

21.20 NORTHERN AND WESTERN GEELONG GROWTH AREAS

DD/MM/YYYY
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21.20-1 Overview

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This Policy applies to the Northern and Western Geelong Growth Areas, as delineated on the Northern and Western Geelong Growth Areas Framework Plan map.

The Northern and Western Geelong Growth Areas will provide for significant population growth in proximity to the existing urban area of Geelong, with the capacity to accommodate over 112,000 people. At capacity, the Northern Geelong Growth Area is anticipated to accommodate approximately 17,000 dwellings and 48,000 people. At capacity, the Western Geelong Growth Area is anticipated to accommodate approximately 23,00 dwellings and 64,500 people.

21.20-2 Objectives

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- To create neighbourhoods where residents can live locally and meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.
- To provide a network of activity centres that support employment, retail, commercial, entertainment and community uses for local residents.
- To develop a Clever and Creative Corridor as a consistent and unifying design element of the growth areas to ensure development is sustainable, self-sufficient, distinctive and connected by active and public transport options.
- To deliver urban development that establishes carbon neutral neighbourhoods.
- To provide light industrial employment areas that minimise impacts on surrounding neighbourhood amenity and provide direct access to the external transport network.
- To promote mode shift from private vehicles to active and public transport throughout and between the growth areas and extending into the balance of urban Geelong.
- To maintain the landform of the Lovely Banks monocline escarpment as part of urban development.
- To protect the ongoing operations of the Batesford Quarry in the short to medium term and achieve the transition of the Batesford Quarry to a recreational lake in the long term.
- To protect and enhance the Moorabool River, Barwon River and Cowies Creek corridors.

21.20-3 Strategies

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- Ensure land use and development proceeds generally in accordance with the Northern and Western Geelong Growth Areas Framework Plan.
- Develop Precinct Structure Plans for each growth area in accordance with the sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan.
- Ensure the number, location, size and function of activity centres within the growth areas provides for the needs of local residents within walkable catchments without adversely impacting on the broader Geelong activity centre network, particularly central Geelong, Lara, Corio and Waurn Ponds.

- Develop the Clever and Creative Corridor as a tree-lined, boulevard style transit corridor that prioritises public transport, walking and cycling between activity centres and education, community and recreation facilities, and provides a focal point for the design of sustainable neighbourhoods that are interconnected and support housing diversity.
- Identify an employment precinct in each growth area to provide for a wide range of industrial and commercial uses, supported by efficient transport connections to the freeway and regional highway network.
- Design neighbourhoods and integrated transport networks that provide for comprehensive, safe and convenient active transport.
- Prioritise public transport over private vehicles in the design of neighbourhoods and integrated transport networks.
- Locate high and medium density housing within proximity of sub-regional activity centres, neighbourhood activity centres, the Clever and Creative Corridor and a potential new railway station on the Geelong-Ballarat railway adjacent to Geelong-Ballan Road.
- Establish a buffer of lower density residential development to the north and east of the Batesford township and to proposed permanent settlement boundaries including municipal boundaries and non-urban interfaces.
- Complete rehabilitation of the Batesford Quarry to an urban standard prior to urban development in its proximity. Complete detailed master planning of the transformation of the quarry to a recreational lake and detailed geotechnical and groundwater assessment prior to commencement of a precinct structure plan.
- Avoid urban development in the precinct between Midland Highway and McCanns Lane in the short to medium term to ensure that ongoing transition of the Batesford Quarry is undertaken in a comprehensive and appropriate manner.
- Maintain a 500 metre blasting buffer around the Work Authority boundary of the Batesford Quarry.
- Undertake detailed master planning for the Moorabool River, Barwon River and Cowies Creek corridors to integrate protection and enhancement of natural flows, biodiversity and cultural heritage values with recreational use within the urban landscape.

21.20-4 Implementation

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These strategies will be implemented by:

Applying Zones and Overlays

Apply the Urban Growth Zone to most land in the Northern and Western Geelong Growth Areas, but excluding:

- Batesford township and a surrounding buffer.
- Rural Conservation Zone applying to Dog Rocks Sanctuary and adjacent land.
- Further investigation areas.
- Existing rural living properties identified for Employment.
- Existing Special Use Zone applying to the Batesford Quarry and adjacent land.
- Other existing zones reflecting existing and intended ongoing land use.

Further work

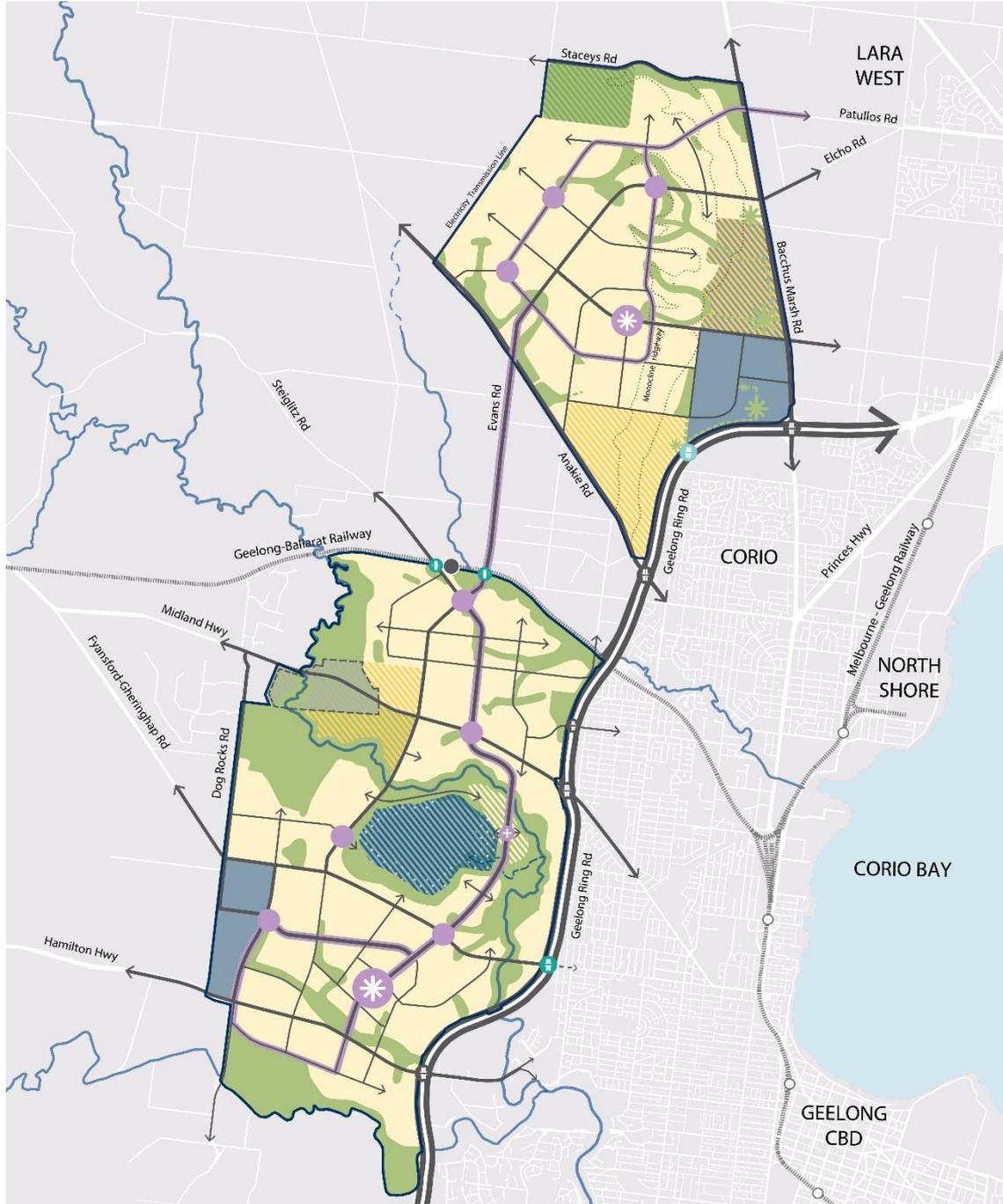
Include the Batesford Quarry and adjacent land in the Urban Growth Zone at a time when quarry operations have ceased and detailed geotechnical and groundwater investigations and monitoring have assessed the subject land and proven the viability of the proposed end use.

Background Document

Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, March 2019).

21.20-5 Northern and Western Geelong Growth Areas Framework Plan map

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DRAWING KEY

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

