

Northern and Western Geelong Growth Areas Project

Project Bulletin 1
May 2016

Project Background

The G21 Regional Growth Plan (G21 RGP) identified two Further Investigation Areas (FIAs) to accommodate the medium to longer term growth of Geelong.

The FIAs are located to the north of Geelong (Lovely Banks area) and west of the Geelong Ring Road (Batesford area).

To plan for the two FIAs in an orderly and coordinated manner, the City of Greater Geelong resolved in December 2015 to prepare an Integrated Infrastructure Delivery Plan (IIDP) and Framework Plans for the identified FIAs.

The Northern and Western Geelong Growth Areas project (NWGGA) will deliver the IIDP and Framework Plans.

The NWGGA project now refers to the two FIAs as the 'northern Geelong growth area' and the 'western Geelong growth area'. The notional FIA bounda-

ries identified in the G21 RGP and Implementation Plan have been replaced with defined study area boundaries (See overleaf).

What is the Project Purpose?

The project aims to establish a framework for the delivery of sustainable liveable communities in both growth areas.

Both the IIDP and Framework Plans will underpin the overarching framework for the growth areas.

The project will inform the City and landowners about the infrastructure requirements and orderly land use planning necessary to support development in these areas and also, the financial implications for the City arising from urban growth.

What are the Project Outputs?

The IIDP will be prepared for both growth areas. It will ensure that future infrastructure needs, both civil and social, are identified and delivered to support the intention of enabling well

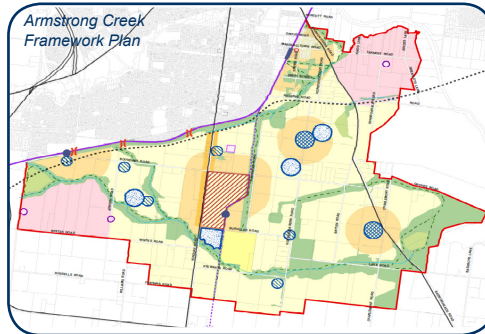
planned, liveable communities. The IIDP will input significantly to the preparation of the two Framework Plans.

The **Framework Plans** will set the overall strategic land use and development vision for each growth area. The Framework Plans will guide future land use planning projects that are beyond the scope of this project. This includes the next level of detailed planning being the preparation of Precinct Structure Plans which will provide masterplanning for neighbourhoods.

The project timescales are set out below.

Who is the City working with?

In the northern Geelong growth area, the City is working with the Lovely Banks Landowner Consortium. In the western Geelong growth area, the City is working the Batesford South Group and Ramsey Property Group. The City is also working closely with key agencies and service authorities.



PROJECT TIMESCALES

WE ARE HERE



Please direct any queries to the NWGGA Project Team on Tel: 5272 5078 or by Email: geelonggrowthareas@geelongcity.vic.gov.au