

### INNER WEDGE PRECINCT

#### Vision

A cosmopolitan mixture of intensive uses with a design and technology focus integrating university activities into the city fabric.

A neighbourhood of dense buildings permeated by a fine network of pedestrian routes, squares and courtyards that characterise a lively mix of street level activity.

#### Objectives and Strategies

##### Activities

Create a quarter incorporating formal and informal cultural activity with education, innovative business and entertainment.

Develop a mix of complementary and compatible uses to avoid amenity conflicts.

##### Public Spaces and Access

Consolidate properties in the area bounded by Mercer, Gheringhap and Bayley Streets to enable comprehensive redevelopment of the area.

Create a fine-grained network of attractive public streets and walkways connecting conveniently throughout the precinct.

Enhance pedestrian access and safety in streets throughout the precinct.

Create public spaces for casual recreation, social interaction, cultural and artistic activities linked to the pedestrian network and key institutions.

##### Buildings

Ensure that views of Corio Bay are available even from sites away from the waterfront, providing an economic incentive for taller structures throughout the precinct. Achieve building scales sensitive to the foreshore.

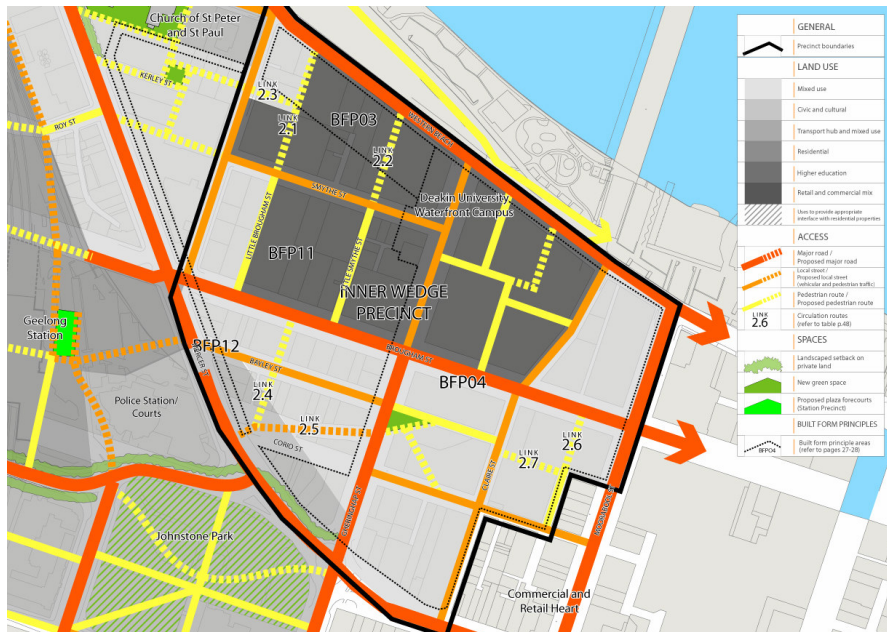
Maximise potential land use intensities within the Inner Wedge precinct, while protecting the amenity of public spaces and respecting heritage buildings within the precinct.

Respect the character of the civic precinct around Johnstone Park and contribute to its civic focus.

Conserve the significance of heritage places within the precinct.

Facilitate the removal of the former Mercer Street bridge over the railway.

Respect the character of the Woolstores Industrial Heritage Area and low-rise heritage buildings of the CAA.



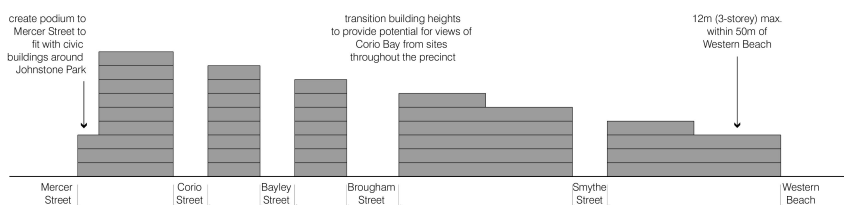
#### Issues and Opportunities

The Inner Wedge extends from the foreshore to Johnstone Park and from the city's retail heart to the Mercer Street Precinct. The precinct is in a state of transition and provides important opportunities for change. Many sites can accommodate substantially larger buildings, with few constraints imposed by existing buildings or neighbouring uses. Close to city centre, transport services and cultural institutions, and complemented by its spectacular bay frontage, the precinct is an attractive location for new developments.

Deakin university is a major landholder in the precinct. It intends to expand its undergraduate programs at this Campus and has developed a master plan for expansion of facilities and increasing student numbers from 1200 to 3400 over the next ten years.

Building on this basis, the precinct can become a centre of learning and innovation. A youthful lifestyle of cafés, apartments, galleries and live/work spaces will generate a cosmopolitan atmosphere, attractive to locals and visitors alike. The precinct will contain a mixture of uses, including business, education, residential, office, leisure and cultural activity, and perhaps tourist or backpacker accommodation. Other uses that may be appropriate for the precinct include:

- A major new facility such as a conference or exhibition centre would complement local educational and cultural infrastructure
- With its proximity to the Law Courts and the prospect of a Law School nearby, the feasibility of a 'legal quarter' in the precinct should be explored.
- Some industrial buildings and warehouses along Bayley, Corio and Clare Streets are conducive to low-cost conversion into studios or live/work premises and may provide 'incubators' for innovative businesses until their future redevelopment.



Schematic cross section through Inner Wedge Precinct (vertical scale exaggerated)

For further details, including a full copy of the Geelong Western Wedge Framework and proposed planning scheme amendment visit the City's website [www.geelongaustralia.com.au](http://www.geelongaustralia.com.au) or call customer service on 03 5227 0270.