructure to support these systems will create long-term benefits for a Greater Geelong community that must manage the social, economic and environmental impacts of climate change.

## CLEVER & CREATIVE CORRIDOR – INTERIM CONFIGURATION

### Design features

- Median reserve for dedicated commuter-style shared path, planting, furniture and place making (14 metres)\*
- Bus capable road carriageways (3.5 metres)
- Parking bays (2.1 metres)
- Pedestrian paths (1.5 metres)
- Tree outstands
- Large nature strips
- Planting for large tree canopy

\* side-running reserve where appropriate



# DESIGNED FOR PEOPLE

The Clever and Creative Corridor, connecting to 'missing middle' medium density housing and an activity centre within a neighbourhood, in its interim configuration.



**The Clever and Creative Corridor will be DESIGNED FOR PEOPLE by planning for spaces, buildings and infrastructure at the human scale: places that are comfortable, walkable, interesting and occupied.**

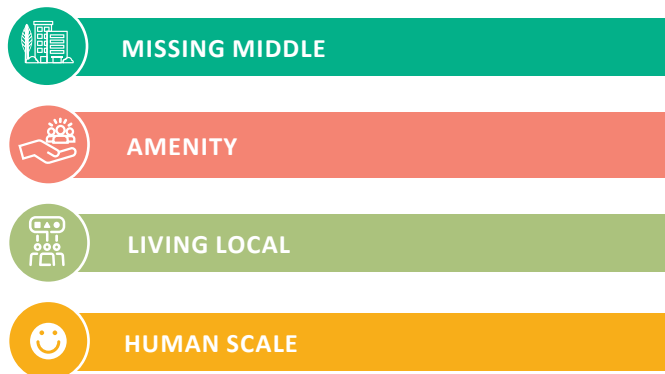
Housing that adjoins the corridor will seek to address the “missing middle” housing options that are rarely offered in greenfield areas. A mix of housing options will permit a broad cross-section of the wider community to live within the neighbourhood and occupy it throughout the day and night. Residents will live locally by accessing services and public transport within easy walking distance of their home.

## CLEVER & CREATIVE CORRIDOR – INTERIM CONFIGURATION

### Design features

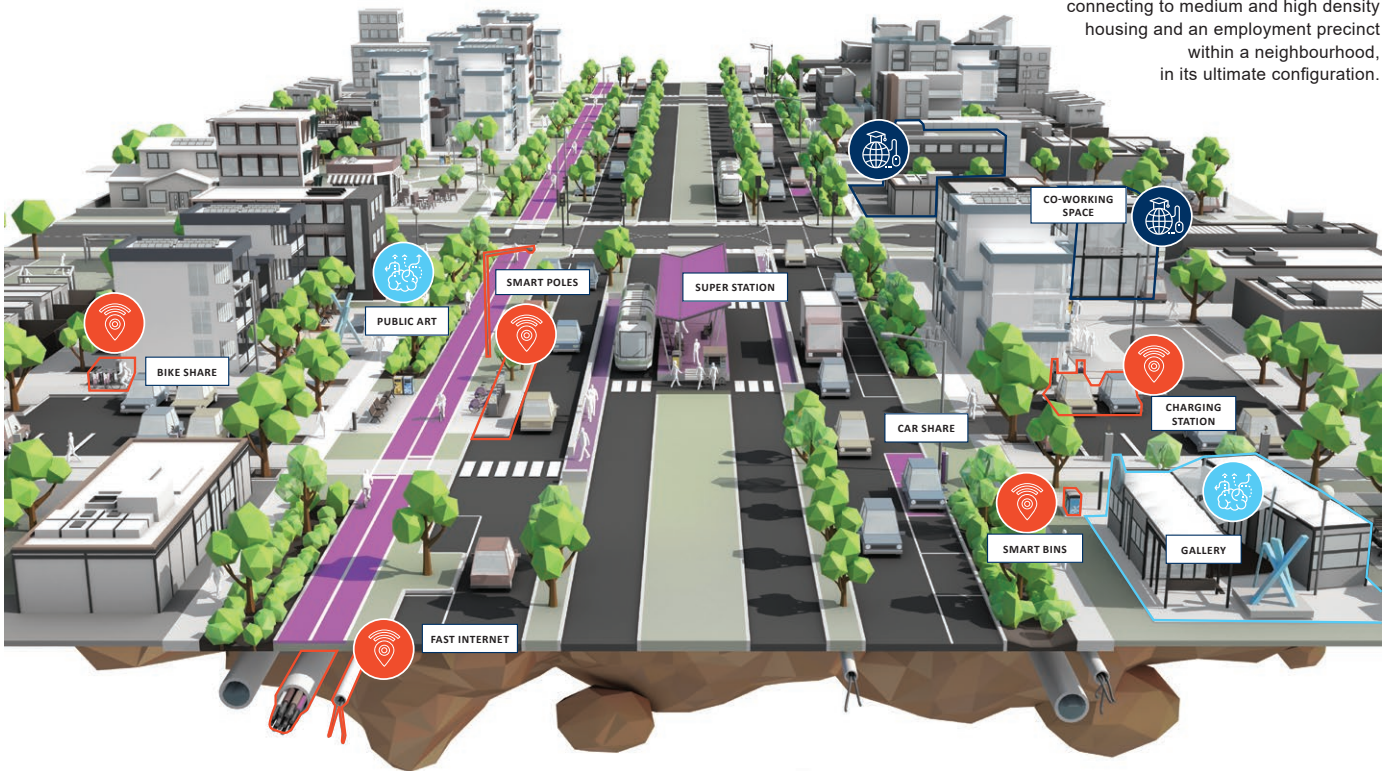
- Median reserve for dedicated active transport, planting and place making furniture (14 metres)\*
- Bus capable road carriageways (3.5 metres)
- Parking bays (2.1 metres)
- Pedestrian paths (1.5 metres)
- Tree outstands
- Large nature strips
- Planting for large tree canopy

\* side-running reserve where appropriate



# CREATIVE AND PROSPEROUS

The Clever and Creative Corridor, connecting to medium and high density housing and an employment precinct within a neighbourhood, in its ultimate configuration.



The Clever and Creative Corridor will support a **CREATIVE AND PROSPEROUS** local community that contributes to Geelong’s broader economic growth and reflects its status as a cultural city of design.

The corridor will adopt technologies within the public realm that enable and support new ways to contribute to the local economy and sustain community prosperity. The corridor will be a focal point for investment in festivals and events at locations with outstanding natural amenity. Creative industries and start-ups will be encouraged to occupy the corridor with supporting amenities, utilities and a facilitation of economic development.

The Clever and Creative Corridor has the capacity to trial and implement emerging technologies that may improve daily life within the neighbourhood. Application of smart city infrastructure to manage the local assets and services in new neighbourhoods may have a broader application within Geelong’s established suburbs – now and into the future.

## CLEVER & CREATIVE CORRIDOR – ULTIMATE CONFIGURATION

### Design features

- Median reserve for dedicated public transport (14 metres)\*
- Bus capable road carriageways (3.5 metres)
- Parking bays (2.1 metres)
- Pedestrian paths (1.5 metres)
- Off-road shared path (3.0 metres)
- Tree outstands
- Large nature strips
- Large tree canopy

\* side-running reserve where appropriate

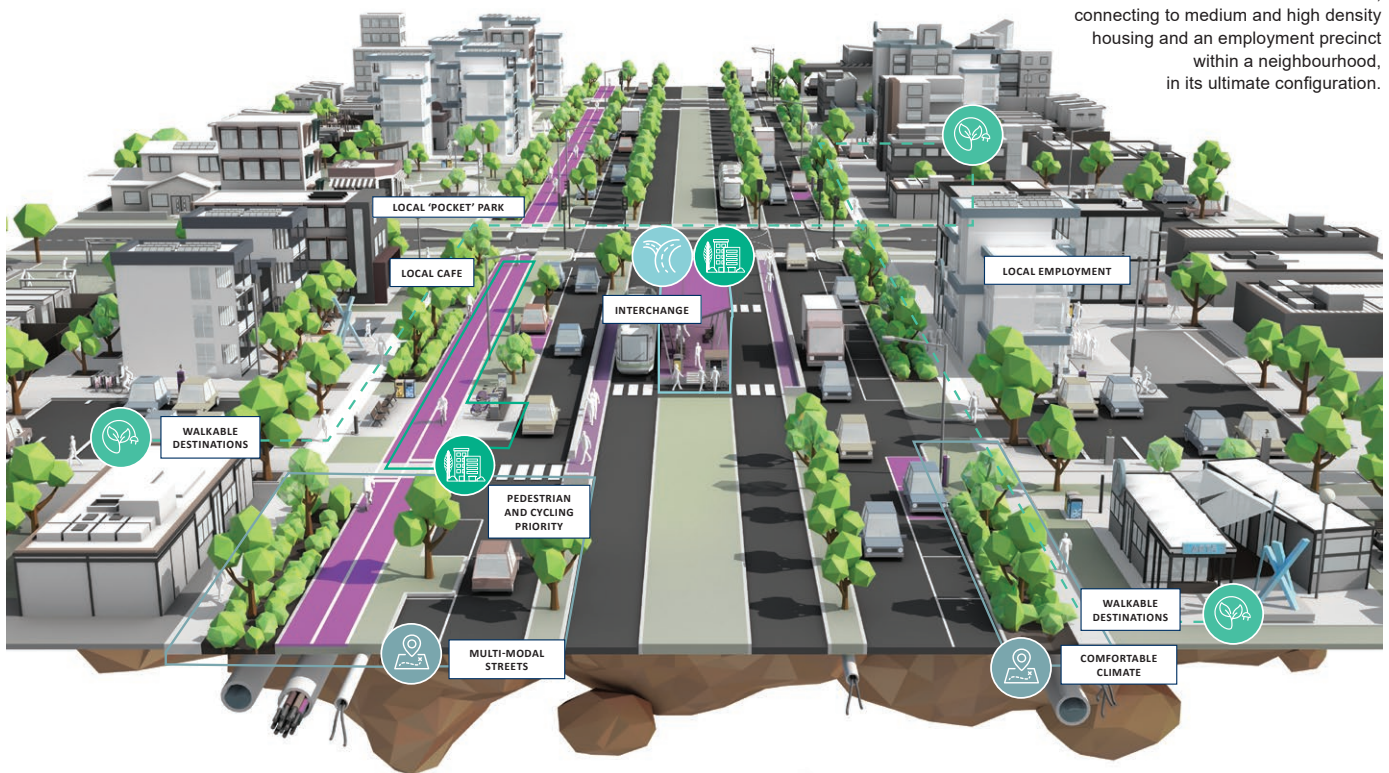
**SMART CITY**

**ARTS & CULTURE**

**LOCAL JOBS & INNOVATIVE START-UPS**

# CONNECTED

The Clever and Creative Corridor, connecting to medium and high density housing and an employment precinct within a neighbourhood, in its ultimate configuration.



## The Clever and Creative Corridor will achieve the benchmarks of the **CONNECTED 20-minute neighbourhood**.

As a tree-lined boulevard street that prioritises active and public transport movements and links activity centres, community facilities and open space, the corridor promotes easy access to destinations throughout each neighbourhood with convenience and amenity. As a magnet for diverse housing types and compact neighbourhoods, the corridor will address the challenges of contemporary greenfield development and replace their repetitive, “cookie cutter” built form and sameness of streetscapes with new neighbourhoods that encourage diversity, address heat island effect and climate change, and cater to the adoption of new technology.

By delivering compact new neighbourhoods that will be home to 110,000 residents, the size and scale of the growth areas demands that solutions to enable personal mobility are established outside of the private vehicle. Focusing investment in alternative, forward-looking infrastructure will have a broader positive impact on the communities that they connect.

The Clever and Creative Corridor sets a vision for Geelong’s growth that enables large-scale and long-term investment into sustainable transport initiatives and reflects the city’s clever and creative aspirations.

## CLEVER & CREATIVE CORRIDOR – ULTIMATE CONFIGURATION

### Design features

- Median reserve for dedicated public transport (14 metres)\*
- Bus capable road carriageways (3.5 metres)
- Parking bays (2.1 metres)
- Pedestrian paths (1.5 metres)
- Off-road shared path (3.0 metres)
- Tree outstands
- Large nature strips
- Large tree canopy

\* side-running reserve where appropriate



STREETS FOR PEOPLE



INTEGRATED TRANSPORT



20-MINUTE NEIGHBOURHOODS



PUBLIC TRANSPORT

# ENVIRONMENT

**ENVIRONMENT** is the element that distinguishes Geelong’s growth areas and provides the canvas for creating our new neighbourhoods.

**ENVIRONMENT** in the Northern Geelong Growth Area will be guided by community aspirations, one planet principles and project objectives.



**Sustainable development that supports population growth and protects the natural environment**



**Development and implementation of sustainable solutions**



**A destination that attracts local and international visitors**



**Culture and community**

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.



**Land and nature**

Protecting and restoring land for the benefit of people and wildlife.



**Sustainable water**

Using water efficiently, protecting local water sources and reducing flooding and drought.



**Local and sustainable food**

Promoting sustainable humane farming and healthy diets in local, seasonal organic food and vegetable protein.



**Create growth areas with high amenity and character in North Geelong**

Establish a district of neighbourhoods that exploit the panoramic vistas across the region, deliver an attractive interface to neighbouring precincts and enhance Geelong’s local character.



**Protect biodiversity, waterways & cultural heritage values in North Geelong**

Protect and regenerate biodiversity values of the natural and constructed waterways along the Lovely Banks monocline and heritage values of the Elcho Homestead.



**Create integrated open space networks in North Geelong**

Cultivate a stunning trail along the ridgeline of the Lovely Banks monocline and substantial green links along infrastructure easements with an adjoining network of recreation reserves and local parks.

COMMUNITY  
ASPIRATIONS

ONE PLANET  
PRINCIPLES

URBAN DEVELOPMENT  
OBJECTIVES

**ENVIRONMENT** considers the existing conditions and future landscape of the Northern and Western Geelong Growth Areas including landform and view lines, water, biodiversity, heritage, built environment and surrounding areas.

## LANDFORM AND VIEW LINE

### ACTION N1.1.1

---

The transition of the monocline escarpment to an urban landscape will be subject to detailed investigation of land stability as part of the relevant precinct structure plans.

### ACTION N1.1.2

---

Landform of the monocline escarpment will be maintained as part of urban development.

### ACTION N1.1.3

---

Design and construction of public infrastructure will account for shallow bedrock.

### ACTION N1.1.4

---

The crest of the Lovely Banks monocline, the monocline ridgeway, will deliver a continuous linear public realm that provides public access to view lines along its entire length.

### ACTION N1.1.5

---

Key views will be protected and maximised using a street grid network that allows views to landmarks and is responsive to the sloping topography.

### ACTION N1.1.6

---

View lines to significant landmarks and site features will be protected and maximised through consideration of development siting, height and visual bulk.

## WATER

### ACTION N1.2.1

---

Waterways will be designed and constructed to retain natural characteristics and support the establishment of viable riparian vegetation that improves habitat and water quality.

### ACTION N1.2.2

---

Flooding and stormwater management will maintain and enhance the predevelopment hydrology of the area and minimise downstream impacts.

### ACTION N1.2.3

---

Drainage schemes that outline the detailed design of stormwater management infrastructure and flood impact assessment will be undertaken as part of the precinct structure planning process in collaboration with Barwon Water and the Corangamite Catchment Management Authority.

### ACTION N1.2.4

---

Stormwater will enhance the urban landscape.

### ACTION N1.2.5

---

Flooding and stormwater management will respond to the natural landscape.

### ACTION N1.2.6

---

The transition of the monocline escarpment to an urban landscape will be subject to detailed investigation of flooding and stormwater drainage as part of the relevant precinct structure plans.

### ACTION N1.2.7

---

Water will be distributed and integrated into the urban landscape in a manner that is sustainable over time.

### ACTION N1.2.8

---

Staging of urban development will provide for delivery of ultimate waterway and stormwater management infrastructure including stormwater quality treatment.

### ACTION N1.2.9

---

Innovation in the design of the ultimate waterway network and stormwater management infrastructure will be considered in relation to net community benefit.

## BIODIVERSITY

### **ACTION N1.3.1**

---

An overarching biodiversity conservation strategy will be prepared for the growth area that provides high level guidance for the management of nationally and state significant biodiversity values.

### **ACTION N1.3.2**

---

A network of linear corridors will be created to promote biodiversity linkages within neighbourhoods that connect between conservation areas, waterways and the open space network.

### **ACTION N1.3.3**

---

Any conservation areas that are identified will prioritise the protection and enhancement of local indigenous flora and fauna species.

### **ACTION N1.3.4**

---

The integrated transport network will protect, minimise impacts and revegetate roadside vegetation.

### **ACTION N1.3.5**

---

Large-scale revegetation utilising indigenous species will be undertaken at key rural-urban interfaces.

### **ACTION N1.3.6**

---

Stormwater drainage management will minimise the downstream impacts on the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site.

### **ACTION N1.3.7**

---

A Native Vegetation Precinct Plan will be prepared for each precinct to determine the presence and management of significant flora, fauna and ecological communities.

### **ACTION N1.3.8**

---

'Green-blue' connections will be designed to promote flora and fauna by distributing water to soil through natural infiltration and irrigation.

### **ACTION N1.3.9**

---

Biodiversity will be integrated into the public realm and areas of high activity to ensure that all neighbourhoods have access to nature.

### **ACTION N1.3.10**

---

Active regeneration of vegetation in conservation areas and the open space network will use indigenous species and regeneration methods.

### **ACTION N1.3.11**

---

The Clever and Creative Corridor will incorporate local native tree planting to strengthen connections between urban and natural systems.

## ABORIGINAL CULTURAL HERITAGE

### ACTION N1.4.1

---

Aboriginal cultural heritage will be protected.

### ACTION N1.4.2

---

The Wathaurung Aboriginal Corporation (trading as Wadawurrung) will be engaged as the Registered Aboriginal Party in relation to Aboriginal cultural and heritage matters and requirements of the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2018*, namely through the preparation of Cultural Heritage Management Plans.

### ACTION N1.4.3

---

An Aboriginal Heritage Impact Assessment will be prepared for each precinct to determine the presence of Aboriginal cultural heritage that may influence the design of the urban landscape.

### ACTION N1.4.4

---

Visibility of Aboriginal history and culture will be promoted within the urban landscape including:

- Using Aboriginal names for places, streets and major new public infrastructure
- Encouraging the use of Aboriginal public art in the public realm including areas of high activity and within the open space network
- Promoting site interpretation through signage or other mechanisms to promote awareness and appreciation of local Aboriginal cultural heritage
- Encouraging the use of indigenous plants and traditional materials that have significance to the Aboriginal community in landscaping public and open spaces.

## POST CONTACT HERITAGE

### ACTION N1.5.1

---

The curtilage of registered heritage places will be protected and incorporated into the urban landscape.

### ACTION N1.5.2

---

Detailed investigations of potential heritage places will be undertaken prior to urban development.

### ACTION N1.5.3

---

Dry stone walls will be protected and incorporated into the urban landscape to contribute to the understanding of historical farming practices in the region.

### ACTION N1.5.4

---

Major upgrades to the integrated transport network will be designed to protect adjacent registered heritage places.

## BUILT ENVIRONMENT

### ACTION N1.6.1

---

Potential adverse amenity impacts of new neighbourhoods on rural living properties in the growth area will be identified and managed as part of urban development.

### ACTION N1.6.2

---

Rural living properties will be permitted to subdivide to a conventional residential density as part of urban development.

### ACTION N1.6.3

---

Rural living properties will be permitted to transition to employment land uses as part of urban development.

## **ACTION N1.6.4**

---

Rural living properties will be permitted to subdivide to a low or conventional residential density as part of urban development, subject to future investigation.

## **ACTION N1.6.5**

---

Rural living properties will be permitted to transition to employment land uses as part of urban development, subject to future investigation.

## **ACTION N1.6.6**

---

Land uses within the high voltage electricity transmission line easement that forms the north-western boundary of the growth area will minimise risks to community safety.

## **ACTION N1.6.7**

---

Land uses within the high voltage electricity transmission line easement between Geelong Ring Road and Bacchus Marsh Road will minimise risks to community safety.

## **ACTION N1.6.8**

---

Land uses within 570 metres of the gas pipeline easement must be planned carefully to minimise risk to community safety.

## **ACTION N1.6.9**

---

Potential areas of land contamination should be investigated and remediated as part of urban development including:

- High potential areas at the Lovely Banks Basins, service station and a material storage and recycling centre
- Medium potential areas at the former airfield, market gardens and orchards, and additional areas of scrap and vehicle storage
- Low potential areas throughout the remainder of the growth area.

## **SURROUNDING AREAS**

### **ACTION N1.7.1**

---

Noise and amenity impacts of the Geelong Ring Road will be identified and managed as part of urban development.

### **ACTION N1.7.2**

---

Potential fire risks associated with non-urban interfaces to new neighbourhoods will be identified and managed as part of urban development.

### **ACTION N1.7.3**

---

Potential amenity and health risks associated with non-urban interfaces to new neighbourhoods will be identified and managed as part of urban development.

### **ACTION N1.7.4**

---

Potential adverse amenity impacts of new neighbourhoods on adjacent residential and rural living areas will be identified and managed as part of urban development.

### **ACTION N1.7.5**

---

Housing densities and upgrades to the integrated transport network along the northern and north-western boundary of the growth area will consider and respond to the adjoining rural interface.

### **ACTION N1.7.6**

---

Geelong Ring Road Employment Precinct (GREP) will be protected by maintaining its existing 1,000-metre industrial buffer zone.

### **ACTION N1.7.7**

---

Local businesses will be protected by establishing industrial buffer zones, including:

- A buffer of 1,000 metres to the Lara Energetic Material Manufacturing Plant
- A buffer of 500 metres to the M.C. Herd abattoir.



# NEIGHBOURHOOD

**NEIGHBOURHOOD** is the element that enables Geelong’s new communities to live locally, sustainably and with pride of place.

**NEIGHBOURHOODS** in the Northern Geelong Growth Area will be guided by these community aspirations, one planet principles and project objectives.



**An inclusive, diverse, healthy and socially connected community**



**Development and implementation of sustainable solutions**



**People feel safe wherever they are**



**Health and happiness**

Encouraging active, sociable, meaningful lives to promote good health and well-being.



**Culture and community**

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.



**Materials and products**

Using materials from sustainable sources and promoting products which help people reduce consumption.



**Zero waste**

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.



**Zero carbon**

Making buildings and manufacturing energy efficient and supplying all energy with renewables.



**Create diverse and vibrant new urban communities in North Geelong**

Plan for a dynamic mix of residential and commercial neighbourhoods that easily interconnect and identify as part of the established Geelong community.



**Create growth areas with high amenity and character in North Geelong**

Establish a district of neighbourhoods that exploit the panoramic vistas across the region, deliver an attractive interface to neighbouring precincts and enhance Geelong’s local character.



**Create integrated open space networks in North Geelong**

Cultivate a stunning trail along the ridgeline of the Lovely Banks monocline and substantial green links along infrastructure easements with an adjoining network of recreation reserves and local parks.



**Plan for environmental sustainability in North Geelong**

Create a carbon positive community that implements ecologically sustainable development principles by prioritising renewable energy production and minimising resource use.

COMMUNITY  
ASPIRATIONS

ONE PLANET  
PRINCIPLES

URBAN DEVELOPMENT  
OBJECTIVES

**NEIGHBOURHOOD** considers the elements that support localised, self-sufficient communities with a sense of place in their design, amenity, sustainability, diversity and social infrastructure.

## NEIGHBOURHOOD DESIGN

### ACTION N2.1.1

---

Urban development will adopt 20-minute neighbourhood design principles.

### ACTION N2.1.2

---

Walkability and cycling for local trips will be prioritised in the design of neighbourhoods.

### ACTION N2.1.3

---

Neighbourhoods will be designed to create a unique sense of place, character and identity.

### ACTION N2.1.4

---

Neighbourhoods on the western plateau will address the flat, exposed nature of the land.

### ACTION N2.1.5

---

Neighbourhoods along the monocline escarpment will respond to the significance of the landform.

### ACTION N2.1.6

---

Public spaces will be designed to be safe, comfortable and inviting.

### ACTION N2.1.7

---

Minimum density requirements will be applied to deliver a compact urban form as illustrated on Plan 23 and include:

- Medium density housing within 400 metres of neighbourhood activity centres and locations on the Clever and Creative Corridor that offer employment, public transport access and community hubs
- Higher densities within 800 metres of the sub-regional activity centre before transitioning to medium density within the outer halves of these catchments.

### ACTION N.2.1.8

---

Subdivision layouts will be adapted to suit local landforms, key view lines and natural elements.

## NEIGHBOURHOOD AMENITY

### ACTION N2.2.1

---

Tree canopy in the public realm will be maximised and contribute significantly to neighbourhood amenity. Tree canopy coverage, preferred species and priority locations for planting and revegetation will be consistent with the directions of the *Urban Forest Strategy* to deliver:

- High tree canopy coverage on public and private land at a minimum of 25% suburban tree canopy
- Priority tree planting at locations along waterways, open spaces and the integrated transport network
- A mix of local and indigenous species
- An extension of native canopy.

### ACTION N.2.2.2

---

Streets will be orientated to key destinations and the open space network.

### ACTION N2.2.3

---

Car parking in local streets will not dominate the streetscape.

### ACTION N2.2.4

---

Public realm will be designed to be a comfortable, inviting, visually interesting and support biodiversity.

### ACTION N2.2.5

---

High quality street furniture will be provided to maximise comfort for pedestrians, cyclists and public transport users at frequent spacing.

## **ACTION N2.2.6**

---

Key existing arterial roads will be designed to ensure that upgrades and duplications reflect the urban nature of the area and provide high quality gateway treatments.

## **ACTION N2.2.7**

---

Medium and high density housing areas will incorporate high quality public realm improvements to compensate for smaller private spaces.

## **NEIGHBOURHOOD SUSTAINABILITY**

## **ACTION N2.3.1**

---

Urban development will be designed to achieve a zero carbon future for the Greater Geelong city-region.

## **ACTION N2.3.2**

---

Neighbourhood layout and orientation will reduce energy consumption and create comfortable buildings and resilient communities

## **ACTION N2.3.3**

---

Energy systems will anticipate renewable supply sources through all land use types.

## **ACTION N2.3.4**

---

Neighbourhoods will be designed to enable adoption of future, cleaner technologies.

## **ACTION N2.3.5**

---

Innovation in the design of waste collection, transfer, treatment and disposal systems will be necessitated by large-scale urban development.

## **ACTION N2.3.6**

---

Neighbourhoods will maximise the use of alternative water sources to meet fit-for-purpose needs and deliver multi-functional benefits.

## **ACTION N2.3.7**

---

Neighbourhoods will deliver safe, reliable, high quality drinking water and sewage services.

## **ACTION N2.3.8**

---

New communities will enable innovative local food production opportunities.

## **HOUSING**

## **ACTION N2.4.1**

---

Urban development will deliver a diverse mix of housing options throughout each neighbourhood.

## **ACTION N2.4.2**

---

Housing in medium density areas will cater for the 'missing middle' housing types.

## **ACTION N2.4.3**

---

Housing within and adjoining activity centres will be delivered at high density.

## **ACTION N2.4.4**

---

Housing on the monocline escarpment will be designed to integrate and enhance the natural amenity of the landform.

## **ACTION N2.4.5**

---

Housing in rural interface areas will be designed to appropriately respond to the neighbouring environment.

## **ACTION N2.4.6**

---

Neighbourhoods will provide opportunities for aged-care and affordable, community and social housing.

## **ACTION N2.4.7**

---

Housing will be encouraged to incorporate ESD principles in the design to deliver carbon neutral communities.

## SOCIAL INFRASTRUCTURE

### ACTION N2.5.1

---

A social infrastructure needs assessment will be undertaken for each precinct that identifies the community facilities and open space required to support new residents.

### ACTION N2.5.2

---

Social infrastructure will be highly accessible to the entire community.

### ACTION N2.5.3

---

Social infrastructure will be provided to new neighbourhoods in the early stages of urban development.

### ACTION N2.5.4

---

Innovative methods of delivering social infrastructure will be explored to identify best practice provision methods that meet the needs of the community.

### ACTION N2.5.5

---

Design of social infrastructure will create community spaces that are flexible, adaptable and multi-purpose.

### ACTION N2.5.6

---

Community facilities will deliver accessible cultural spaces that support a wide range of cultural and community outcomes.

### ACTION N2.5.7

---

Social infrastructure will be co-located to enable integration of services and create accessible, vibrant and socially diverse community hubs.

### ACTION N2.5.8

---

The sub-regional activity centre will support higher-order social infrastructure.

### ACTION N2.5.9

---

Social infrastructure and open space will be safe and accessible with high-quality active and public transport connections and active road frontages.

### ACTION N2.5.10

---

Integrated water management will maximise 'green-blue connections' to active open space that allows the operation of attractive, all-year facilities.

### ACTION N2.5.11

---

Emergency services will be located with direct accessibility to the Geelong Ring Road and the arterial road network.

### ACTION N2.5.12

---

The delivery of sub-regional active open space will be delivered in a manner that maximises the broader community benefit.

### ACTION N2.5.13

---

Key features of the growth area will be utilised to create social capital with the community including:

- The Clever and Creative Corridor
- Continuous public realm and linear open space along the monocline ridgeway, allowing panoramic views across the region.

# ECONOMY

**ECONOMY** is the element that commits Geelong’s growth areas to contribute to our creative, enterprising and prosperous economic future.

**ECONOMY** in the Northern Geelong Growth Area will be guided by these community aspirations, one planet principles and project objectives.



**A prosperous economy that supports jobs and education opportunities**



**A leader in developing and adopting technology**



**A destination that attracts local and international visitors**



**Creativity drives culture**



**Equity and local economy**

Creating safe, equitable places to live and work which support local prosperity and international fair trade.



**Local and sustainable food**

Promoting sustainable humane farming and healthy diets in local, seasonal organic food and vegetable protein.



**Plan for local employment in North Geelong**

Optimise local job creation by establishing a diverse, adaptable employment hub to capitalise on future trends and leverage the growth area's proximity to the Geelong Ring Road Employment Precinct, the Port of Geelong, Avalon Airport and Melbourne.

COMMUNITY  
ASPIRATIONS

ONE PLANET  
PRINCIPLES

URBAN  
DEVELOPMENT  
OBJECTIVES

**ECONOMY** considers the future economic landscape of the Northern and Western Geelong Growth Areas including the network of activity centres and employment precincts that will support a resilient, adaptive and innovative workforce.

## ACTIVITY CENTRES

### ACTION N3.1.1

---

An activity centre will be located at the heart of each 20-minute neighbourhood, containing a mix of locally-oriented facilities and services, shops, community services and schools, where appropriate.

### ACTION N3.1.2

---

Activity centres will complement the existing activity centre network of Greater Geelong by supporting the Central Activity Area (central Geelong) as the primary centre in the region.

### ACTION N3.1.3

---

The activity centre network will promote local food production.

### ACTION N3.1.4

---

An urban design framework will be undertaken to inform the delivery of each sub-regional and neighbourhood activity centre and will be based on concept plans prepared within the relevant precinct structure plan.

### ACTION N3.1.5

---

All activity centres will incorporate best practice environmental sustainability in their design and operations.

### ACTION N3.1.6

---

The sub-regional activity centre will establish a vibrant urban heart of the Northern Geelong Growth Area, delivering a diverse mix of retail, commercial, entertainment and community uses that activate the area throughout the day and night, seven days a week.

### ACTION N3.1.7

---

The sub-regional activity centre will be developed with a welcoming, high amenity public realm, with safe and accessible pedestrian environments, pedestrian priority, active 'main street' frontages and a range of high quality public spaces.

### ACTION N3.1.8

---

The sub-regional activity centre will be characterised by a hierarchy of high quality public spaces that are part of a wider public realm network catering for the diverse aspirations and needs of the local community.

### ACTION N3.1.9

---

The timing and scale of the sub-regional centre will proceed in a planned way that assesses the retail impact of the proposed centre and will allow any potentially affected existing centres time to adjust to new circumstances.

### ACTION N3.1.10

---

The sub-regional activity centre will be delivered in a staged approach.

### ACTION N3.1.11

---

The sub-regional activity centre will be located and designed to prioritise access by active and public transport.

### ACTION N3.1.12

---

Three neighbourhood activity centres will be delivered throughout the Northern Geelong Growth Area located to provide convenient, walkable access to their respective catchments.

## **ACTION N3.1.13**

---

A mix of commercial and community uses will be provided for within each neighbourhood activity centre that meet local needs.

## **ACTION N3.1.14**

---

Neighbourhood activity centres will be developed with safe and accessible pedestrian environments and a high quality public realm.

## **EMPLOYMENT**

### **ACTION N3.2.1**

---

Employment precincts will provide for a wide range of industrial and commercial uses to support the creation of new neighbourhoods and local job creation.

### **ACTION N3.2.2**

---

The employment precinct will be supported by providing efficient integrated transport connections to the freeway and regional highway network.

### **ACTION N3.2.3**

---

Urban design of the employment precinct will be outlined as part of the relevant precinct structure plan to minimise impacts to surrounding neighbourhood amenity.

### **ACTION N3.2.4**

---

Existing rural living land to the north of Heales Road may be appropriate for transition to employment land in the long term, subject to further investigation.



# MOVEMENT

**MOVEMENT** is the element that commits Geelong’s growth areas to smart and sustainable ways of travel by prioritising safe, convenient and integrated active and public transport in the design of its neighbourhoods.

**MOVEMENT** in the Northern Geelong Growth Area will be guided by these community aspirations, one planet principles and project objectives.



**A fast, reliable and connected transport network**



**A leader in developing and adopting technology**



**Sustainable transport**

Reducing the need to travel, and encouraging walking, cycling and low carbon transport.



**Zero carbon**

Making buildings and manufacturing energy efficient and supplying all energy with renewables.



**Integrate transport and land use planning in North Geelong**

Deliver a comprehensive public transport network that facilitates convenient access to local employment hubs and central Geelong.



**Create integrated open space networks in North Geelong**

Cultivate a stunning trail along the ridgeline of the Lovely Banks monocline and substantial green links along infrastructure easements with an adjoining network of recreation reserves and local parks.

COMMUNITY  
ASPIRATIONS

ONE PLANET  
PRINCIPLES

URBAN DEVELOPMENT  
OBJECTIVES

**MOVEMENT** considers the integrated transport network of the Northern and Western Geelong Growth Areas, establishing neighbourhoods that encourage walking and cycling, reduced car dependency and promote community safety and connectivity.

## ACTIVE TRANSPORT

### ACTION N4.1.1

---

Walking and cycling will be central to the design of neighbourhoods and promote mode shift from private vehicles to active transport.

### ACTION N4.1.2

---

Walking and cycling will be the highest priority in the design and management of the integrated transport network.

### ACTION N4.1.3

---

The Clever and Creative Corridor will be a key destination for active transport by supporting walkable neighbourhoods, delivering commuter-based cycling infrastructure and encouraging the adoption of new technologies. Dedicated active transport infrastructure will be delivered from 'day one' in the corridor to encourage early adoption of active transport in new neighbourhoods.

### ACTION N4.1.4

---

Active transport will be designed along the gas pipeline easement to provide an attractive linear corridor with safe transitions between the Clever and Creative Corridor and the arterial road network.

### ACTION N4.1.5

---

Active transport will be designed along the monocline ridgeway to provide an attractive linear corridor that connects activity centres and key open space nodes along the top of the Lovely Banks monocline escarpment.

### ACTION N4.1.6

---

Active transport infrastructure will be designed along Heales Road and Elcho Road to manage safety and access constraints associated with the topography of the Lovely Banks monocline.

### ACTION N4.1.7

---

Greater Geelong's Principal Bicycle Network will expand into each neighbourhood to provide cycling connections to the broader city network and deliver:

- Upgrades to active transport infrastructure at the Bacchus Marsh Road freeway interchange and Anakie Road freeway interchange
- A pedestrian bridge across the Geelong Ring Road that links to the Ted Wilson Trail.

## PUBLIC TRANSPORT

### ACTION N4.2.1

---

Public transport will be central to the design of neighbourhoods and promote mode shift from private vehicles.

### ACTION N4.2.2

---

Public transport will be the highest priority beyond active transport in the design and management of the integrated transport network.

### ACTION N4.2.3

---

The Clever and Creative Corridor will be a key destination for public transport by supporting higher density neighbourhoods, delivering fast and convenient services and encouraging the adoption of new technologies. Land for a dedicated, separated public transport infrastructure will be secured from 'day one' along the corridor to ensure that large-scale public transport modes can be supplied as part of urban development.

### ACTION N4.2.4

---

Urban development will provide 'day one' public transport services for initial residents of new neighbourhoods to combat reliance on private vehicles for commuter trips.

## **ACTION N4.2.5**

---

Capacity to deliver public transport infrastructure will be a key consideration in the design of the integrated transport network where constraints are associated with the topography of the Lovely Banks monocline.

## **ACTION N4.2.6**

---

Greater Geelong's Public Transport Network will expand into each neighbourhood to provide public transport connections to the broader city network and deliver:

- Upgrades to the Bacchus Marsh Road freeway interchange and Anakie Road freeway interchange
- Upgrades to the external road network connecting to Corio Railway Station
- Upgrades to the external road network connecting to Lara Railway Station.

## **INTEGRATED TRANSPORT**

### **ACTION N4.3.1**

---

Strategic transport modelling will be undertaken for each precinct to establish a detailed integrated transport network.

### **ACTION N4.3.2**

---

The integrated transport network will be central to the design of neighbourhoods and positively contribute to the public realm. Arterial roads and local and connector streets will be designed as 'streets for people.'

### **ACTION N4.3.3**

---

Design and management of the integrated transport network will facilitate efficient private vehicle movements whilst encouraging mode shift to active and public transport.

### **ACTION N4.3.4**

---

The integrated transport network will be designed to maximise community enjoyment of the Clever and Creative Corridor.

## **ACTION N4.3.5**

---

Design of the integrated transport network will consider constraints associated with the topography of the Lovely Banks monocline.

## **ACTION N4.3.6**

---

The integrated transport network will provide private vehicle connections to the broader city network and deliver:

- Upgrades to the Bacchus Marsh Road freeway interchange and the Anakie Road freeway interchange along the Geelong Ring Road
- Upgrades to the external road network connecting toward Lara
- Upgrades to the external road network connecting toward central Geelong
- Upgrades to Evans Road between the growth areas to connect the Clever and Creative Corridor.

## **ACTION N4.3.7**

---

Road treatments will be utilised to deter 'cut-through' movements in rural living areas.



# DELIVERY

**DELIVERY** is the element that commits Geelong’s growth areas to sustainable sequencing of new development that provides essential infrastructure and services from the outset.

**DELIVERY** in the Northern Geelong Growth Area will be guided by these community aspirations, one planet principles and project objectives.



## Development and implementation of sustainable solutions



## Sustainable development that supports population growth and protects the natural environment



## Sustainable water

Using water efficiently, protecting local water sources and reducing flooding and drought.



## Materials and products

Using materials from sustainable sources and promoting products which help people reduce consumption.



## Zero waste

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.



## Zero carbon

Making buildings and manufacturing energy efficient and supplying all energy with renewables.



## Stage development to ensure the efficient and orderly provision of infrastructure and services in North Geelong

Ensure that staging of development creates early provision of public transport to central Geelong and facilitates coordinated delivery of employment precincts to support job growth in Northern Geelong.

COMMUNITY  
ASPIRATIONS

ONE PLANET  
PRINCIPLES

URBAN  
DEVELOPMENT  
OBJECTIVES

**DELIVERY** considers the sustainable sequencing of development in the Northern and Western Geelong Growth Areas by prioritising precincts and projecting the essential infrastructure and services required to support Geelong's new neighbourhoods.

## UTILITIES AND INFRASTRUCTURE

### ACTION N5.1.1

---

All lots will be provided with potable water, electricity, reticulated sewerage, stormwater drainage and telecommunications.

### ACTION N5.1.2

---

A servicing plan will be prepared for each precinct structure plan that outlines the utilities required to deliver sustainable development outcomes reflected in the relevant integrated water management strategy and environmentally sustainable design (ESD) action plan.

### ACTION N5.1.3

---

Placement of utilities will not detract from the amenity of the neighbourhood, particularly the open space network.

### ACTION N5.1.4

---

Staging of urban development will provide for delivery of ultimate utility servicing infrastructure.

### ACTION N5.1.5

---

Subdivision of land will deliver a wide range of local infrastructure to support new neighbourhoods.

### ACTION N5.1.6

---

The integrity of the existing gas pipeline will be maintained as part of urban development.

### ACTION N5.1.7

---

Urban development will acknowledge and maintain electricity transmission line easements.

## DEVELOPMENT SEQUENCING

### ACTION N5.2.1

---

The commencement of any precinct structure plan will be initiated by the City based on strategic policy and budgeting.

### ACTION N5.2.2

---

Simultaneous preparation of precinct structure plans in the Northern Geelong Growth Area will be not be supported unless necessitated by the City's strategic policy and considerations outlined in Action N5.2.1.

### ACTION N5.2.3

---

The commencement and approval of precinct structure plans in the Northern Geelong Growth Area will be undertaken in the following sequence:

- Elcho Road East Precinct Structure Plan prior to Elcho Road West Precinct Structure Plan or Heales Road West Precinct Structure Plan
- All other precinct structure plans prior to Heales Road East.

### ACTION N5.2.4

---

Precinct structure plans will be prepared by the City to provide detailed guidance for the design and development of Geelong's new neighbourhoods.

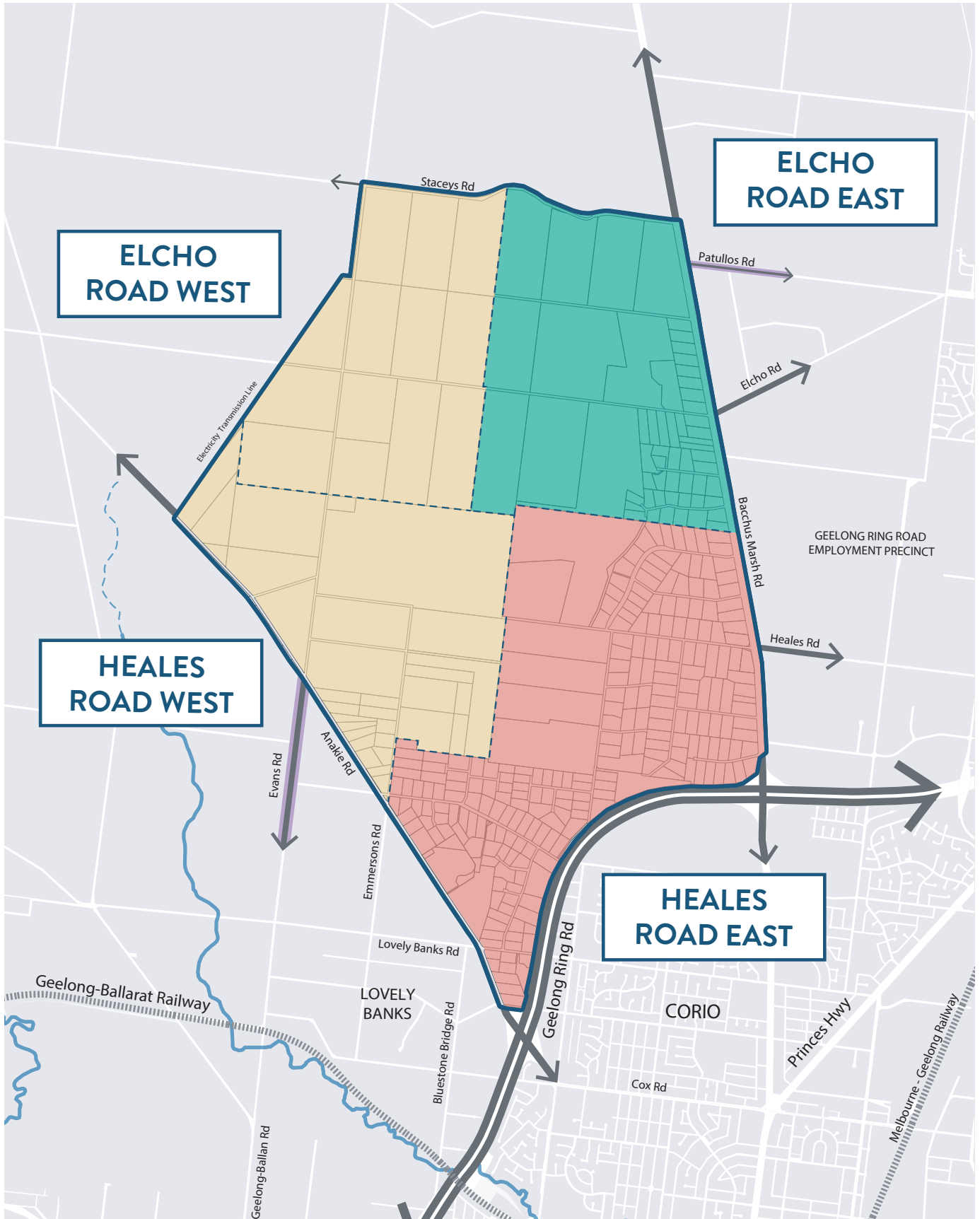
### ACTION N5.2.5

---

Development staging will provide for the timely provision and delivery of the integrated transport network, including the Clever and Creative Corridor, and land for social infrastructure.

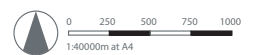
# DEVELOPMENT SEQUENCING

## NORTHERN GEELONG GROWTH AREA



### DRAWING KEY

- STUDY AREA
- SHORT TERM PRECINCT
- MEDIUM TERM PRECINCT
- LONG TERM PRECINCT



# REFERENCES

**The Northern and Western Geelong Growth Areas Framework Plan has been prepared with reference to the following technical reports:**

## ENVIRONMENT

- Stormwater Management Strategy and Flood Impact Assessment: Volume 2 Developed Conditions (draft) – Western Geelong Growth Area – Water Technology – February 2019
- Stormwater Management Strategy and Flood Impact Assessment: Volume 2 Developed Conditions (draft) – Northern Geelong Growth Area – SMEC – February 2019
- Stormwater Management Strategy and Flood Impact Assessment: Volume 1 Existing Conditions – Western Geelong Growth Area – Water Technology – January 2019
- Stormwater Management Strategy and Flood Impact Assessment: Volume 1 Existing Conditions – Northern Geelong Growth Area – SMEC – September 2018
- Integrated Water Cycle Management Position Paper – Barwon Water and the City of Greater Geelong – September 2018
- Flora and Fauna Technical Report – Northern Geelong Growth Area – Ecology and Heritage Partners – September 2017
- Flora and Fauna Technical Report – Western Geelong Growth Area – Ecology and Heritage Partners – August 2017
- Geotechnical, Hydrogeological and Contamination Assessment – Western Geelong Growth Area – Douglas Partners – May 2017
- Geotechnical, Hydrogeological and Contamination Assessment – Northern Geelong Growth Area – Ground Science – April 2017

- Post Contact Heritage Assessment – Northern Geelong Growth Area – Ecology and Heritage Partners – December 2016
- Post Contact Heritage Assessment – Western Geelong Growth Area – Ecology and Heritage Partners – December 2016
- Aboriginal Heritage Assessment – Northern Geelong Growth Area – Ecology and Heritage Partners – November 2016
- Aboriginal Heritage Assessment – Western Geelong Growth Area – Ecology and Heritage Partners – November 2016.

## NEIGHBOURHOOD

- ESD Action Plan – Hip v Hype – Ongoing
- Social Infrastructure Report – Tap Consulting – March 2019
- ESD Opportunities Report – Hip v Hype – March 2017.

## ECONOMY

- Employment Land Report – SGS – December 2017
- Activity Centres Assessment Report – Tim Nott – September 2017
- Activity Centre Catchment Analysis Discussion Paper – Northern Geelong Growth Area – Essential Economics – August 2017
- Lovely Banks Urban Form and Capacity Assessment – Northern Geelong Growth Area – Essential Economics – July 2017
- Retail and Activity Centre Technical Report – Western Geelong Growth Area – Urban Enterprise – June 2017

## MOVEMENT

- Geelong Growth Areas Transport Infrastructure Strategy – Transport for Victoria and Victorian Planning Authority partnership – Ongoing project
- Movement and Access Strategy Report (draft) – GTA – March 2019
- Clever and Creative Corridor – AECOM – November 2018
- Road and Rail Planning Investigations AECOM – September 2017
- Active Transport Principles Report – Movendo – August 2017.

## DELIVERY

- Integrated Water Management Strategy – Barwon Water and DELWP partnership – Ongoing project
- Infrastructure Futures – Deakin University partnership – Ongoing project
- Utilities Servicing Strategy Report (draft) – GHD – January 2019
- APA Gas Pipeline Safety Management Workshop Report – GPA Engineering – Northern Geelong Growth Area – January 2017.

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**CUSTOMER SERVICE CENTRE**

100 Brougham Street


Geelong VIC 3220

8.00am – 5.00pm

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