

THE CITY OF GREATER GEELONG

WESTERN 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.

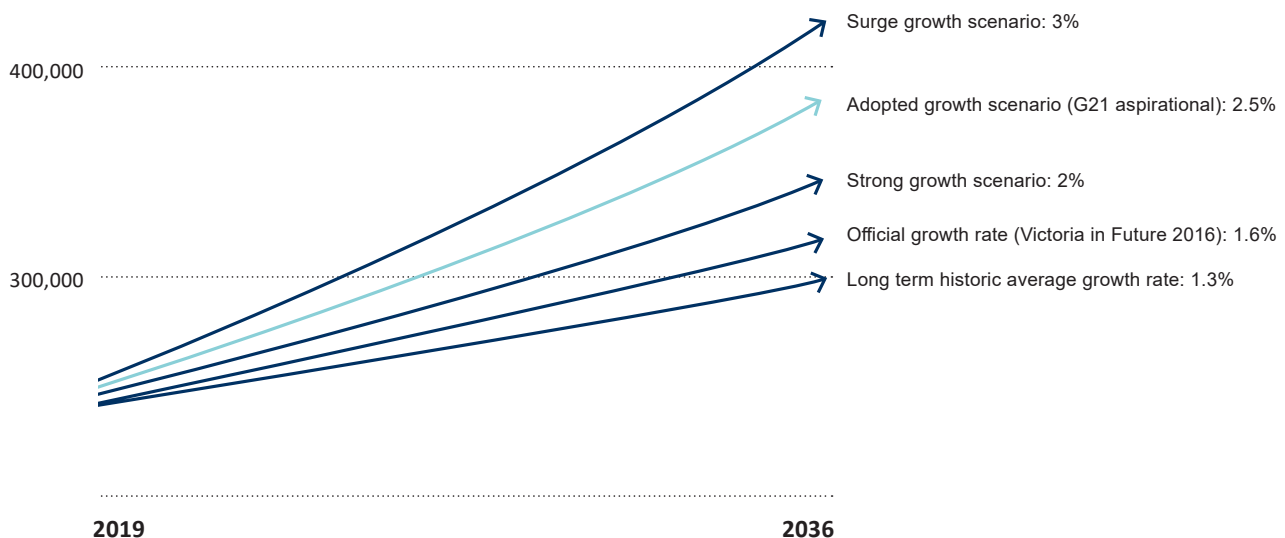
The city's population growth is underpinned by the strong performance of the local economy: between 2011 and 2016, Geelong's employment growth doubled population growth. Sustained employment growth will encourage continued migration from other parts of Australia, particularly Melbourne and south-west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

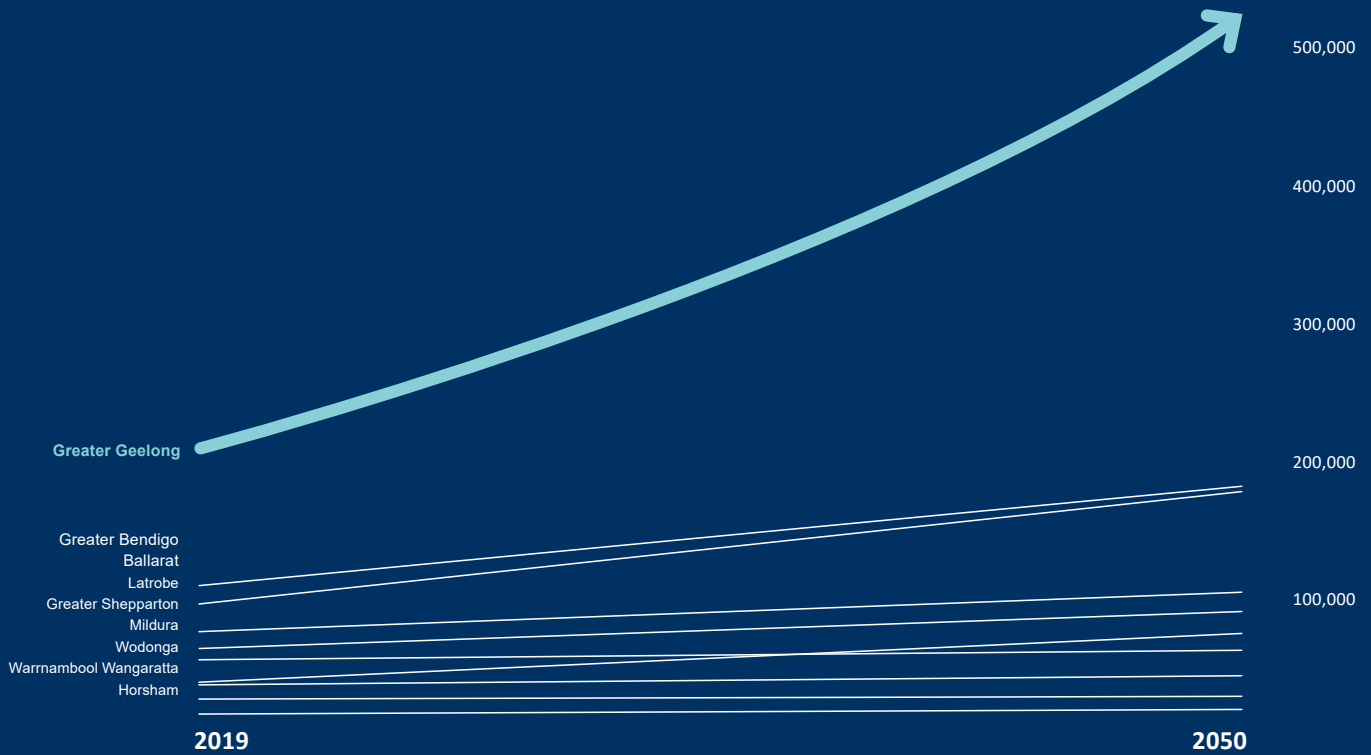
Geelong will flourish as the economic transformation continues, economic ties with Melbourne strengthen, and the regional economy continues to grow and attract new residents to Victoria's second city.

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.

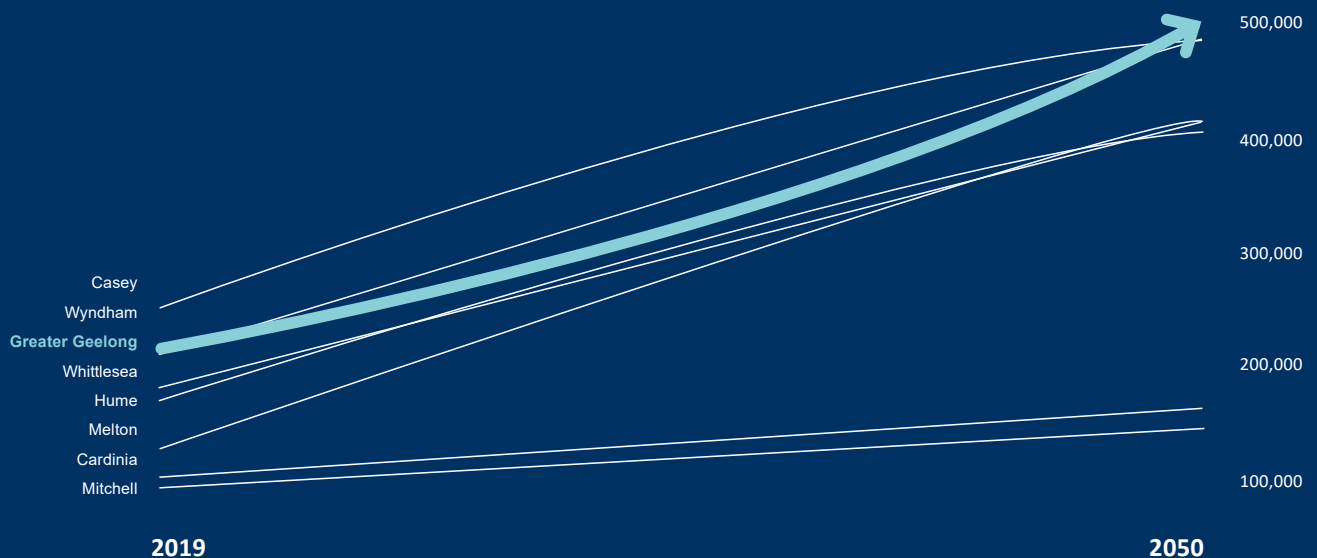


VICTORIA'S 10 REGIONAL CITIES



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



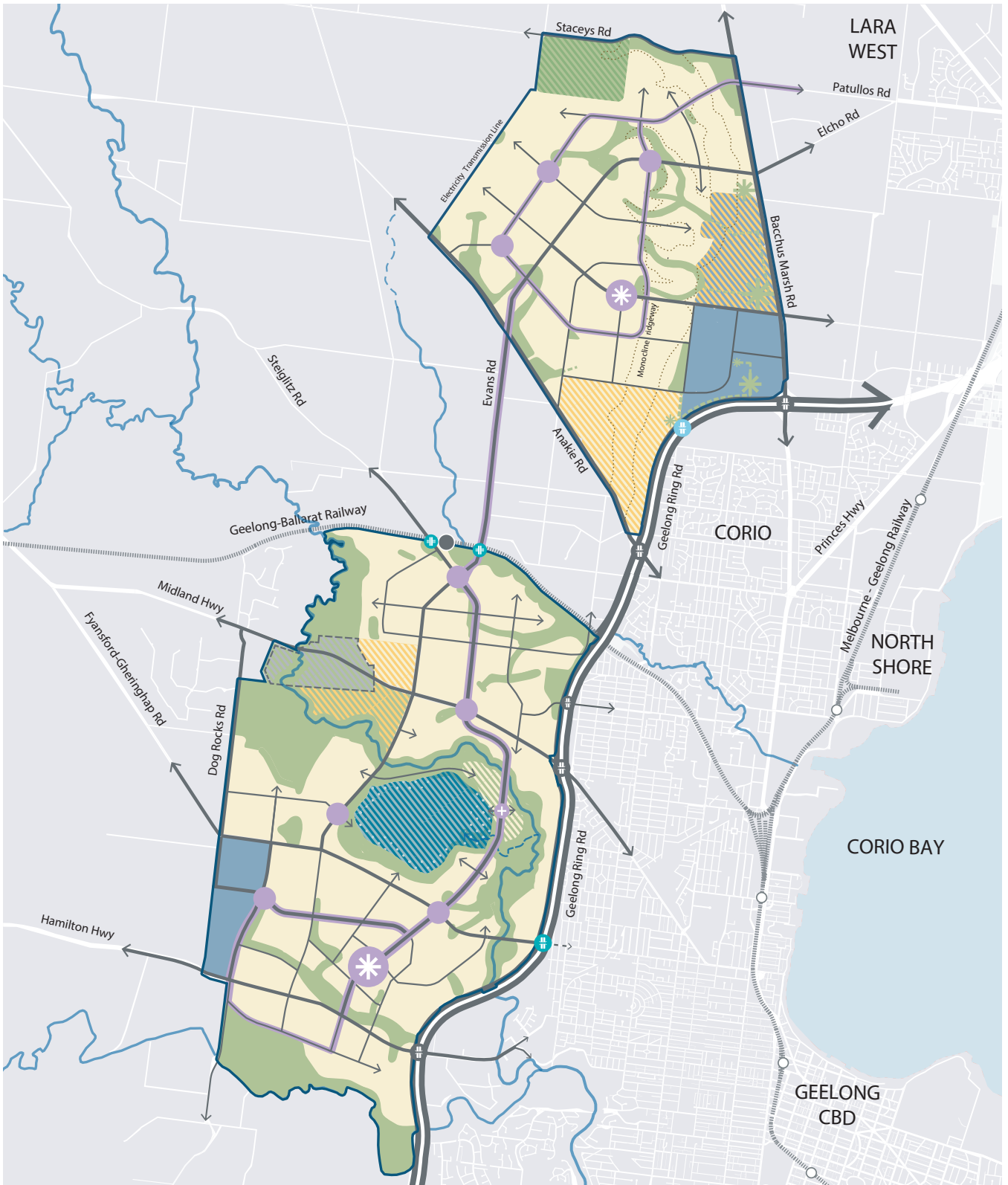
Development and implementation of sustainable solutions



A destination that attracts local and international visitors

FUTURE URBAN STRUCTURE

NORTHERN AND WESTERN GEELONG GROWTH AREAS



DRAWING KEY

- STUDY AREA
- GEELONG RING ROAD
- ARTERIAL ROAD
- CONNECTOR STREET INDICATIVE ALIGNMENT
- FUTURE RAILWAY STATION
- PUBLIC TRANSPORT POTENTIAL CONNECTION

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

- BATESFORD TOWNSHIP
- LAKE WATERBODY
- CLEVER AND CREATIVE CORRIDOR
- ACTIVITY CENTRE SUB-REGIONAL / SPECIALIZED / NEIGHBOURHOOD
- GEELONG RING ROAD PEDESTRIAN CONNECTION
- GEELONG RING ROAD NEW CONNECTION
- GEELONG RING ROAD UPGRADE CONNECTION

- RAILWAY CROSSING GRADE SEPARATION
- WATERWAYS
- MAJOR WATERCOURSE
- POTENTIAL WATERWAYS
- MONOCLINE ESCARPMENT



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



Integrate transport and land use planning



Create integrated open space networks



Plan for local employment



Plan for environmental sustainability



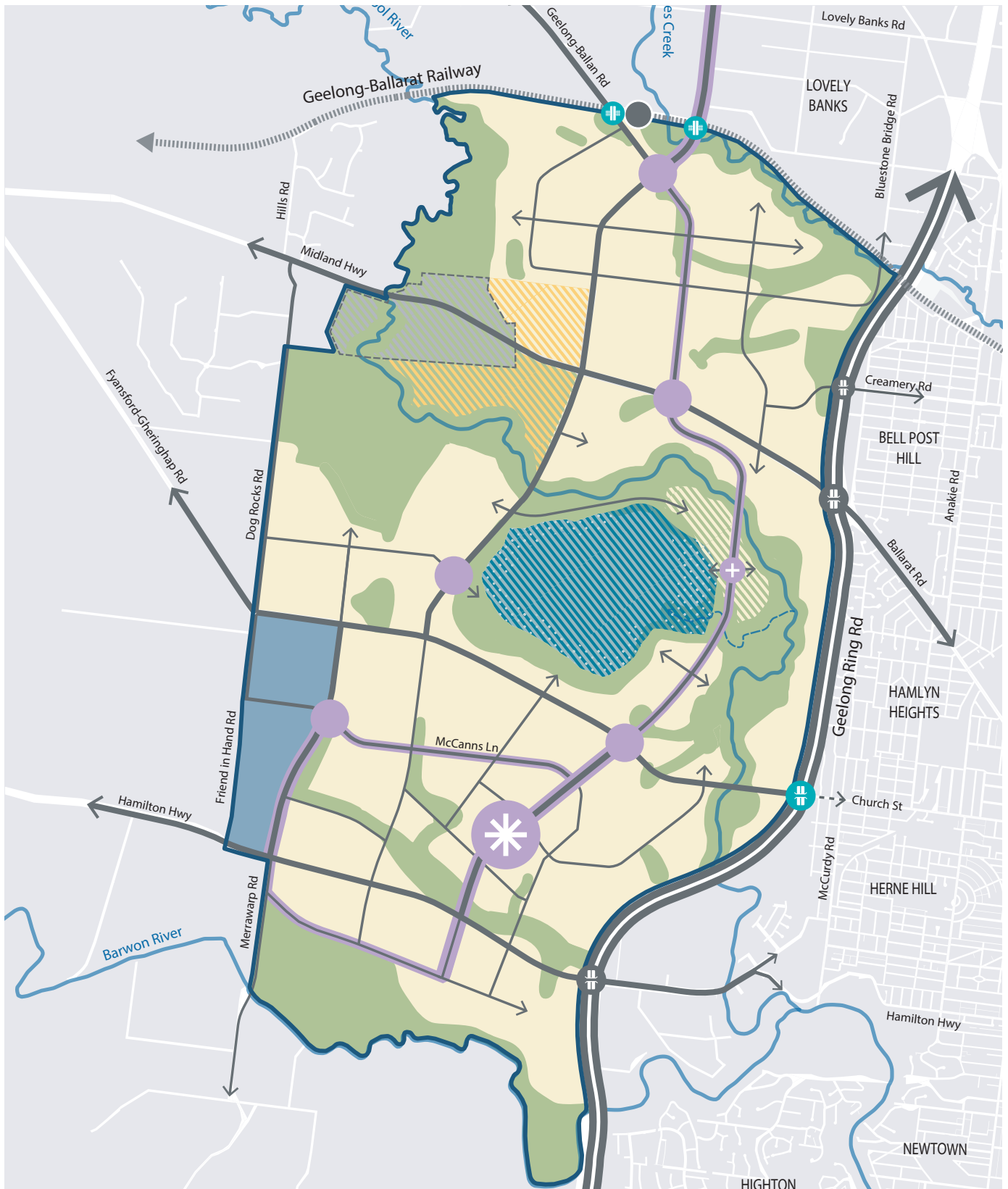
Create growth areas with high amenity and character



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

FUTURE URBAN STRUCTURE

WESTERN GEELONG GROWTH AREA



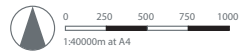
DRAWING KEY

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

- RESIDENTIAL
- RURAL LIVING FUTURE INVESTIGATION OF RESIDENTIAL
- LAKE WATERBODY
- EMPLOYMENT
- AGRICULTURE FUTURE INVESTIGATION OF RURAL LIVING
- BATESFORD TOWNSHIP

- LAKESIDE RESIDENTIAL FUTURE INVESTIGATION OF CONSERVATION
- WATERSHEDS
- CLEVER AND CREATIVE CORRIDOR
- ACTIVITY CENTRE SUB-REGIONAL / SPECIALIZED
- ACTIVITY CENTRE NEIGHBOURHOOD
- GEELONG RING ROAD NEW CONNECTION

- GEELONG RING ROAD UPGRADE CONNECTION
- RAILWAY CROSSING GRADE SEPARATION
- FUTURE RAILWAY STATION
- PUBLIC TRANSPORT POTENTIAL CONNECTION



WESTERN GEELONG GROWTH AREA

The Western Geelong Growth Area is an iconic landscape characterised by the Barwon and Moorabool Rivers with views across the Barrabool Hills and the Batesford Quarry as its centrepiece.

The growth area is generally bounded by the Geelong Ring Road to the east, the Barwon River to the south, the Geelong-Ballarat rail line to the north and Batesford township to the west.

ESTIMATED GROWTH POTENTIAL

TOTAL GROWTH AREA	3,241 hectares
TOTAL RESIDENTIAL AREA	1,864 hectares
ANTICIPATED DWELLINGS	22,953
ANTICIPATED POPULATION	64,269*
TOTAL EMPLOYMENT AREA	117 hectares
NON DEVELOPMENT AREA	1,377 hectares
FUTURE RESIDENTIAL POTENTIAL	65 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.*

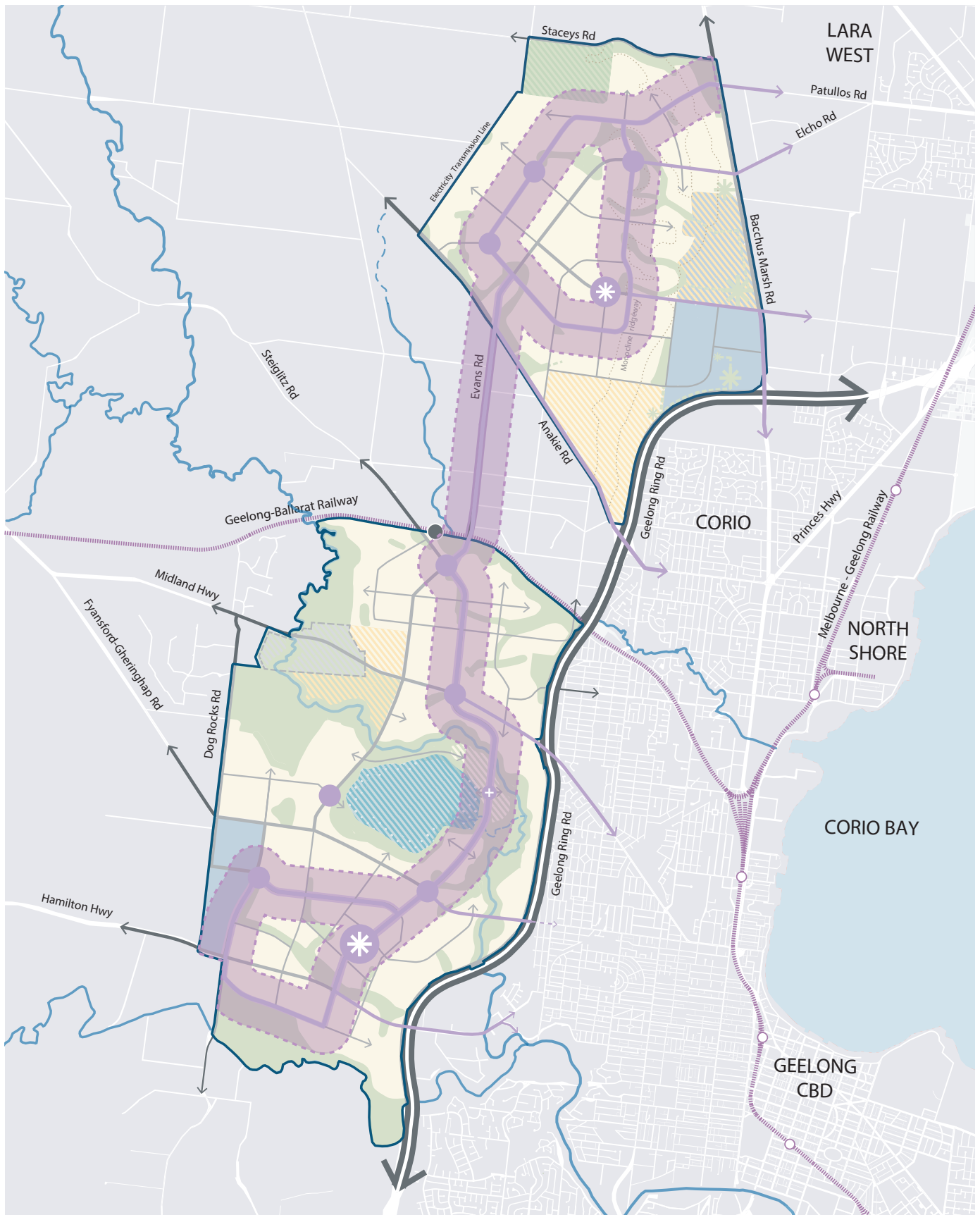
Estimates of growth in the Western Geelong Growth Area assumes a minimum average residential density of 15 dwellings per hectare and an average minimum residential density of 10 dwellings per hectare along the steep slopes. Estimated population attributes 2.8 persons per dwelling.

VISION FOR THE WESTERN GEELONG GROWTH AREA

Western Geelong will prosper as a district of lakeside neighbourhoods connected by healthy waterways and attractive open spaces that strengthen Geelong's identity as a city built around water.

CLEVER AND CREATIVE CORRIDOR

NORTHERN AND WESTERN GEELONG GROWTH AREAS



DRAWING KEY



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.

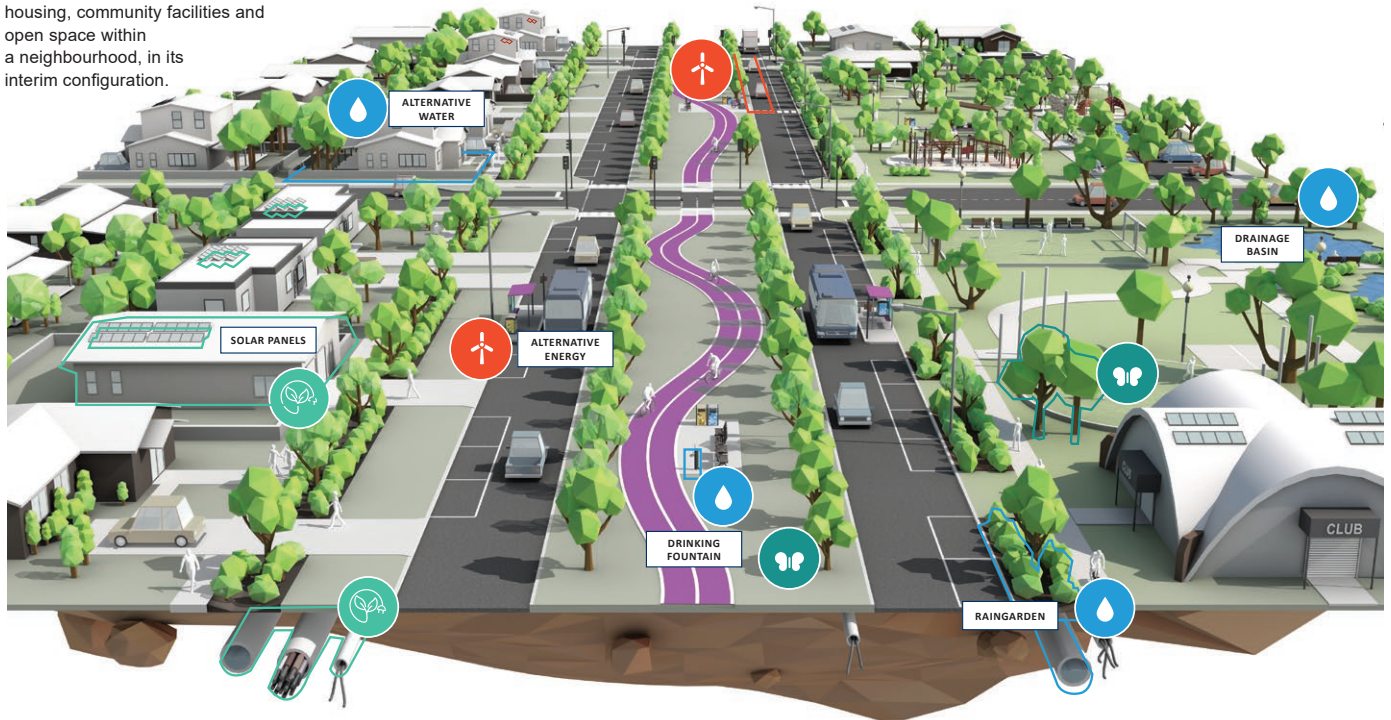
Acknowledging the timeframe, the corridor will be designed with 'interim' and 'ultimate' configurations. The interim configuration allows for a dedicated, separated, commuter-style shared path and landscaping within the median reserve. Active transport movements will be encouraged and prioritised to 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.

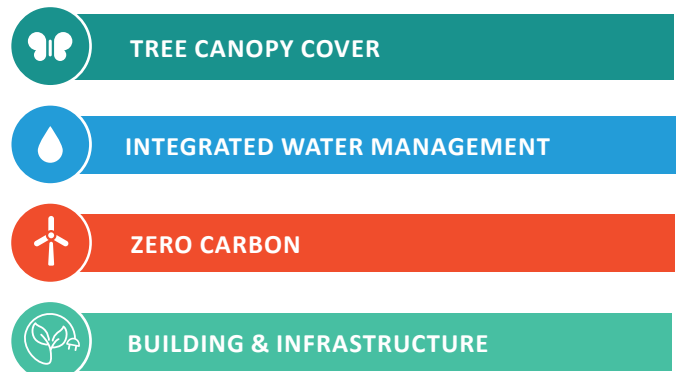
The unification of these systems is fundamental to creating a sustainable and resilient urban landscape in the growth areas. Early investment in infrastructure to support these systems will create long-term benefits for a Greater Geelong community that must manage the social, economic and environmental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

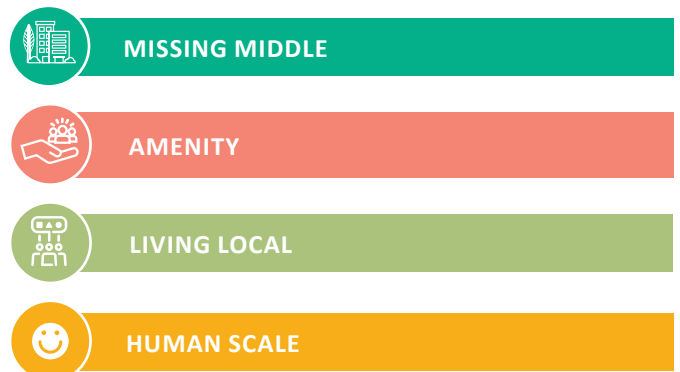
Housing that adjoins the corridor will seek to address the “missing middle” housing options that are rarely offered in greenfield areas. A mix of housing options will permit a broad cross-section of the wider community to live within the neighbourhood and occupy it throughout the day and night. Residents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

CLEVER & CREATIVE CORRIDOR – INTERIM CONFIGURATION

Design features

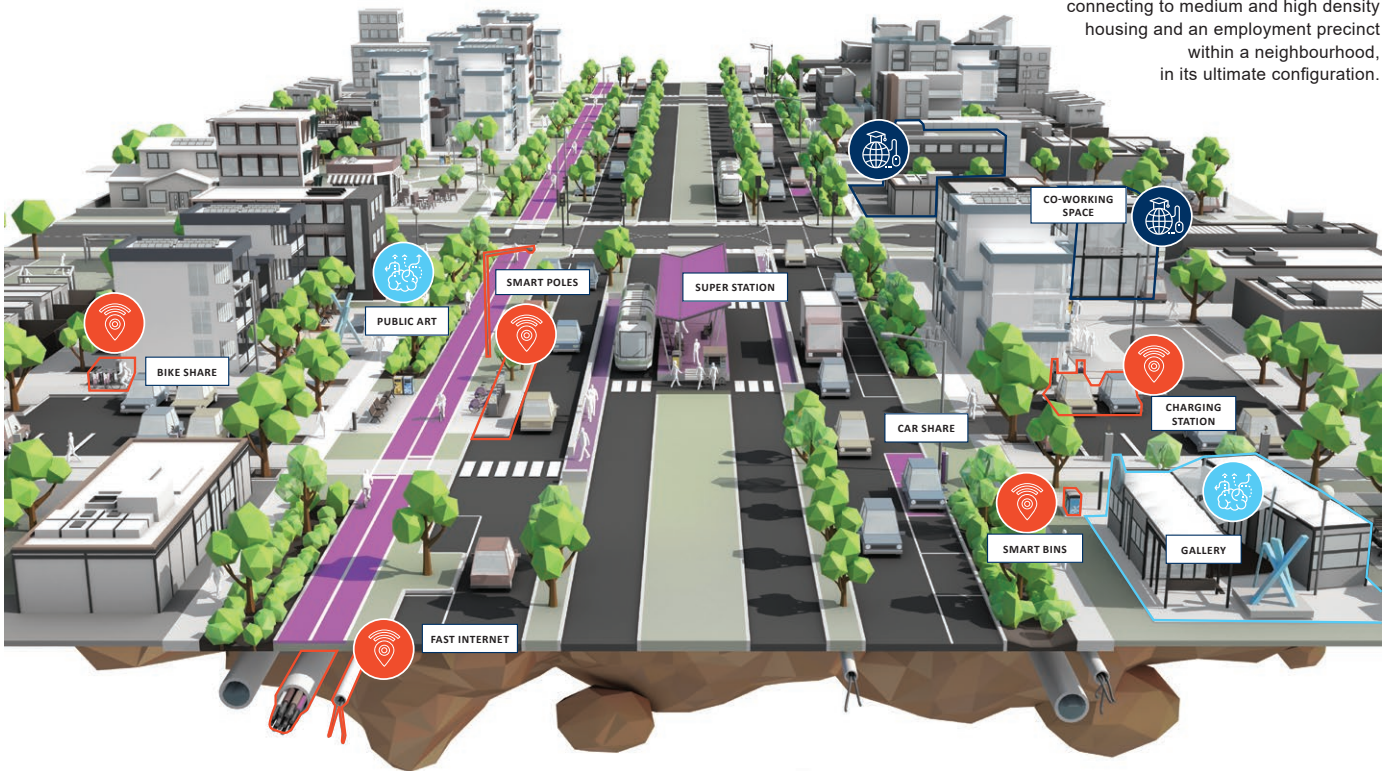
- Median reserve for dedicated active transport, planting and place making furniture (14 metres)*
- Bus capable road carriageways (3.5 metres)
- Parking bays (2.1 metres)
- Pedestrian paths (1.5 metres)
- Tree outstands
- Large nature strips
- Planting for large tree canopy

* 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

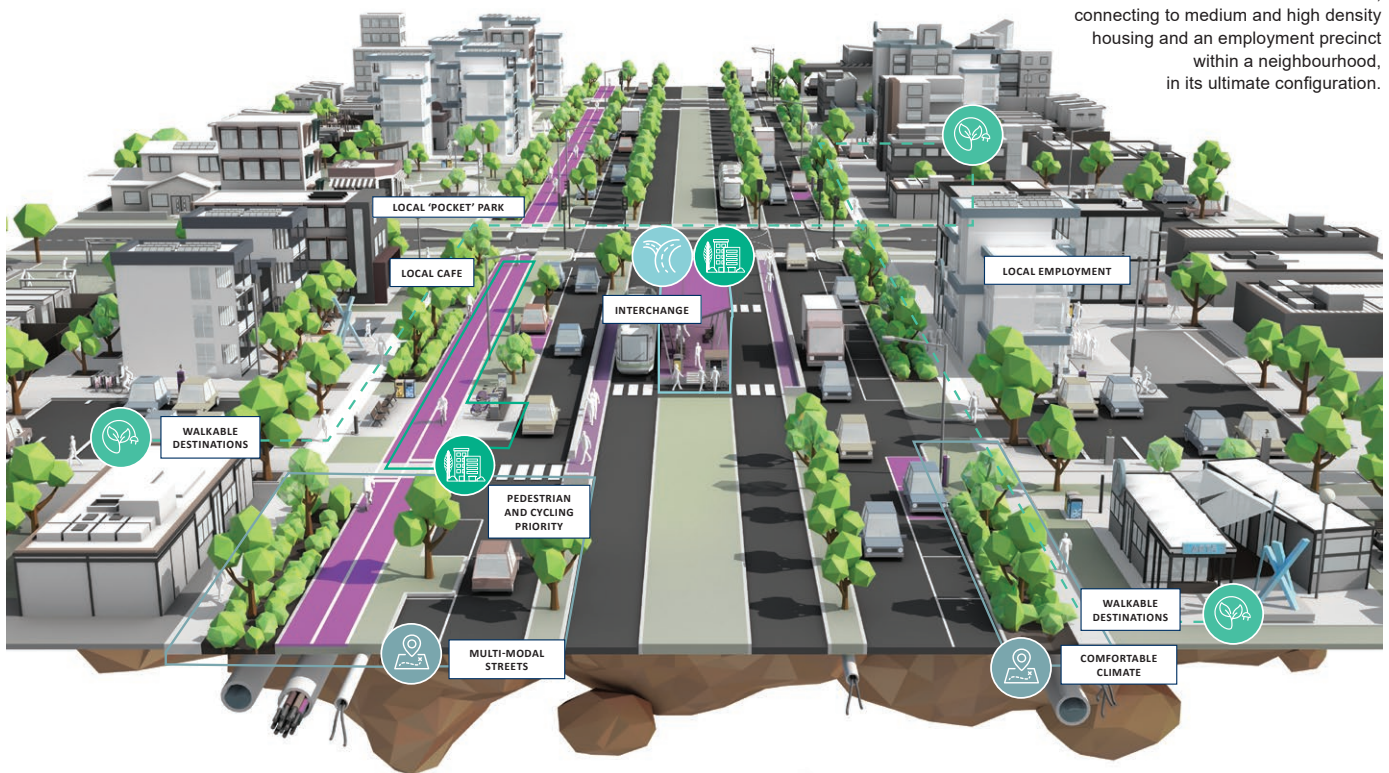
SMART CITY

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

ENVIRONMENT in the Western 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 Western Geelong

Establish a district of lakeside and riverside neighbourhoods recognised for their healthy waterways and attractive open spaces that will enhance Geelong’s local character.



Protect biodiversity, waterways & cultural heritage values in Western Geelong

Protect and regenerate biodiversity and cultural heritage values along the Barwon and Moorabool Rivers, Cowies Creek and the Dog Rocks Sanctuary and establish vegetated constructed waterways.



Create integrated open space networks in Western Geelong

Cultivate an exemplary open space network that links the Barwon and Moorabool Rivers to an iconic lake at the Batsford quarry and supports a 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 W1.1.1

Rehabilitation of Batesford Quarry will be completed to an urban standard prior to urban development in its proximity.

ACTION W1.1.2

Detailed geotechnical assessment and monitoring will be undertaken prior to urban development on all overburden soil stockpiles as part of the relevant precinct structure plan.

ACTION W1.1.3

Detailed geotechnical and groundwater assessment and monitoring will be undertaken prior to urban development on the banks and floodplain areas of the Moorabool River, Barwon River and Cowies Creek as part of the relevant precinct structure plans.

ACTION W1.1.4

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

ACTION W1.1.5

The edge of the lake will deliver a continuous public realm that provides public access along its entire perimeter.

ACTION W1.1.6

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

ACTION W1.1.7

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

WATER

ACTION W1.2.1

Ecological condition and functionality of waterways, wetlands and floodplains will be protected, restored, enhanced and maintained.

ACTION W1.2.2

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 W1.2.3

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

ACTION W1.2.4

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 W1.2.5

Stormwater will enhance the urban landscape.

ACTION W1.2.6

Flooding and stormwater management will maximise responsiveness to the natural landscape.

ACTION W1.2.7

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

ACTION W1.2.8

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

ACTION W1.2.9

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

ACTION W1.2.10

The transition of Batesford Quarry to a recreational lake will be subject to a detailed investigation prior to the commencement of the relevant precinct structure plan.

ACTION W1.2.11

A detailed master plan that outlines the transformation of Batesford Quarry into a recreational lake will be prepared and incorporated within the relevant precinct structure plan.

BIODIVERSITY

ACTION W1.3.1

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 W1.3.2

Individual detailed master plans that outline the protection and enhancement of river and creek corridors will be prepared and incorporated within the relevant precinct structure plan including:

- Cowies Creek, between Geelong Ring Road and Geelong-Ballan Road
- Barwon River, between Geelong Ring Road and Merrawarp Road
- Moorabool River, between Midland Highway and Geelong-Ballarat Railway
- Moorabool River (and deviation channel), between Geelong Ring Road and Midland Highway and including Dog Rocks Sanctuary and Moorabool River Reserve.

ACTION W1.3.3

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 W1.3.4

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

ACTION W1.3.5

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

ACTION W1.3.6

Large-scale revegetation utilising indigenous species will be undertaken at key rural-urban interfaces including tree canopy, where appropriate.

ACTION W1.3.7

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

ACTION W1.3.8

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 W1.3.9

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

ACTION W1.3.10

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

ACTION W1.3.11

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

ACTION W1.3.12

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

ABORIGINAL CULTURAL HERITAGE

ACTION W1.4.1

Aboriginal cultural heritage will be protected.

ACTION W1.4.2

The Wathaurung Aboriginal Corporation (trading as Wadawurrung) 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 W1.4.3

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 W1.4.4

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.

ACTION W1.4.5

Aboriginal cultural heritage places will be identified, retained and celebrated, particularly in areas of cultural heritage sensitivity including:

- Moorabool River corridor and floodplain
- Barwon River corridor and floodplain
- Cowies Creek corridor and margins
- Dog Rocks Flora and Fauna Sanctuary.

ACTION W1.4.6

Individual detailed master plans that outline the protection and enhancement of river and creek corridors will investigate the opportunity for cultural heritage trails that interpret places of Aboriginal cultural heritage including:

- Cowies Creek, between Geelong Ring Road and Geelong-Ballan Road
- Barwon River, between Geelong Ring Road and Merrawarp Road
- Moorabool River, between Midland Highway and Geelong-Ballarat Railway
- Moorabool River (and deviation channel), between Geelong Ring Road and Midland Highway and including Dog Rocks Sanctuary and Moorabool River Reserve.

POST CONTACT HERITAGE

ACTION W1.5.1

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

ACTION W1.5.2

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

ACTION W1.5.3

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 W1.5.4

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

ACTION W1.5.5

The extent of the curtilage for Lynnburn Homestead will be reviewed as part of detailed planning of the area.

ACTION W1.5.6

The extent of the curtilage for the Batesford Quarry elevated conveyor and railway will be reviewed as part of detailed planning of the area.

BUILT ENVIRONMENT

ACTION W1.6.1

The existing character of Batesford township will be protected by ensuring:

- Conventional or higher density residential development adjoining the Midland Highway is prohibited to the west of Lynnburn Road
- Any development to the west of Lynnburn Road retains existing views to the Moorabool Valley and the Dog Rocks Flora and Fauna Sanctuary and is limited to a minimum lot size of eight hectares to the south of the Midland Highway
- A buffer of low density residential development is established to the north and east of the Batesford township.

ACTION W1.6.2

Rural living properties to the east of Batesford township will be permitted to transition to low or conventional density residential as part of the detailed planning of Batesford township and its surroundings.

ACTION W1.6.3

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

ACTION W1.6.4

Existing social infrastructure will be integrated with surrounding neighbourhoods.

ACTION W1.6.5

Land uses within the high voltage electricity transmission line easement will minimise risks to community safety.

ACTION W1.6.6

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

- High potential areas at the Batesford Roadhouse and a material storage and recycling centre (former timber yard)
- Medium potential areas at the Batesford Quarry and overburden stockpiles and the former sand quarry
- Low potential areas throughout the remainder of the growth area
- Potential presence of acid sulphate in the vicinity of the Moorabool River corridor.

SURROUNDING AREAS

ACTION W1.7.1

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

ACTION W1.7.2

Noise and amenity impacts of the Geelong-Ballarat railway corridor will be identified and managed as part of urban development.

ACTION W1.7.3

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

ACTION W1.7.4

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

ACTION W1.7.5

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

ACTION W1.7.6

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

NEIGHBOURHOOD

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

NEIGHBOURHOODS in the Western 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 Western Geelong

Plan for neighbourhoods that encourage community interaction by maximising public access and activity in high amenity destinations throughout the growth area.



Create growth areas with high amenity and character in Western Geelong

Establish a district of lakeside and riverside neighbourhoods recognised for their healthy waterways and attractive open spaces that will enhance Geelong’s local character.



Create integrated open space networks in Western Geelong

Cultivate an exemplary open space network that links the Barwon and Moorabool Rivers to an iconic lake at the Batesford quarry and supports a network of recreation reserves and local parks.



Plan for environmental sustainability in Western Geelong

Create an integrated water management system based around the major catchments and prioritise active and public transport networks.

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 W2.1.1

Urban development will adopt 20-minute neighbourhood design principles.

ACTION W2.1.2

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

ACTION W2.1.3

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

ACTION W2.1.4

Neighbourhoods along the river and creek corridors and conservation areas will respond to the significance of the environments.

ACTION W2.1.5

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

ACTION W2.1.6

Minimum density requirements will be applied to deliver a compact urban form as illustrated in Plan 26 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 W2.1.7

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

NEIGHBOURHOOD AMENITY

ACTION W2.2.1

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 W2.2.2

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

ACTION W2.2.3

Car parking in local streets will not dominate the streetscape.

ACTION W2.2.4

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

ACTION W2.2.5

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

ACTION W2.2.6

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 W2.2.7

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

NEIGHBOURHOOD SUSTAINABILITY

ACTION W2.3.1

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

ACTION W2.3.2

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

ACTION W2.3.3

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

ACTION W2.3.4

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

ACTION W2.3.5

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

ACTION W2.3.6

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

ACTION W2.3.7

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

ACTION W2.3.8

New communities will enable innovative local food production opportunities

HOUSING

ACTION W2.4.1

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

ACTION W2.4.2

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

ACTION W2.4.3

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

ACTION W2.4.4

Housing along the river and creek corridors will be designed to integrate and enhance the natural amenity of the landform.

ACTION W2.4.5

Housing in direct proximity to Batesford township, Dog Rocks Flora and Fauna Sanctuary and in rural interface areas will be designed to appropriately respond to the neighbouring environment.

ACTION W2.4.6

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

ACTION W2.4.7

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

SOCIAL INFRASTRUCTURE

ACTION W2.5.1

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 W2.5.2

Social infrastructure will be highly accessible to the entire community.

ACTION W2.5.3

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

ACTION W2.5.4

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

ACTION W2.5.5

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

ACTION W2.5.6

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

ACTION W2.5.7

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

ACTION W2.5.8

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

ACTION W2.5.9

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

ACTION W2.5.10

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

ACTION W2.5.11

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

ACTION W2.5.12

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

ACTION W2.5.13

Key features of the growth area will be utilised for social infrastructure and celebrated to create social capital within the community including:

- The Clever and Creative Corridor
- Regional-scale open space and recreation opportunities created with the transformation of Batesford Quarry
- Regional-scale open space corridors along the Barwon River, Moorabool River and Cowies Creek.

ECONOMY

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

ECONOMY in the Western 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 Western Geelong

Optimise local employment by establishing a network of activity centres positioned to profit from the natural splendour of the area.

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 W3.1.1

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 W3.1.2

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 W3.1.3

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 W3.1.4

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

ACTION W3.1.5

The activity centre network will promote local food production.

ACTION W3.1.6

The sub-regional activity centre will establish a vibrant urban heart of the Western 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 W3.1.7

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 W3.1.8

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 W3.1.9

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 W3.1.10

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

ACTION W3.1.11

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

ACTION W3.1.12

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

ACTION W3.1.13

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

ACTION W3.1.14

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

ACTION W3.1.15

A specialised 'lakeside' neighbourhood activity centre will maximise integration with the surrounding open space network.

ACTION W3.1.16

Local activity centres will be supported in locations that are located beyond a comfortable walk to the sub-regional or neighbourhood activity centre, particularly south of the Hamilton Highway.

EMPLOYMENT

ACTION W3.2.2

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 W3.2.3

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

ACTION W3.2.4

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

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 Western 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 Western Geelong

Deliver a comprehensive active transport network utilising the substantial river corridors and acknowledge the future potential of the rail corridor.



Create integrated open space networks in Western Geelong

Cultivate an exemplary open space network that links the Barwon and Moorabool Rivers to an iconic lake at the Batesford quarry and supports a 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 W4.1.1

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

ACTION W4.1.2

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

ACTION W4.1.3

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 W4.1.4

Active transport will be prioritised in the design of linear open space corridors, particularly along the corridors of the Moorabool River, Barwon River and Cowies Creek and surrounding the lake.

ACTION W4.1.5

Active transport infrastructure will be designed along the Moorabool River corridor, lake precinct and Geelong Ring Road to manage safety and access constraints associated with the topography of the area.

ACTION W4.1.6

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 Midland Highway freeway interchange, Hamilton Highway freeway interchange and Creamery Road freeway flyover
- New active transport infrastructure that provides connections across the Geelong Ring Road along river and creek corridors
- New active transport infrastructure where additional connections are created to the Geelong Ring Road.

PUBLIC TRANSPORT

ACTION W4.2.1

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

ACTION W4.2.2

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

ACTION W4.2.3

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 W4.2.4

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 W4.2.5

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 Moorabool River and Cowies Creek corridors and Batesford Quarry.

ACTION W4.2.6

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 Midland Highway freeway interchange, Hamilton Highway freeway interchange and Creamery Road freeway flyover
- Upgrades to the external road network connecting to North Geelong Railway Station
- Upgrades to the external road network connecting to Geelong Railway Station.
- New public transport infrastructure where additional connections are created to the Geelong Ring Road, including a potential public transport-only flyover connecting to Church Street, Hamlyn Heights.

ACTION W4.2.7

Sequencing of urban development will protect the opportunity for transit-orientated development along the Geelong-Ballarat railway between Geelong-Ballan Road and Evans Road.

INTEGRATED TRANSPORT

ACTION W4.3.1

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

ACTION W4.3.2

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 W4.3.3

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

ACTION W4.3.4

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

ACTION W4.3.5

Design of the integrated transport network will consider constraints associated with the topography of the Moorabool River, Barwon River and Cowies Creek corridors, Batesford Quarry and the Geelong Ring Road.

ACTION W4.3.6

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

- Upgrades to the Midland Highway freeway interchange and the Hamilton Highway freeway interchange along the Geelong Ring Road
- A new half-diamond freeway interchange on the west side of the Geelong Ring Road in direct proximity to Church Street, Hamlyn Heights (subject to detailed investigation)
- 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 W4.3.7

Road treatments will be utilised to deter 'cut-through' movements in proximity to Batesford township.

ACTION W4.3.8

Bridge crossings of the Moorabool River crossings will be limited to key access points.

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 Western 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 Western Geelong

Ensure that staging of development creates early provision of public transport to central Geelong and preserves long term development aspirations adjoining the Batesford quarry.

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 W5.1.1

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

ACTION W5.1.2

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 W5.1.3

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

ACTION W5.1.4

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

ACTION W5.1.5

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

ACTION W5.1.6

Urban development will acknowledge and maintain electricity transmission line easements.

DEVELOPMENT SEQUENCING

ACTION W5.2.1

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

ACTION W5.2.2

Simultaneous preparation of precinct structure plans in the Western Geelong Growth Area will be not be supported unless necessitated by the City's strategic policy and considerations outlined in Action W5.2.1.

ACTION W5.2.3

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

- Creamery Road Precinct Structure Plan prior to Batesford North Precinct Structure Plan
- Creamery Road Precinct Structure Plan prior to McCanns Lane Precinct Structure Plan and Merrawarp Road Precinct Structure Plan
- All other precinct structure plans prior to Batesford South Precinct Structure Plan.

ACTION W5.2.4

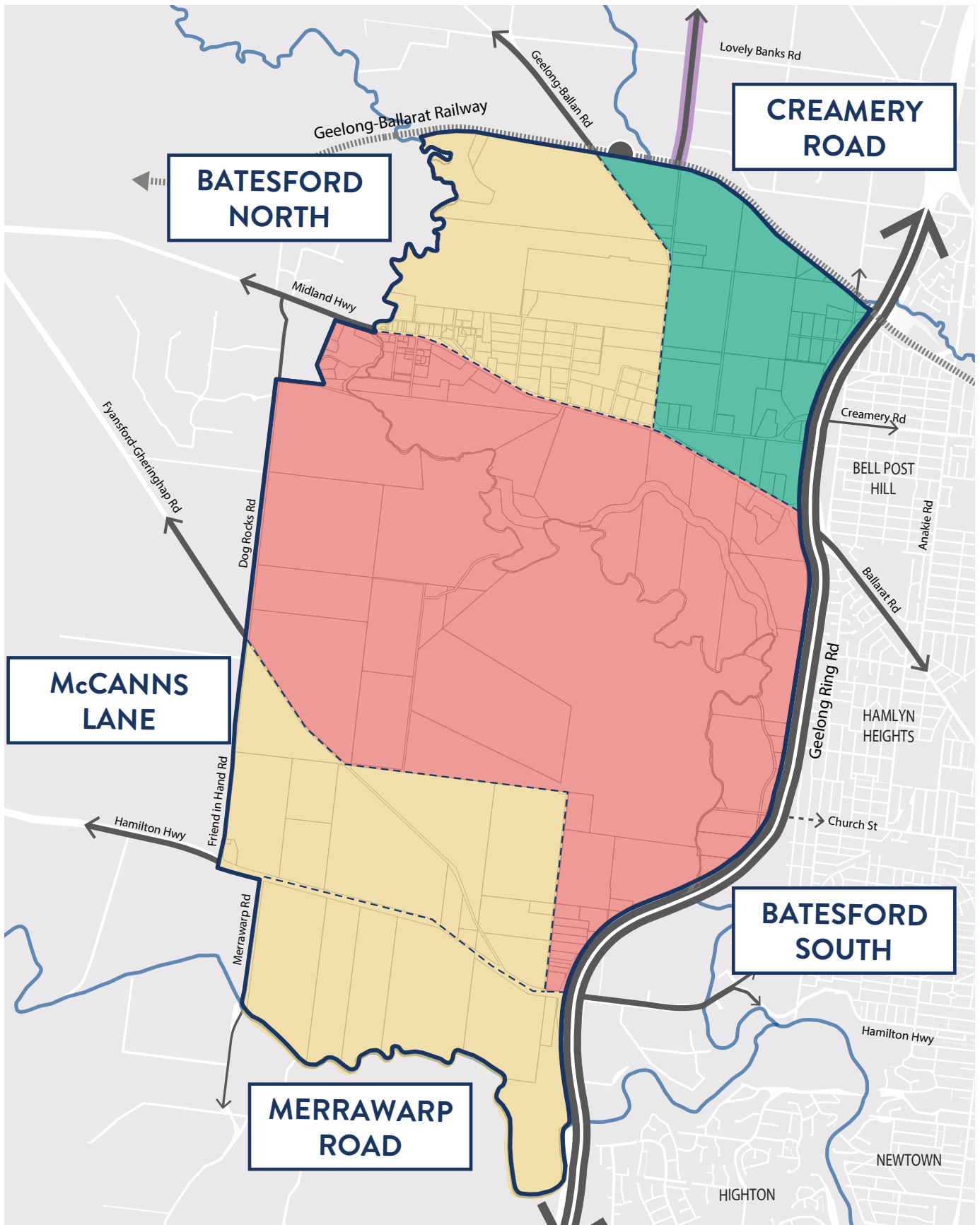
Precinct structure plans will be prepared by the City to provide detailed guidance for the design and development of Geelong's new neighbourhoods.

ACTION W5.2.5

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

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8.00am – 5.00pm

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