

THE CITY OF
GREATER GEELONG

ELCHO ROAD WEST PRECINCT STRUCTURE PLAN

PLACED BASED PLANNING
ASSESSMENT REPORT

VERSION 2 - APRIL 2026

Contents

1. Introduction	3	Topography	15
2. Strategic Context	4	Water	15
Policy and legislative context	4	Stormwater Drainage	15
Plan for Victoria (2025)	4	Flora and Fauna	15
G21 Regional Growth Plan (2013)	4	Easements and Buffers	16
Geelong Settlement Strategy – 2020 (C395) (2020)	4	Major Electricity Transmission Lines	16
Northern and Western Geelong Growth Areas Framework Plan (C395) (2020)	4	High Pressure Gas Pipeline	16
Planning Policy Framework	5	Chemring	16
NWGGA Strategic Assessment (2025)	6	Cultural Heritage	16
3. Zones, Overlays, and Planning Permits	8	Post Contact Heritage	17
Zones (Fig. 1)	8	Existing Transport Network	17
Overlays	8	Elcho Road	17
Planning Permits	8	Evans Road	17
4. Surrounding PSPs and Land Uses	11	Anakie Road	17
Elcho Road East PSP (2025)	11	Heales Road	17
Creamery Road PSP (2024)	11	Emmerson's Road	17
Lara West PSP (2013)	11	Staceys Road	18
Armstrong Creek	11	Public Transport	18
5. Local Context	13	Railway	18
Current Conditions	13	Walking and Cycling	18
		Proposed Infrastructure Requirements	18
		6. 20 Minute Neighbourhood – Seven Hallmarks	20

1. Introduction

This report provides an overview of the Elcho Road West Precinct Structure Plan (PSP) area within the Greater Geelong municipality. It outlines the existing planning and policy framework relevant to the PSP, including zoning, overlays, applicable framework plans, and both state and local government policy.

The precinct combines the Elcho Road West and Heales Road West precincts and is now referred to as 'Elcho Road West'. The precinct and surrounding lands are located on Wadawurrung country. Wadawurrung meaning people who belong to the water, in reference to the rivers, creeks, lagoons, the bay and other water sources on country.

The report was prepared in 2025, by the City, to provide to consultants who are commissioned to prepare technical work that will inform precinct planning. The report includes a broad analysis of site conditions, including natural and constructed features, and current and proposed development influences within the precinct area. The report has been made available to developers and other key stakeholders such as government agencies and authorities.

Importantly, the report addresses the seven hallmarks of the 20-minute neighbourhood framework outlined in the Precinct Structure Planning Guidelines (VPA, 2021). The guidelines are a Victorian government initiative used to ensure best practice. The City of Greater Geelong is guided by these guidelines in delivering the Elcho Road West Precinct Structure Plan. Section 7 provides more information on how the ERWPSP will address each hallmark.

In 2026, the City made minor amendments to version one to reflect new information on various matters.

2. Strategic Context

POLICY AND LEGISLATIVE CONTEXT

Plan for Victoria (2025)

Plan for Victoria, released in March 2025, serves as an updated strategic framework to the existing Plan Melbourne. This new iteration establishes a long-term vision for growth and development across the state, with a primary focus on the Melbourne metropolitan region, as well as regional cities like Geelong, and smaller rural towns throughout Victoria.

Pillar 1 of the Plan: Housing for All Victorians, identifies the critical need to address housing supply and affordability across diverse settlement contexts and sets housing targets for Councils across the State. Within this framework, Geelong has been assigned a significant target of 128,600 new dwellings by 2051, with 51,000 of those to be delivered in greenfield locations. Planning for and delivery of Elcho Road West will help achieve these targets.

G21 Regional Growth Plan (2013)

The G21 Regional Growth Plan provides high-level guidance for land use and development across the G21 region, including Greater Geelong and surrounding municipalities. It outlines a long-term vision to manage growth sustainably, focusing on housing, employment, transport, and infrastructure.

As part of this strategy, the plan identified the Northern and Western Geelong Growth Areas as two key investigation areas for future growth. These areas were earmarked to accommodate long-term urban expansion, ensuring a coordinated approach to growth that aligns with regional planning objectives.

Geelong Settlement Strategy – 2020 (C395) (2020)

The Settlement Strategy sets long-term spatial directions for growth, housing diversity, and infrastructure across the municipality. It introduces permanent settlement boundaries, steers urban consolidation, and allocates greenfield land to meet projected dwelling needs. It links with Amendment C395 to enshrine key policies in the Geelong Planning Scheme. The strategy also prioritises delivery of social and affordable housing, precinct structure plans, and ongoing monitoring of land supply and population trends.

Northern and Western Geelong Growth Areas Framework Plan (C395) (2020)

Between 2016 and 2019, the City of Greater Geelong prepared the Northern and Western Geelong Growth Areas (NWGGA) Framework Plan, which was formally implemented through Amendment C395 in 2020. The land was rezoned in 2015 from Farming Zone to the Urban Growth Zone. The preparation of the framework plan paved the way for the Precinct Structure Plans (PSPs).

The NWGGA is the largest greenfield planning project in regional Victoria, containing approximately 5,300 hectares. It is anticipated to deliver up to 40,000 new dwellings to accommodate a population of approximately 112,000

people. The NWGGA is located north-west of the Geelong CBD. Both the Northern and the Western Geelong Growth Areas consist of largely open, treeless agricultural land primarily utilised for grazing and cropping activities and are also home to nationally significant flora and fauna.

The Framework Plan outlines the long-term vision for both the Northern and Western Growth Areas, identifying nine PSP areas that will guide the staged delivery of new residential and employment precincts. It provides high-level strategic direction for land use, infrastructure planning, transport networks, and the integration of open space and community facilities.

Importantly, the plan also identifies envisaged key infrastructure projects including transport corridors, water management systems, and utility upgrades necessary to support sustainable growth and ensure future communities are well-connected and serviced.

The Framework Plan seeks innovation beyond business as usual in the design and development of the NWGGA precinct structure plans through the following objectives:

- Develop comfortable climate resilient communities;
- Develop zero carbon and zero waste communities;
- Build integrated water management systems around major catchments;
- Support a Clever and Creative Corridor (CCC) and prioritise active transport and transit to develop 20 minute neighbourhoods;
- Enable and support the delivery of smart city infrastructure; and
- Enable environmentally sustainable development (ESD) in line with the Framework Sustainability Action Plan.

Planning Policy Framework

The Planning Policy Framework (PPF) contains state-wide, regional and local planning policies, which articulate the land use and development outcomes sought by the Greater Geelong Planning Scheme (the Planning Scheme). This framework includes:

- Clause 11 Settlement sets out the policy for directing growth in Victoria.
- Clause 11.01-R sets regional policy in accordance with the G21 Regional Growth Plan, consistent with State Policy to focus investment and growth in places of state significance, which includes the area of Geelong.
- Clause 11.01-1L Settlement, aims to 'direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).

Other relevant Settlement Policy being implemented by the Elcho Road West Precinct Structure Plan include:

- Clause 11.02 Managing Growth
- Clause 11.02-2L Northern and Western Geelong Growth Areas
- Clause 11.02-3S and 11.02-3L – Sequencing of development

- Clause 11.03-2S – Growth Areas
- Clause 12.01 Biodiversity sets policy that broadly aims to protect areas of biodiversity and landscape values.
- Other relevant biodiversity policy being implemented by the Elcho Road West Precinct Structure Plan include:
 - Clause 12.01-2S Native vegetation management
- Clause 13 Environmental Risks and Amenity seeks to strengthen the resilience and safety of communities. It includes relevant Policy at:
 - Clause 13.01 Climate Change Impacts
 - Clause 13.02 Bushfire
 - Clause 13.04 Soil Degradation
 - Clause 13.07 Amenity, Human Health and Safety
- Clause 15 Built Environment and Heritage seeks to (amongst other policy directions) ensure all land use and development appropriately responds to its surrounding landscape and character, built form and cultural context. It includes relevant Policy at:
 - Clause 15.01 Built Environment
 - Clause 15.03 Heritage
- Clause 16 Housing seeks to provide for housing diversity and ensure the efficient provision of supporting infrastructure. It includes relevant Policy at Clause 16.01 Residential Development.
- Clause 17 Economic Development provides policies aimed at providing strong and innovative economies, where all sectors are critical to economic prosperity. It includes relevant Policy at Clause 17.02 Commercial.
- Clause 18 Transport seeks to ensure a safe, integrated and sustainable transport system. It includes relevant Policy at:
 - Clause 18.01 Land Use and Transport
 - Clause 18.02 Movement Networks
- Clause 19 Infrastructure includes policy that ensures social and physical infrastructure is provided in a way that is efficient, equitable, accessible and timely. It includes relevant Policy at:
 - Clause 19.02 Community Infrastructure
 - Clause 19.03 Development Infrastructure

NWGGA Strategic Assessment (2025)

The City of Greater Geelong is currently undertaking a Part 10 Strategic Assessment under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999. This assessment provides a streamlined approval pathway for urban development by enabling the consideration of multiple Matters of National Environmental Significance (MNES) at a strategic, rather than project-by-project, level.

Commencing in 2022, the assessment is now in its final stages and in late 2025 was released for public exhibition. It identifies several MNES across the growth areas, including species such as the Striped Legless Lizard, Golden Sun Moth, Growling Grass Frog, and Adamson's Blown Grass. Surveys have also investigated potential habitat for the Victorian Earless Dragon, however no individuals of this endangered species were found.

As part of the assessment, indicative conservation areas have been identified within the Northern Geelong Growth Area and the Elcho Road West PSP. Future development will be required to contribute to conservation outcomes through levies applied per developable hectare, directly addressing the obligations of the Strategic Assessment.

3. Zones, Overlays, and Planning Permits

The following zones and overlays apply to the ERWPSP area:

Zones (Fig. 1).

Urban Growth Zone – no schedule

Farming Zone – no schedule

Overlays

Environmental Significance Overlay – Schedule 4 (Grassland within the Werribee Plains Hinterland)

Planning Permits

Relevant planning permits from the last 15 years within the precinct structure plan boundary (Table 1) and relevant associated risk (Table 2.)

Table 1: Planning Permits

Address	Planning Permit	Preamble	Risk to PSP
550 Elcho Road, Lovely Banks	PP-222-2023	Construction of a shed	Low
700 Anakie Road, Lovely Banks	PP-269-2022	Extension to a dwelling	Low
720 Anakie Road, Lovely Banks	PP-255-2022	Construction of a replacement dwelling	Low
245 Emmerson's Road, Lovely Banks	PP-345-2022	Construction of a shed and outbuilding	Low
700 Anakie Road, Lovely Banks	PP-1248-2019	Construction of (2) sheds in ESO4	Low
550 Elcho Road, Lovely Banks	PP-84-2016	Construction of a second dwelling	Low

Address	Planning Permit	Preamble	Risk to PSP
790 Anakie Road, Lovely Banks	PP-701-2015	Construction of a swimming pool and barrier in ESO4	Low
790 Anakie Road, Lovely Banks	PP-1165-2015	Construction of a pergola and deck	Low
225 Staceys Road, Lovely Banks	PP-717-2015	Use and Development of a Materials Recycling Facility	Med-high
550 Elcho Road, Lovely Banks	PP-1265-2012	Buildings and Works associated with the construction of a storage shelter and a second indoor horse-riding arena.	Low

Table 2: Risk level meanings.

Risk	Meaning
Low	Minimal impact on the development of the PSP. No significant land use or development that would hinder the planning process.
Medium	May have slight impact on the land due to use, development or existing conditions. Could be remediated through development.
High	Unable to use the land for proposed PSP development.

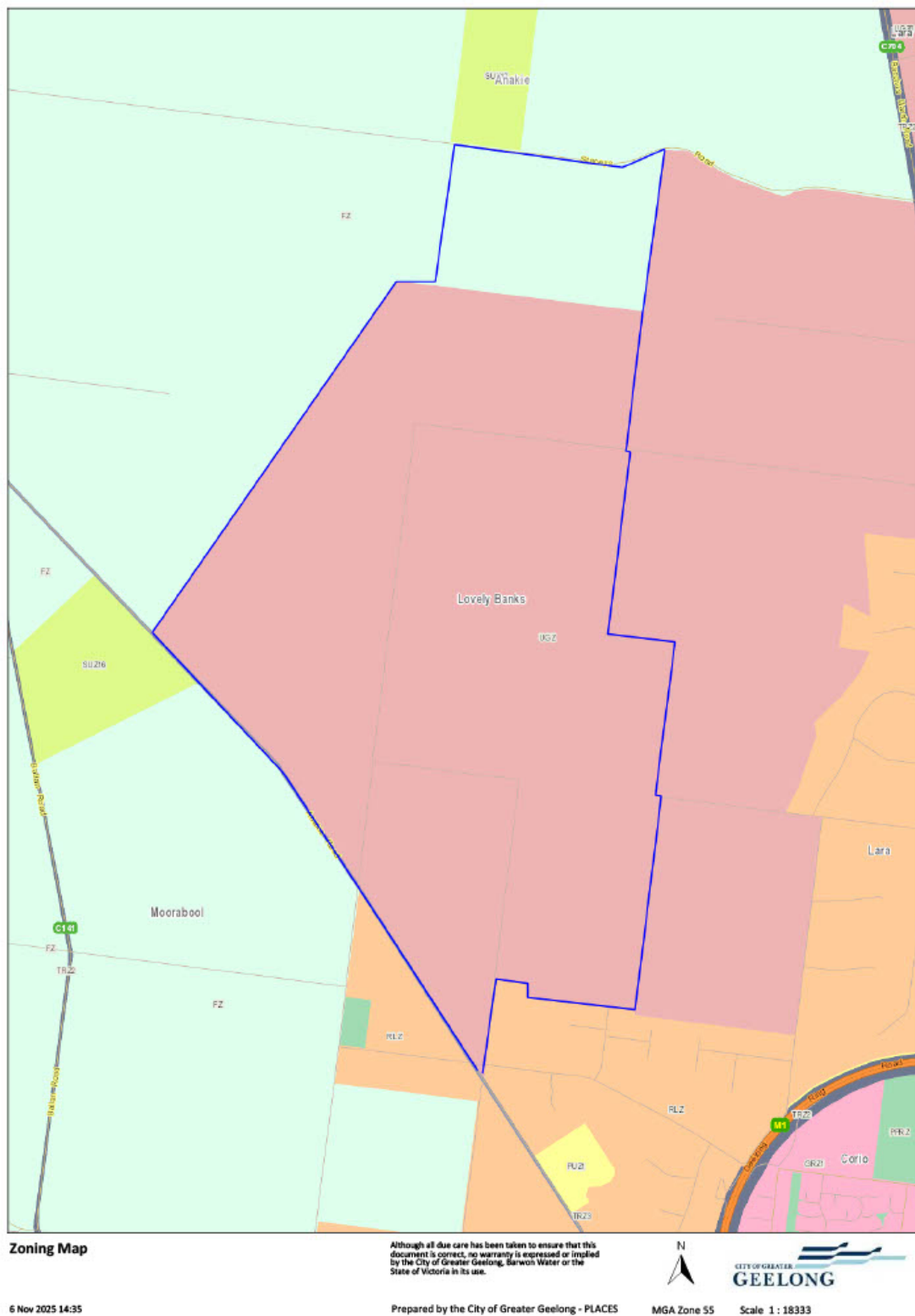


Figure 1: Zoning map for Elcho Road West.

4. Surrounding PSPs and Land Uses

Elcho Road East PSP (2025)

The Elcho Road East PSP (EREPS) directly abuts the ERWPSP. The precinct is 485 hectares and includes 53 individual properties and is expected to accommodate an estimated 4,162 dwellings for approximately 13,000 residents. The existing land use within the precinct includes broad acre open fields with scattered dwellings on larger lots to the north, west and south. Land to the east and south-east includes smaller lifestyle blocks within the Rural Living Zone and Urban Growth Zone. A small pocket in the south-eastern corner is zoned Rural Living, which was earmarked in the Framework Plan for 'future investigation of employment'; however, technical studies indicate that this land is not needed for employment so this zone will be retained.

The precinct has a complex topography associated with the Lovely Banks Monocline escarpment and associated gullies. This topography provides expansive views to the Geelong CBD, Corio Bay, the Anakie Range and the You Yangs.

Creamery Road PSP (2024)

The Creamery Road Precinct is the first PSP to be prepared in the NWGGA. The precinct is located in the northeast corner of the Western Geelong Growth Area. It occupies approximately 350 hectares of land. The precinct topography features shallow gradients sloping toward Cowies Creek. The PSP abuts the future Batesford North PSP to its west (separated by Geelong-Ballan Road) and Batesford South PSP to its south (separated by the Midland Highway / Ballarat Road). Land north of the railway corridor is utilised for rural living. East of the precinct is the established suburb of Bell Post Hill. Land south of Creamery Road is contained in the township of Batesford. The triangular corner of the precinct located west of Evans Road at present belongs to the locality of Moorabool.

Lara West PSP (2013)

The Lara West Growth Area is a 390-hectare precinct in Lara, planned to accommodate approximately 11,000 residents. Bounded by Bacchus Marsh, Patullos, Windermere, and O'Hallorans Roads, it is guided by the 2013 Precinct Structure Plan and Amendment C246 to the Greater Geelong Planning Scheme. The area includes major residential estates such as Coridale, Austin Lara, Manzeene Village, and Lara Lakes. A Development Contributions Plan supports infrastructure delivery. The precinct aims to provide a high-quality, connected living environment aligned with Greater Geelong's long-term growth strategy.

Armstrong Creek

Located between the south of Geelong and Torquay, is the Armstrong Creek growth area, which is the largest contiguous growth area in Victoria at 2,500 hectares. The growth area is expected to provide 22,000 lots and a population of 55,000-65,000 residents. There are five approved precinct structure plans within the Armstrong Creek Growth area, these include:

- North East Industrial Precinct (2010): The NEIP is proposed to become a vibrant, new generation, master planned industry and business park. Currently no development has occurred in the NEIP. The PSP is currently being reviewed.
- Armstrong Creek East and South (2011), Armstrong Creek West PSP (2012) and Horseshoe Bend PSP (2014) are all predominately residential areas with schools, activity centres and open space. All precincts are established with varying levels of remaining development areas.
- Armstrong Creek Town Centre PSP (2014) sets out development for the town centre and the subregional activity centre. The precinct is partially developed.

In addition to the above PSPs, two additional strategic plans are under varying levels of consideration:

- Marshall Precinct Structure Plan (2025): gazetted on December 17, 2025, as part of Amendment C278 to the Greater Geelong Planning Scheme.
- South-West Geelong Investigation Area: Existing land that was earmarked for employment which is now under consideration for other ancillary uses. Preliminary technical reports are currently being completed which will be used to inform a framework plan to satisfy the employment and industrial needs of the City.

5. Local Context

Current Conditions

The ERWPSP area is the result of a consolidation of two previously separate PSPs - Elcho Road West and Heales Road West. This decision, made in 2022, was driven by the need to accommodate residential growth in Greater Geelong, streamline the PSP preparation process, and enable more efficient coordination of infrastructure funding and delivery across the broader area.

The consolidated precinct covers an area of approximately 843 hectares, comprising 51 individual land parcels ranging in size from 1.5 hectares to 140 hectares. The land ownership pattern across the precinct is relatively consolidated, with two major developer groups owning or representing approximately 70 percent of the total land area. This relatively unfragmented representation is expected to support efficient staging and delivery over time.

Most of the precinct is currently used for agricultural or rural purposes, characterised by open paddocks, low-intensity land uses, and minimal built form. The southern portion of the precinct includes 14 rural residential properties each containing a dwelling and associated outbuildings. A precinct features map can be found at Figure 2, which highlights notable features within the Elcho Road West landscape.

The precinct is largely surrounded by rural land uses to the north and west, while the east and south are bound by rural residential properties, contributing to a semi-rural character in these interface areas. Key infrastructure features of the site include the Moorabool electricity transmission station with a big battery and 500 kV electricity transmission line, which traverses approximately 3.5 km along the precinct's western boundary, and the high-pressure gas pipeline, which bisects the precinct from the south-west to the north-east.

At the northern end of the precinct, there is an existing materials recycling facility, located on land that remains zoned Farming Zone. This area is not proposed for urban development within the scope of the PSP and will be retained in its current zoning. To the north of this area, outside of the precinct, is a major hazards facility. Land uses around this facility are controlled by inner and outer safety areas.

Regionally, the closest urban centre is the Lara township, located approximately eight kilometres from the north of the precinct. Lara is undergoing substantial growth through development within the Lara West Growth Area and emergence of smaller residential clusters closer to the rail corridor. The Geelong CBD is located approximately 15 km to the south, providing access to regional employment, health, education, and retail services.

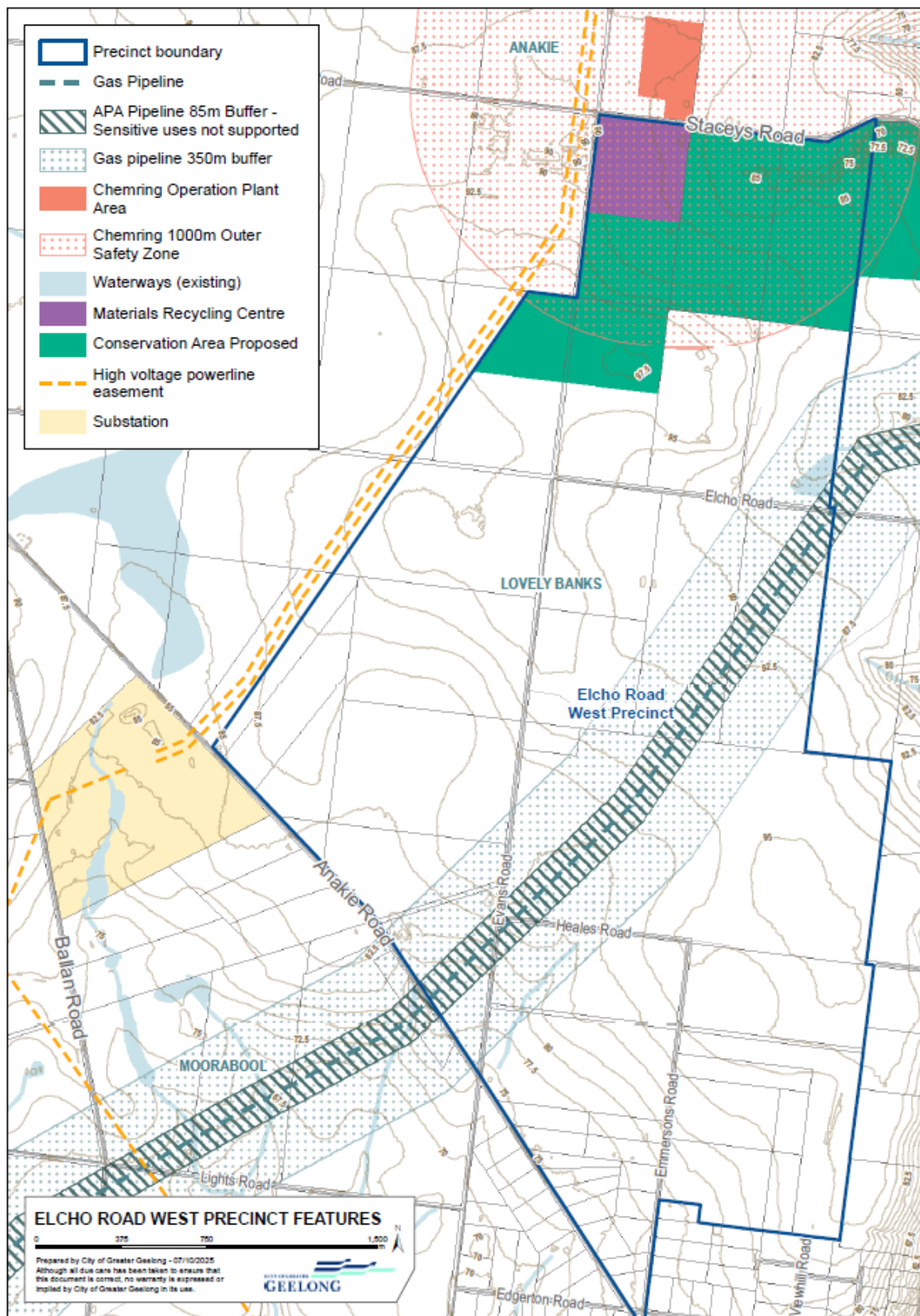


Figure 2: Elcho Road West Precinct Features

Topography

The precinct is characterised by relatively flat topography, with surface gradients generally not exceeding five percent across most of the site. The gentle terrain is expected to support efficient development and infrastructure delivery.

The precinct sits at a higher elevation compared to central parts of Geelong, offering occasional view lines toward Port Phillip Bay. While the overall slope is mild, there is a slight fall in gradient towards the west, which may influence stormwater drainage and infrastructure design considerations.

Water

The precinct is located within the Corangamite Regional Catchment, with the Corangamite Catchment Management Authority (CCMA) serving as a key agency responsible for the protection and management of waterways. The CCMA plays a central role in ensuring that future development within the precinct does not have adverse impacts on the broader catchment or surrounding water systems. There are no established rivers, creeks or tributaries within the precinct.

Barwon Water is the authority responsible for the provision of potable water, sewerage, and recycled water infrastructure to NWGGA, including the Elcho Road West precinct. Currently, the precinct has limited access to potable water, with connection only available along a small section of Anakie Road on the southwestern edge of the precinct.

There is no existing recycled water network or reticulated sewer network, and most properties currently rely on septic tank systems to manage wastewater. It is anticipated that reticulated sewerage infrastructure will be delivered progressively through the rollout of Elcho Road East and new infrastructure works.

Stormwater Drainage

The precinct is located within four significant drainage catchments: Hovells Creek, Cowie's Creek, Sutherland Creek and Corio. At present, there is no formalised drainage strategy in place. Instead, the area relies on a combination of ephemeral drainage lines, farm dams to manage surface water runoff and onsite stormwater management.

Major roads include swale drains within road reserves; however, there is an absence of formal kerb and channel infrastructure, resulting in limited coordinated stormwater management.

Flora and Fauna

The precinct extends over a single bioregion, the Volcanic Plain Bioregion, which is dominated by Plains Grasslands: a treeless vegetation community, mostly less than one metre tall. Ecological Vegetation Classes identified as part of preliminary investigations in the precinct include:

- PG1: Plains Grassland EVC – At least 25% of the total perennial understory plant cover is native. Areas mapped as PG1 were typically associated with less disturbed areas.
- PG2: Plains Grassland EVC – Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP) - An area of vegetation where the dominant native species represent at least 50% of the native species and the perennial tussock cover.
- PG3: Fragmented patches of Plains Grassland EVC.
- Scattered Trees – Defined as native canopy which does not form part of a remnant patch.

Within the wider NGGA there have been over 43 flora species identified. Eleven native flora species have been recorded and approximately 70% of flora species have been introduced. Terrestrial fauna surveys recorded 345 species with a high representation of birds.

Easements and Buffers

Major Electricity Transmission Lines

A major 500kv, electricity transmission line traverses the western side of the precinct boundary. The line passes through the Moorabool transmission station on the western boundary of the site. The transmission lines are covered by title easements which are 60m wide and do not require any further buffering to residential land uses. The transmission lines are owned and maintained by AusNet.

High Pressure Gas Pipeline

A high-pressure gas pipeline runs diagonally through the precinct. This pipeline is owned and operated by the APA group. The APA acts as a referral authority and stipulates pipeline restrictions for various sensitive land uses within proximity to the pipeline. The APA has indicated a 20m easement from the gas pipeline and a 350m buffer zone for sensitive uses including residential use, childcare centres, kindergartens, and preschool centres.

Chemring

The Lara Energetic Material Manufacturing Plant (Chemring) is classified as a Major Hazard Facility located to the north of the site at 230 Stacey's Road. The site includes an outer safety zone that extends one kilometre from the facility's plant area which affects land in the north of the precinct. Chemring Australia Pty Ltd is a manufacturer of countermeasure flares and electronic systems.

Cultural Heritage

The land in the Northern Geelong Growth Area is located in Wadawurrung country. Wadawurrung means people who belong to the water, in reference to the rivers, creeks, lagoons and other water sources on country. Cultural heritage relates not only to tangible cultural values such as artefact sites but also to intangible values that signify Wadawurrung peoples' connection to country and their continuing relationship to the land, skies, waters and

ecology. Although the Wadawurrung have a rich history of connection across the precinct lands, there are currently no places within the precinct registered on the Victorian Aboriginal Heritage Register.

Post Contact Heritage

There are currently no registered post-contact heritage sites within the precinct. Preliminary post contact heritage work completed to inform the NWGGA Framework Plan identified some areas of dry-stone walls which may provide opportunities for retaining post-contact heritage.

Existing Transport Network

Elcho Road

A Council managed local access street that extends between Bacchus Marsh Road (TRZ2) and truncates on private property at the intersection of Robbs Road and Evans Road. Elcho Road is sealed from the eastern entrance off Bacchus Marsh Road with a single carriageway in a 20m wide road reserve for approximately 600m where it is modified to a compacted unmarked gravel road through the remainder of the precinct.

Evans Road

A Council managed local access street that extends throughout the northern and western growth areas and provides connection between the two areas. It is unsealed and unmarked for the entirety of the northern growth area and provides a single carriageway in an approximately 21m wide road reserve.

Anakie Road

A Council managed principal road network arterial road which borders the southwestern edge of the precinct. Anakie Road is sealed and provides a single carriageway with a 21m road reserve. Anakie Road provides direct connection to the Geelong Ring Road.

Heales Road

A Council managed local access street that is unsealed and provides east-west connection within the precinct. The road truncates to private property for approximately 700m before re-establishing in the eastern side of the growth area. Heales Road has a road reserve width of 21m.

Emmerson's Road

A Council managed local access street that is unsealed with a 20m road reserve. It provides a small section of north-south connection in the southern end of the precinct.

Staceys Road

A Council managed local access street that borders the northern precinct boundary, providing an east-west connection. Staceys Road is sealed with a single carriageway and a road reserve that varies between 21-26m and provides connection to Bacchus Marsh Road and Lara.

Public Transport

There are currently no public transport routes within the precinct. The closest bus routes operate from Lara, Corio and Norlane. The Geelong/Warrnambool V/Line railway includes stations within 5km of the eastern and southern edges of the precinct such as Lara, Corio and Northshore stations. Connections to other regional destinations including Ballarat and Bendigo are accessed via the V/Line coaches operating from the Geelong bus and railway station.

Railway

The Geelong-Ballarat Railway line traverses the boundary of the Western Growth Area, to the south of the ERWPSP, and is managed by V-Line. The rail line is identified on Victoria's Principal Freight (Rail) network.

Walking and Cycling

There are currently no pedestrian or cycle paths through the precinct. There are some informal footpaths on Anakie Road where dwelling density is higher.

Proposed Infrastructure Requirements

The following infrastructure requirements have been extracted from the NWGGA Framework Plan (2020) and are subject to further technical studies.

Infrastructure Requirement	Item
Integrated transport infrastructure	- Public transport services (state infrastructure) - The Clever and Creative Corridor - A minimum of eight Clever and Creative Corridor intersections on the connector street network* - Local arterial road duplication and realignment of Elcho Road, Anakie Road, Evans Road, Heales Road. - One local arterial road intersection on Elcho Road - Two arterial road intersections on Anakie Road - Three arterial road intersections on Heales Road

Infrastructure Requirement	Item
	- High-capacity connector street upgrade of Emmersons Road - Linear active transport corridor along the gas pipeline easement - A connector and local street network including upgrades to Staceys Road.
Waterway infrastructure	- Integrated water management that retains water within the urban environment and conveys stormwater flows to the Hovells Creek catchment, Elcho Road catchment and Cowies Creek catchment.
Social infrastructure	- One neighbourhood centre that incorporate flexible community meeting spaces. - One cultural hub incorporating a library, arts and cultural spaces and meeting rooms* - One Multi-Purpose community centre incorporating a neighbourhood house, flexible community meeting spaces and community gardens that is co-located with other uses such as seniors and youth centres and/or a men's shed* - One integrated children's centre incorporating maternal and child health services, community meeting spaces, a kindergarten and long and occasion care centres. - One police station collocated with a justice centre* - One maternal and child health centre - One kindergarten - Three long day childcare centres - Five primary schools* - Two secondary school* - A network of active open space (sports and recreation) and passive open space (local parks) for residential land equivalent to 10% of the net developable area. - Internal demand for a subregional sport reserves and facilities to be provided outside the precinct. - Potential provision of a subregional sport reserves and facilities on ten hectares of unencumbered land. * - An indoor recreation centre. *

**Infrastructure required to support multiple precincts. Infrastructure requirements will be refined as part of the Precinct Structure Plan process.*

6. 20 Minute Neighbourhood – Seven Hallmarks

This section describes how the ERWPSP proposes to provide a place-based response to the seven hall marks of the 20-minute neighbourhood framework and how this has been demonstrated in the NWGGA Framework Plan (2020).

Hallmark	Application to Elcho Road West	Framework Plan Application
Viable densities	- Strategically aim to locate medium-density housing (30 dwelling or more) near desirable precinct features including within 50m of public open space, prominent landscape features, 400m within future activity centres and transport spines, with lower densities at edges where interfaces with rural land are required. - Support a population yield sufficient to enable early activation of centres and viable public transport services. - Promote and encourage different dwelling typologies and a mix of lots throughout the precinct. - Set a minimum affordable housing target within the precinct	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 subregional activity centre before transitioning to medium density N2.2.7: Medium and high density housing areas will incorporate high quality public realm improvements to compensate for smaller private spaces. N2.4.1: Urban development will deliver a diverse mix of housing options throughout each neighbourhood. N2.4.2: Housing in medium density areas will cater for the 'missing middle' housing types.
Safe, accessible and well connected	- Plan a structured arterial and collector road network that aligns with Elcho and Heales Roads, ensuring future connectivity to neighbouring PSPs. - Ensure strong pedestrian and cycling paths internally and eventually to Lara and North Geelong. - Design neighbourhoods with walkable blocks, safe crossings, and logical desire lines to future services.	N2.1.2: Walkability and cycling for local trips will be prioritised in the design of neighbourhoods. N2.1.6: Public spaces will be designed to be safe, comfortable and inviting. N4.1.1.2: Walking and cycling will be the highest priority in the design and management of the integrated transport network. 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

Hallmark	Application to Elcho Road West	Framework Plan Application
		encourage early adoption of active transport in new neighbourhoods. 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.
Connect people to jobs and services	- Ensure that the precinct is informed by a retail and employment strategy to better understand the proposed locations for jobs and services. - Use proposed density targets to provide early activation of local employment market. - Link residents to regional jobs in Lara, Avalon airport and Geelong CBD via public transport and road connection. - Advocate for Clever and Creative Corridor development with propriety on movement of residents through and beyond the growth areas via public transit, cycling or walking. - Promote modal shift within the precinct where possible.	N3.1.11: The sub-regional activity centre will be located and designed to prioritise access by active and public transport. 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. N3.2.2: The employment precinct will be supported by providing efficient integrated transport connections to the freeway and regional highway network. N4.2.2: Public transport will be the highest priority beyond active transport in the design and management of the integrated transport network. N4.3.1: Strategic transport modelling will be undertaken for each precinct to establish a detailed integrated transport network.
Thriving local economy	- 80-90% of dwellings should be located within 800m of an activity centre - Utilize the Clever and Creative route to ensure connection within the precinct	N2.4.3: Housing within and adjoining activity centres will be delivered at high density. 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.

Hallmark	Application to Elcho Road West	Framework Plan Application
	- Ensure the proposed regional hub in ERW is located to prioritise pedestrian movement and access to public transport. The centre will provide a sense of place through high quality human scale urban design. It will ensure there is an appropriate and viable mix of retail, civic and commercial floorspace.	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.
Services and destinations	- Ensure most homes are within walkable distance to open space, a primary school, and basic services. - Strategically locate co-located community hubs (e.g. early years, primary school, community centre) in central, accessible sites. - Plan for future secondary education sites nearby in collaboration with adjacent PSPs.	N2.2.2: Streets will oriented to key destinations and the open space network. N2.5.1: A social infrastructure needs assessment will be undertaken for each precinct that identifies the community facility and open space required to support new residents.
High quality public realm	- Use existing topography and drainage lines to structure a network of green spaces, including wetland-integrated parks and linear reserves. - Mandate high-quality landscaping and promote tree canopy coverage targets (minimum 30%) - Ensure that parkland is multi-functional—recreation, biodiversity, and social gathering. - Meet minimum open space networks - Ensure Federal and State conversation reserves are protected and enhanced where necessary. - Consider relevant IWM integration.	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. 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 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.
Infrastructure coordination	- Stage development to enable logical trunk infrastructure roll-out (water, sewer, stormwater) aligned with triggers. - Integrate PSP design with previous planning for Elcho Road East future planning for Heales Road East PSP, ensuring networked infrastructure and services.	N1.2.8: Staging of urban development will provide for delivery of ultimate waterway and stormwater management infrastructure including stormwater quality treatment. N.16.7: Land uses within the high voltage electricity transmission line easement between Geelong Ring

Hallmark	Application to Elcho Road West	Framework Plan Application
	- Collaborate with Barwon Water, DoT, and City of Greater Geelong to align precinct infrastructure priorities. - Ensure appropriate apportionment of DCPs.	Road and Bacchus Marsh Road will minimise risks to community safety. N.1.6.8: Land uses within 570 metres of the gas pipeline easement must be planned carefully to minimise risk to community safety. N5.1.1: All lots will be provided with potable water, electricity, reticulated sewerage, stormwater drainage and telecommunications.

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