

# AMENDMENT C395

## SETTLEMENT STRATEGY & NORTHERN AND WESTERN GEELONG GROWTH AREAS FRAMEWORK PLAN



## City of Greater Geelong Settlement Strategy

The [Settlement Strategy](#) provides a planning framework to ensure the municipality can meet the region's housing needs to 2036. The Strategy was adopted by Council in October 2018.

The Settlement Strategy reviews the city's demographics, analysing current and anticipated future population and housing needs. The Strategy includes directions for both urban consolidation and greenfield development.

This amendment includes the Settlement Strategy as a Background Document to the Planning Scheme. It amends Local Planning Policies in the Scheme to implement key recommendations of the Strategy including:

- Directing the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).
- Reducing the share of new housing development on the Bellarine Peninsula.
- Ensuring residential development occurs within designated settlement boundaries.
- Facilitating infill development to increase its contribution to housing supply.

The Department of Environment, Land, Water and Planning (DELWP) is currently working to declare the Bellarine Peninsula a Distinctive Area and Landscape under the *Planning and Environment Act 1987*. This process will set long-term settlement boundaries and review height controls within townships on the Bellarine. Further information on this separate process can be found at: <https://engage.vic.gov.au/distinctive-areas-and-landscapes-program/bellarine-peninsula>. Outcomes in relation to the amendment will inform and contribute to this process.

## Northern and Western Geelong Growth Areas Framework Plan

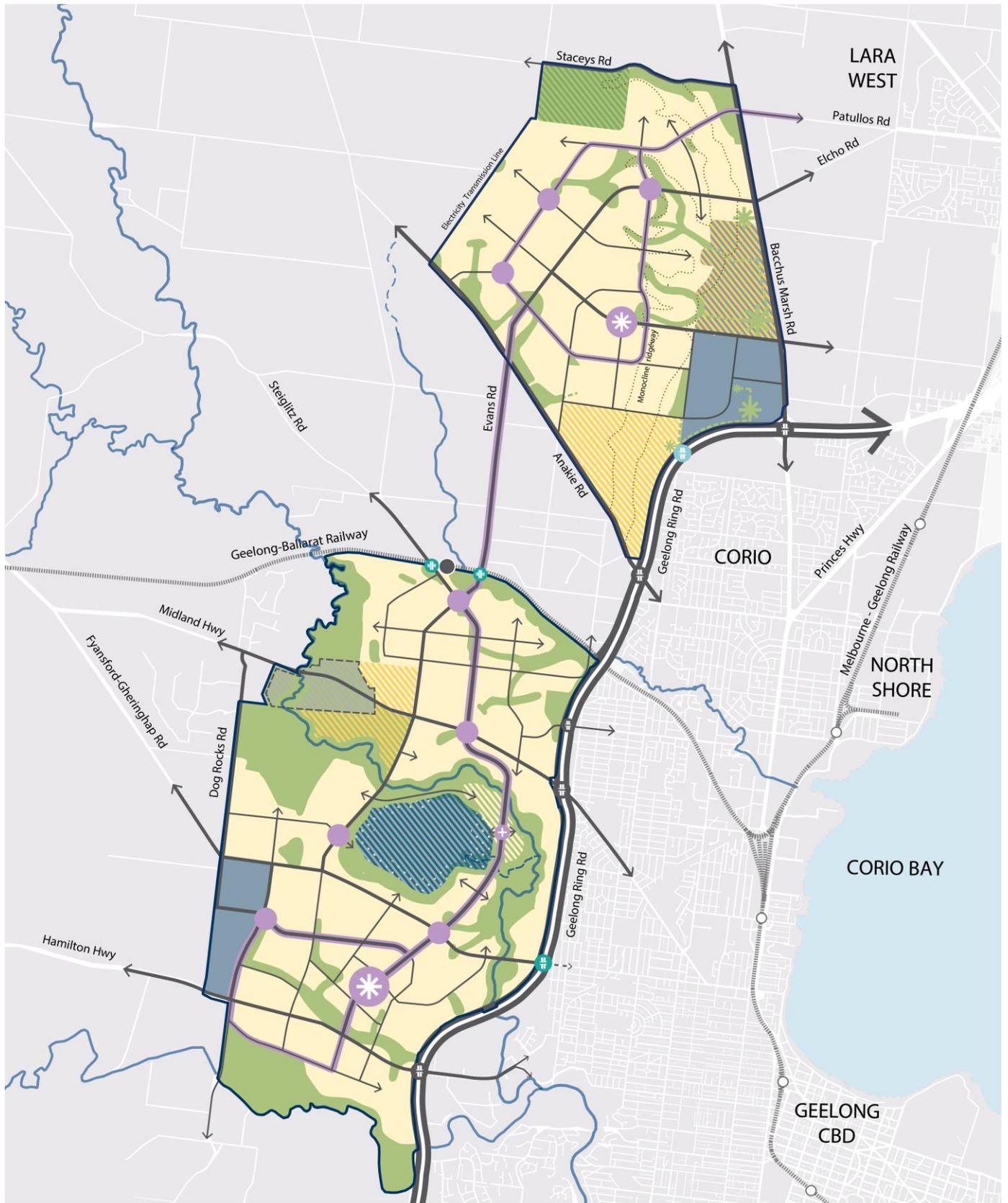
The Northern and Western Geelong Growth Areas are the largest greenfield urban development project in regional Victoria with the capacity to accommodate around 110,000 residents. The Northern and Western Geelong Growth Areas Framework Plan was adopted by Council in March 2019.

The [Framework Plan](#) outlines principles and actions to achieve the community's Clever and Creative vision in the development of the growth areas. The Framework Plans set out these principles and actions for each of six themes: Clever and Creative, Environment, Neighbourhood, Economy, Movement and Delivery.

This amendment includes the Framework Plan as a Background Document to the Planning Scheme. It introduces a new Local Planning Policy (Northern and Western Geelong Growth Areas) into the Scheme to implement key recommendations of the Strategy including:

- Developing Precinct Structure Plans in an orderly sequence within each growth area.
- A Clever and Creative Corridor as a focal point for design of sustainable, interconnected neighbourhoods.
- Ensuring a network of activity centres provide for the needs of local residents.
- Locating high and medium density housing near activity centres and key transport routes.
- Identifying an employment precinct in each growth area.
- Prioritising active and public transport over private vehicles in neighbourhood and transport network design.
- Establishing a buffer of lower density residential development north and east of the Batesford township.
- Completing rehabilitation of the Batesford Quarry and master planning for its transformation to a recreational lake.
- Undertaking an overarching biodiversity conservation strategy for each growth area.

The amendment also rezones to the Urban Growth Zone most land in the growth areas identified for short or medium term urban development that has not already been included in that zone.



**DRAWING KEY**

- STUDY AREA
- GEELONG RING ROAD
- ARTERIAL ROAD
- CONNECTOR STREET
- 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 SEPERATION
- WATERWAYS
- MAJOR WATERCOURSE
- POTENTIAL WATERWAYS
- MONOCLINE ESCARPMENT



**NORTHERN AND WESTERN GEELONG GROWTH AREAS – FUTURE URBAN STRUCTURE**

For more information see: [www.geelongaustralia.com.au/amendments](http://www.geelongaustralia.com.au/amendments)  
[WWW.GEELONGAUSTRALIA.COM.AU](http://WWW.GEELONGAUSTRALIA.COM.AU)