

Amendment C338

Proposed Rezoning & Permit Barwon Water Land Thornhill Road, Highton

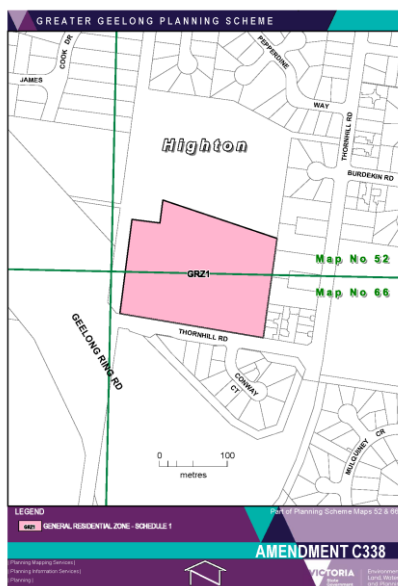
Land at 176 – 194 Thornhill Road, Highton has been identified as surplus and Barwon Water wishes to sell it for future private use and development.

A planning scheme amendment has been prepared to rezone the land and public comment is being sought on the proposal.

Which land is to be rezoned?

The proposal is to remove the storage basin from the southern half of the land and rezone it from Public Use Zone 1 to General Residential Zone 1 with a Design and Development Overlay (DDO14).

The map below shows the area to be rezoned.



The northern basin is to be retained and this section of the site is not proposed for rezoning.

What does the planning permit do?

A planning permit application seeks to subdivide the land into 32 residential lots and remove native vegetation.

A concept plan prepared by SMEC consultants for Barwon Water is on the back of this sheet and shows how the land will be subdivided.

What is proposed for the Barwon Water Pipe Track?

Barwon Water proposes to construct a 2.5 metre wide cycle and walking path along the Pipetrack land.

The pathway would run from the rezoning site (the Water Basins) through to Roslyn Road.

Council would take over management of the pathway as linear open space.

Is the proposal supported by the planning scheme?

The land is located in an established urban area inside the Geelong Ring Road boundary and there is considered to be good strategic

support for a planning scheme amendment to rezone the land to a residential zone.

Can I make a submission to Amendment C338?

Yes. Submissions should be made by **Monday 3 April 2017** and sent to:

The Coordinator
Strategic Implementation Unit
City of Greater Geelong
P O Box 104,
Geelong VIC 3220;

Or by e-mail to:
strategicplanning@geelongcity.vic.gov.au

Or lodged online at:
www.geelongaustralia.com.au/amendments

Where can I go for more information?

Go to our “amendments” website listed above or view hard copies at the Council customer service centre at 100 Brougham Street, GEELONG.

Please call us on 5272 4820 if you have any questions.

Subdivision Concept Plan



YIELD BREAKDOWN

Lot Width (38.0 depth)	3
16m	12
14m	2
Lot Width (32 depth)	5
16m	6
14m	1
Lot Width (21 depth)	1
18m	30
Total lots	539
Avg lot size	10
LOTS PER NDA/HA	2

LEGEND

- Property Boundary
- Stage Boundary
- Retaining Basin
- Barwon Water Asset - Pump Station
- Open Space (encumbered)
- Existing brick building to be retained
- Existing Gas Pipeline
- Existing Transmission Easement
- Contours (1m intervals)

LAND BUDGET

DESCRIPTION	AREA (Ha)	% Predict	& NDA
Encumbered Land			
Retaining Basin	T.B.C.		
Open space (encumbered)	0.18	5.18%	
Net Developable Area	3.11	91.02%	
Roads	0.98	28.66%	31.49%
Conventional Density Residential	1.62	47.34%	52.01%
Superlots	0.51	15.02%	16.50%

Subdivision Concept Plan 122A Thornhill Road, Highton



please note:
This plan is based on preliminary information and may be subject to change as a result of formal investigations, detailed site investigations and confirmation by survey.

ref: 30048100F
date: 11 October 2018
drawn: JPB
checked: CD

Scale: 1:2,000 @ A3
0 20 40 60m