



**PLANNING SCHEME
AMENDMENT C395.**
VICTORIA PLANNING PANEL
HEARING STATEMENT OF EVIDENCE

NOVEMBER 2019

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T.C.L

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On behalf of
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Instructed by
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01 PREAMBLE

a. Scope Summary

I have been asked by Maddocks on behalf of the Lovely Banks Development Group, (LBDG) to consider the urban design and landscape architectural implications of the proposed Amendment C395 Amendment to the Greater Geelong Planning Scheme as it relates to the Northern Growth Area and the implementation of the proposed Framework Plan.

In particular I have been requested to:

- Review of the Amendment documentation as relevant to my expertise, with a particular focus on how the Amendment deals with the northern growth area.
- Review of the settlement strategy and framework plan as relevant to my field of expertise, with a particular focus on how these documents deal with the northern growth area.
- Evaluate the LBDG submission as relevant to my expertise including an opinion on the changes sought by Lovely Banks.
- Evaluate the Council adopted response to submissions upon their receipt.
- Consider any other matters in relation to the Amendment which I consider should be highlighted or considered as relevant to my field of expertise.

In undertaking this review I have:

- Reviewed the proposed framework plan as relates to the Northern Growth Area.
- Reviewed background and technical reports, amendment documents as well as relevant submissions including LBDG's submission.
- Reviewed the LBDG's submission in response to the proposed Framework Plan.
- Undertaken a detailed landscape assessment of the Northern Framework Plan area.
- Considered strategic planning policies and direction

In undertaking this review I have had a particular focus on the framework plan and the LBDG's submission relevant to my field of expertise, which is in particular focused on how the Framework Plan, via the lens of the LBDG's submission, can ensure future community public realm and infrastructure development can:

- Capitalise on the sense of place
- Promote site responsive design
- Create local regional and interstate destination
- Protect and enhance the monocline
- Foster sustainable and walkable communities

Although very supportive of the majority of the Framework Plan, the LBDG recommended a number of changes. My field of expertise allows me to comment on the following recommendations:

- **Recommendation A:** Creating Mixed Use Walkable Neighbourhoods
 - **Recommendation B:** Site Responsive Integration of the Arterial Road
 - **Recommendation C:** Adjust the location of the Sub-Regional Town Centre
 - **Recommendation D:** Delivering the Creative Corridor
 - **Recommendation E:** The Monocline
- Separately to the above, I have further commented on the representation of The Monocline in the framework plan.

01 PREAMBLE

b. Site Responsive Design

The framework plan has as its foundation an aspiration to provide a robust framework for ongoing planning and site development based in part by capitalising on the sites key attributes and opportunities.

The Northern Growth Area Framework Plan recognises the sites qualities and references an intent for site responsive design in the following manner:

- (Action N.2.1.3): *Neighbourhoods will be designed to create a unique sense of place, character and identity.*
- (Action N.2.1.5): *Neighbourhoods along the monocline escarpment will respond to the significance of the landform.*
- (NGGA Framework Plan) *"Panoramic views and distinctive landforms afforded by the Lovely Banks monocline will provide an attractive setting for its activity centres"*
- (NGGA Urban development Objectives) *"Create growth areas with high amenity and character. Establish a district of neighbourhoods that exploit the panoramic vistas across the region, deliver an attractive interface to neighbouring precincts and enhance geelong local character."*
- (NGGA Environment) *"The environment will capitalise on the undulating lovely banks monocline and focus on creating great amenity."*
- (NGGA Environment) *"A destination that attracts local and international visitors; Nurturing local identity; Protecting and restoring land; Establishing a district of neighbourhoods that exploit the panoramic vistas across the region. And Cultivate a stunning trail along the ridgelines of the Lovely Banks monocline."*
- Action N1.1.4 *The crest of the Lovely Banks monocline, the monocline ridgeway, will deliver a continuous linear public access view lines along the entire length. The monocline ridgeway will integrate the Clever and Creative corridor, linear and local parks, activity centres, waterways and the integrated transport network to retain views to the Geelong region within the public realm.*
- (Action N1.1.5); *Key views will be protected and maximise using a street grid network that allows views to landmarks and is responsive to the sloping topography.*
- (Action N2.1.3); *Neighbourhoods will be designed to create a unique sense of place character and identity. Neighbourhoods will enhance and interpret their unique localities including the natural characteristics, landform, features and heritage values.*
- (Action N2.1.5); *Neighbourhoods along the monocline escarpment will respond to the significance of the landform. Urban development on the monocline escarpment will highlight*

and enhance its geological features and steep topography, by maintain views and deliver high quality-built form that respects the prominence of the landform.

- (Action N4.1.5); *Active transport will be designed along the monocline ridgeline to provide an attractive linear corridor that connects activity centres and key open space nodes along the top of the Lovely Banks monocline escarpment.*
- (Action N4.3.5) *Design of the integrated transport network will consider constraints associated with the topography of the lovely banks monocline. Impacts of steep slope along the monocline will be mitigated by designing the integrated transport network to navigate along contours and lessen slope gradients where possible and avoid extended lengths of road running up and down the monocline escarpment.*

This approach is supported and the benefits can be further summarised as achieving:

- Distinct place making based on existing or enhanced site qualities.
- Destinational community settings based on site qualities.
- Sensitive siting of infrastructure to minimise site impacts
- Celebrating site history
- Capitalising on key views, vistas, experiences and landmarks
- Encouraging visitation to site by the broader community
- Fostering a sense of community pride
- Distinguishing communities from others.
- Protection of sensitive environments

01 PREAMBLE

c. Summary of Conclusions

My assessment of the City of Greater Geelong's Planning Scheme Amendment C935, within the scope as instructed, is very supportive of the core objectives and intentions of the NGGA Framework Plan, however I recommend a number of refinements including:

- Changes to the distribution and location of activity centres.
- Changes to the alignment of the proposed arterial road.
- Changes to the location of the sub-regional activity centre.
- Greater flexibility in the interpretation and implementation of the Clever and Creative Corridor concept.
- Further definition and expression of the sites principle landscape features, such as the monocline as a regionally significant feature and a key public realm destination and community and visitor asset.



02 THE SITE LANDSCAPE APPRAISAL

a. Landscape Site

As part of a prior consultancy for the Lovely Banks Development Group, I have undertaken a detailed landscape assessment of the study site. This has involved detailed site walks, background report reviews, drone video and photography, two dimensional analysis mapping, three dimensional mapping. This detailed site appraisal has informed the following commentary.

b. Landscape Site Context

The site, of approximately 2000 hectares is situated north of Geelong and generally bounded by Bacchus Marsh Road on its east, Anakie road on its south west, Geelong Ballan road on its west and Staceys Road on its northern boundary. The site is currently predominately agricultural, open paddock landscapes with significant topography a feature along the sites eastern edge (refer Figure 1).

c. Broader Site

I have been part of a detailed site analysis process which has summarised the sites history, ecology, drainage, geomorphology, based on multiple sources and studies of relevant experts. This information has been useful to understand the sites broader environmental context, although it is not deemed necessary to repeat here in detail. Rather, I have outlined key site qualities which have a bearing on the review of the proposed framework plan recommended changes by the LBDG.

d. The Monocline and its Regional/ Geomorphic Context

The Northern Growth Area is dominated in landscape terms by the monocline. This is an important tectonic structure delineating the western margin of the Port Phillip Sunkland. There is a pronounced differentiation of level over a consistent alignment. Its marked differentiation in level of up to 70 metres ensures it is a major feature of the region and seen from some distances. This feature, with the You Yangs and the Brisbane Ranges are the most significant landscape/geomorphic features of the western plains of the Geelong Region (refer Figure 4).

e. Topography

The topography of the Northern Growth Area site is dominated by the presence of the monocline which is a distinct landscape feature that runs through the north-south axis of the site.

The length of the monocline within the site is approximately 8km and varies between 20-70m in width.

The topography of the site can be characterised by:

- Lower slopes adjacent to Bacchus Marsh Road.
- The incline of the Monocline slopes characterised by changes of levels between 50 to 70 metres in elevation. Steeper slopes of incised valleys and drainage lines along the length of the monocline.
- The ridgeline of the Monocline which affords panoramic views.
- The large upper plateau, which is relatively flat with changes of levels occurring along drainage lines (refer Figure 2).

f. Spatial Quality

The site offers diverse spatial qualities and experiences throughout. These include:

- Flat, expansive spatial quality along the elevated plateau - this occurs generally across flat landscapes in which topography is not obvious, giving the impression the surrounding landscape is endless.
- Ridge-line - these offer prime views to the landscape beyond and only occur within a thin band along the monocline (the ridge-line). Along the length of the ridgeline panoramic views are a feature.
- The Monocline Slopes - these occur on the eastern side of the monocline in which the change of elevation is experienced. The uniformity of these slopes are punctuated by a series of valleys to create a string of promontories.
- Valley - these are often dramatic topographic features and in combination with the monocline slopes form a significant spatial experience. They are often enclosed spaces, despite being of significant scale (refer Figure 3).

h. Landscape and Vegetative Character

Vegetation of significant scale is limited at the Northern Growth Area. The extent and value of the existing trees have been mapped and measured by others. From a landscape character perspective, windbreaks and some isolated trees are a part of the landscape experience, although only moderately contributory to the overall site experience.

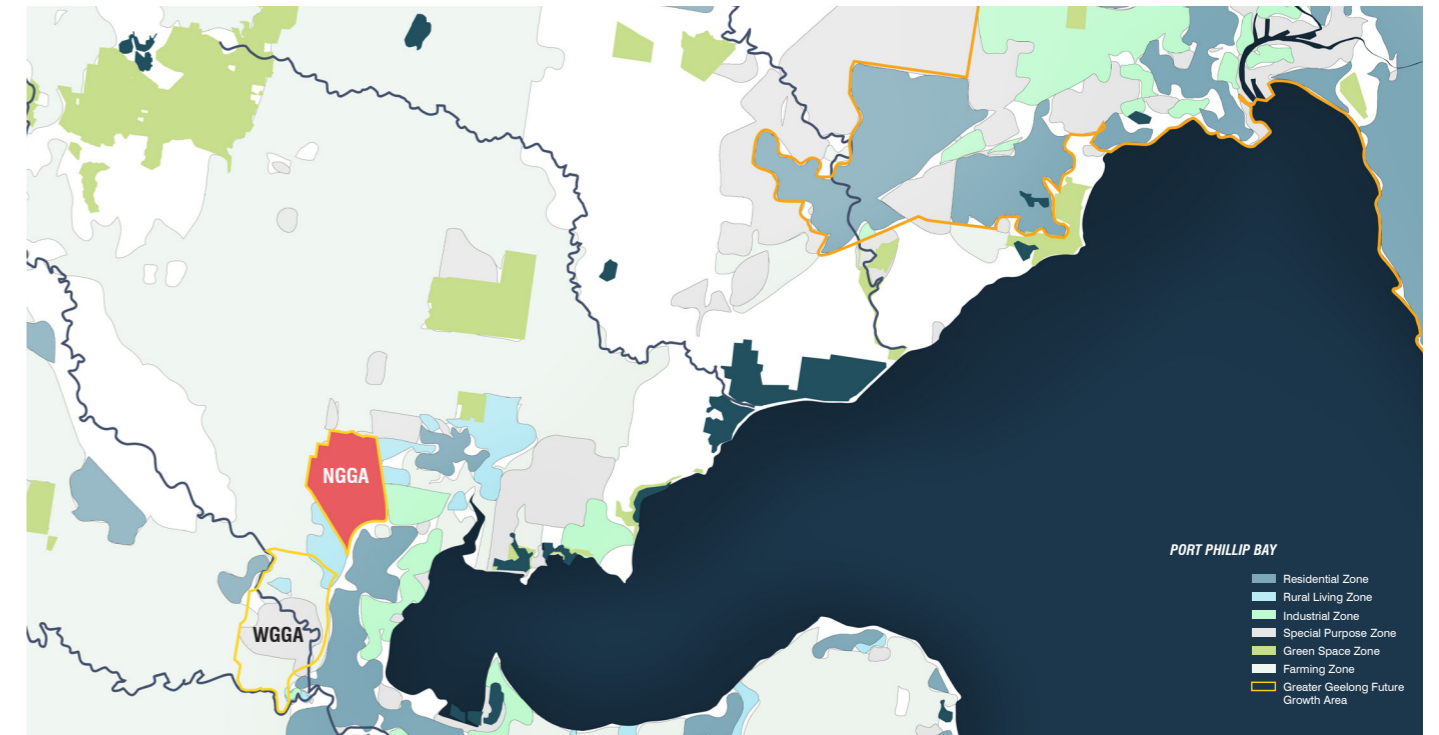


Figure 1: NGGA Location Plan

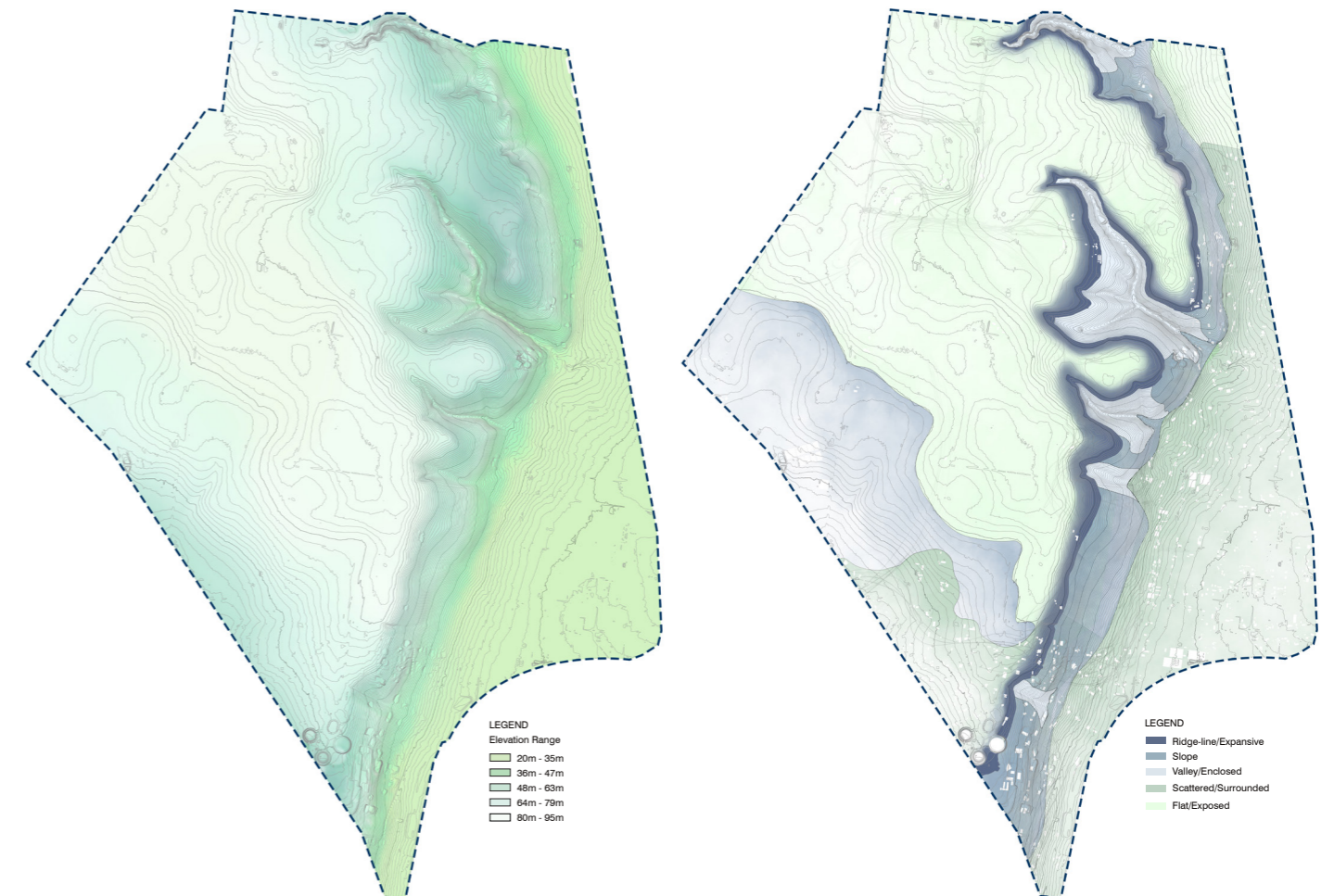


Figure 2: Site Topography

Figure 3: Site Spatial Quality

g. View Quality

The topography of the site offers a variety of viewing experiences:

- Expansive views are available across flat plains of the North Growth Area. These are typically horizontal in nature, where large skies are revealed and framed by small rises, windbreaks or houses.
- Primary views of the site are typically located on the monocline ridgeline looking east and north to Corio Bay, Port Phillip Bay and to the You Yangs.

- In conjunction with the significant change of level, the rolling valleys in the foreground, the viewing experiences can be dramatic and memorable. There are prime viewing locations along the ridgeline typically at headlands of promontories.
- Intimate views are generally present within the monocline valleys, in which the topography frames a series of unfolding views. In some instances the views within the valleys are framed to long vistas beyond the site.

i. Sense of Place

1. The Northern Growth Area is distinct in its landscape character and spatial experience primarily due to the Monocline ridgeline with its sequence of panoramic views to distant landmarks such as the You Yangs, and Port Phillip Bay.

2. The Monocline as a continuous north-south landform unites the Northern Growth Area as a singular spatial experience.

3. The sequence of folding landforms along the monocline and valleys contained within, are also significant contributions to the sites sense of place. All three of these landscape qualities contribute significantly to the sense of place and potential as a key community asset and visitor destination.

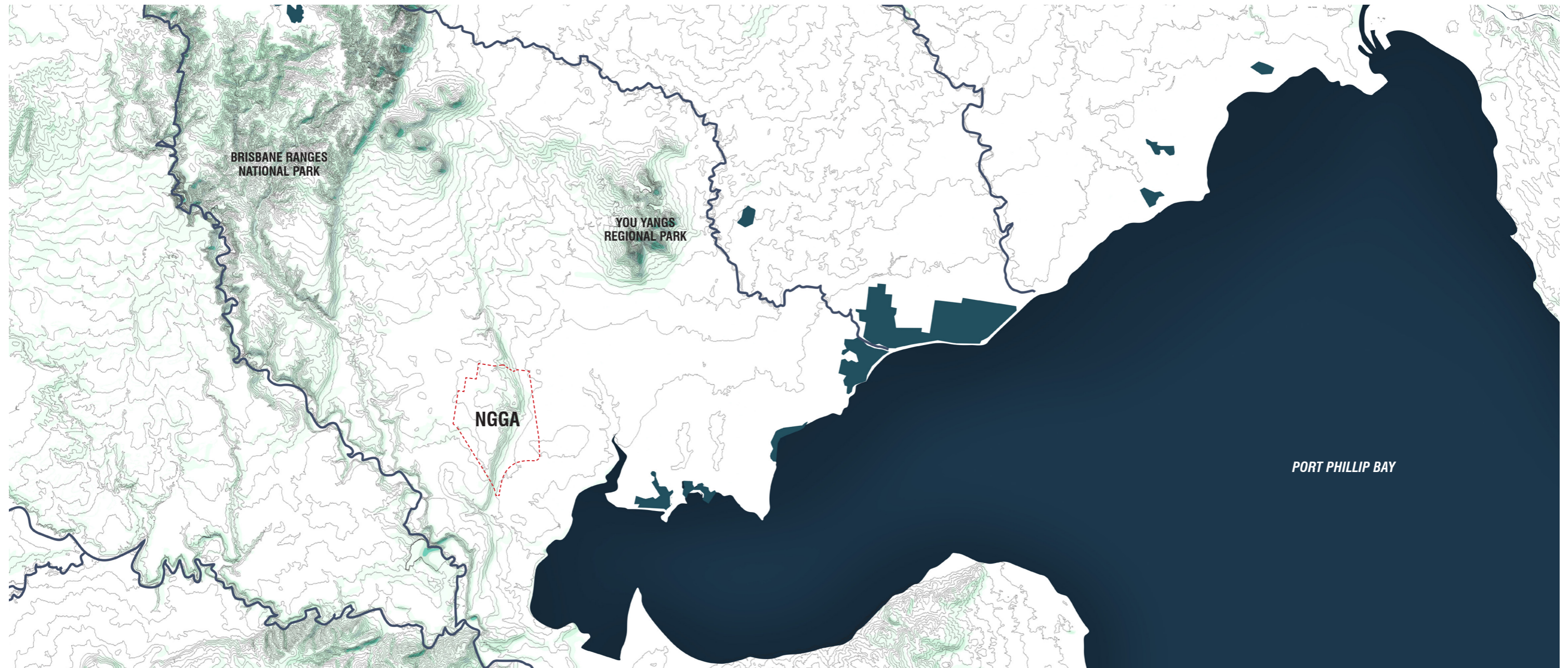
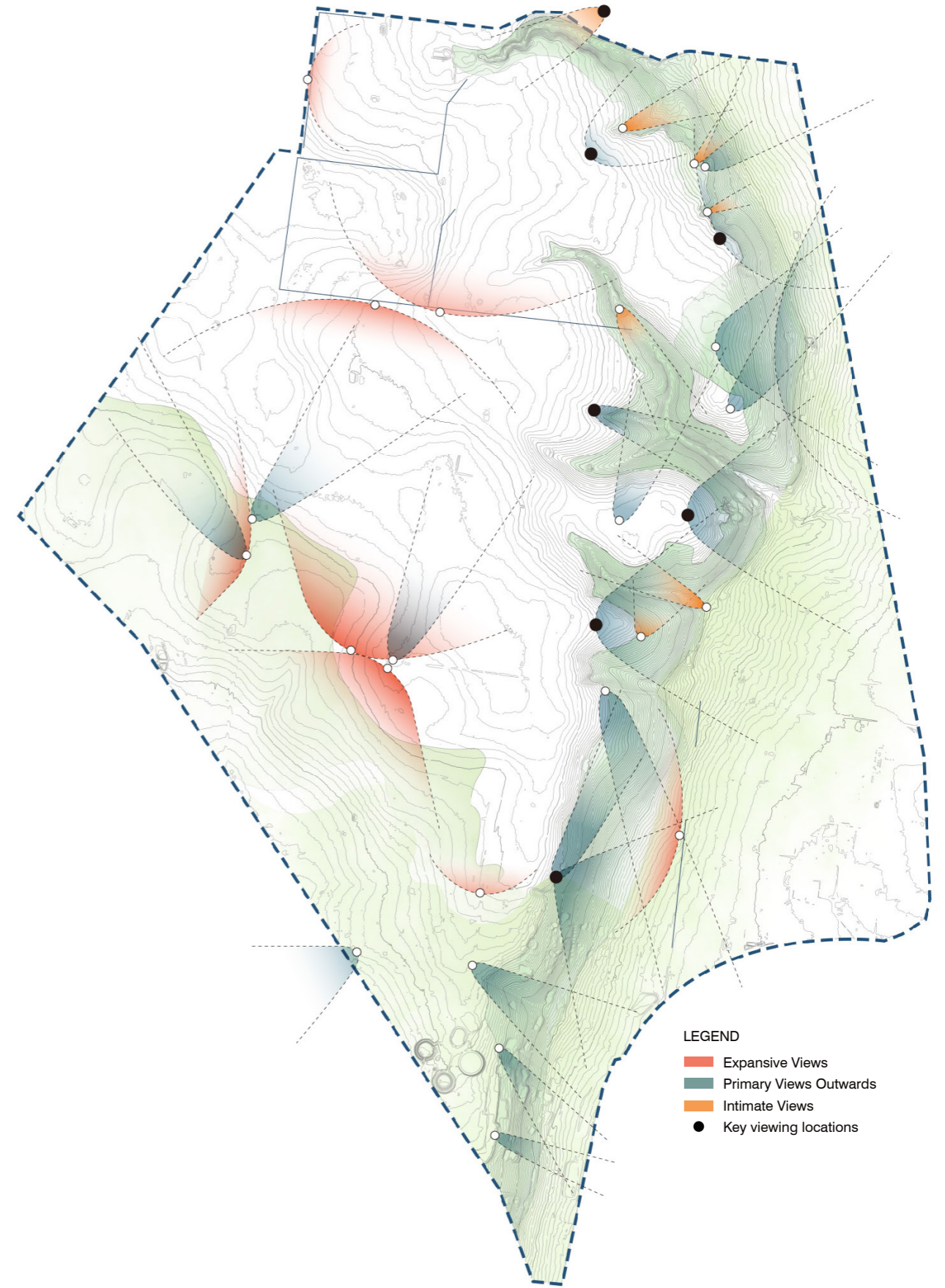


Figure 4: Regional and Geo-morphic Context

02 THE SITE LANDSCAPE APPRAISAL



Figure 5: On-site views



LEGEND
 Expansive Views
 Primary Views Outwards
 Intimate Views
 Key viewing locations

Figure 6: Site View Assessment

03 DOCUMENT SUMMARY AND REVIEW

THE CITY OF GREATER GEELONG NGGA FRAMEWORK PLAN

The Framework Plan provides a comprehensive description of the landscape qualities of the setting supported by relevant studies, at a level of detail suitable to inform the recommendations.

The Framework Plan has been informed by these qualities and are generally supportive of their retention and enhancement.

Using the LBDG's submission as a framework for review I have identified opportunities for the Framework Plan to further capitalise on the sense of place, foster site responsive design, protect and enhance the monocline and create sustainable and walkable communities. These observations are generally consistent with the recommendations contained within the Lovely Banks submission.

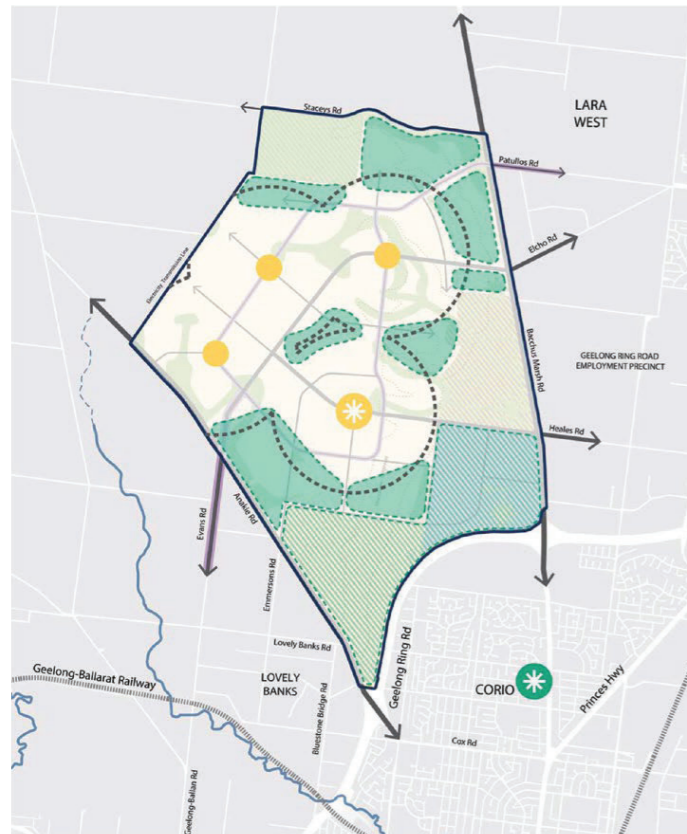


Figure 7: Current 'Activity Centres' Plan - Geelong City Council

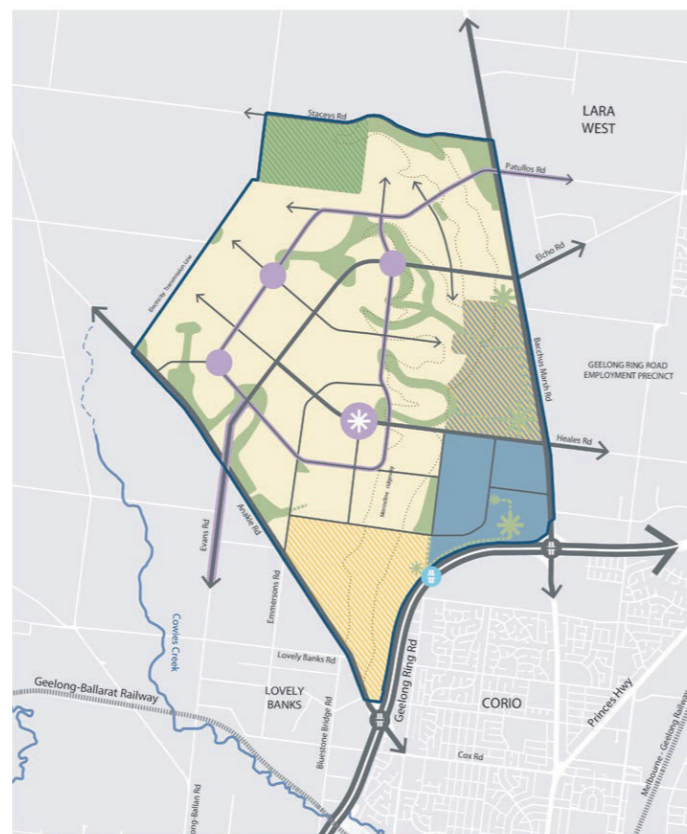


Figure 8: Current 'Future Urban Structure' Plan - Geelong City Council

03 DOCUMENT SUMMARY AND REVIEW

LOVELY BANKS DEVELOPMENT GROUP SUBMISSION

In response to the Northern Growth Areas Framework Plan, the LBDG submitted a response titled Lovely Banks development Group submission to the Northern and Western Geelong Growth Areas Framework Plan, July 2019.

In this submission the LBDG were largely complimentary of the framework plans analysis and recommendations as largely consistent with their vision for a sustainable, site responsive and vibrant community led development.

The submission outlined a number of recommendations for revisions to the Framework Plan. My field of expertise in landscape architecture and urban design allows analysis and commentary on the following:

- **Recommendation A:** Creating Mixed Use Walkable Neighbourhoods
- **Recommendation B:** Site Responsive Integration of the Arterial Road
- **Recommendation C:** Adjust the location of the Sub-Regional Town Centre
- **Recommendation D:** Delivering the Clever and Creative Corridor

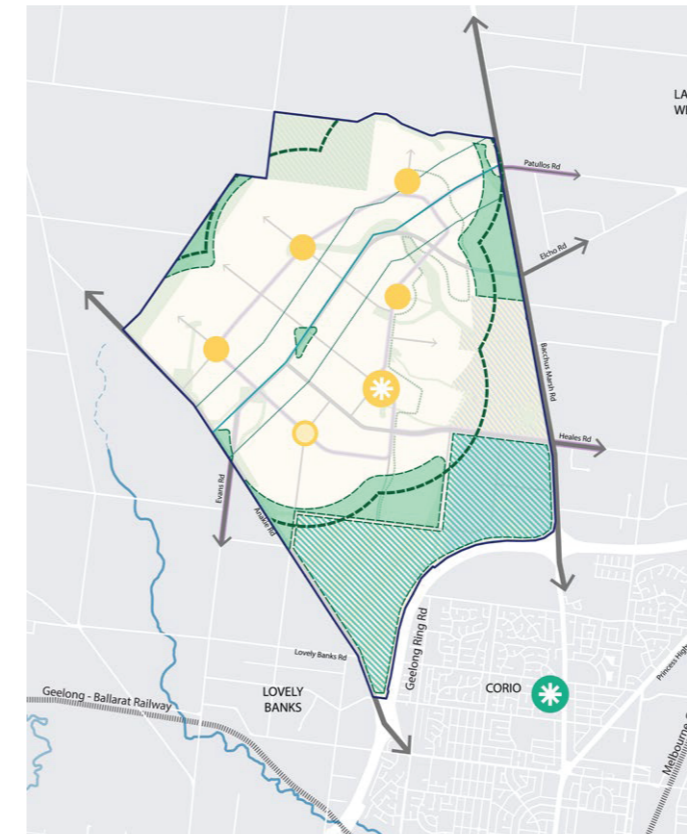


Figure 9: Proposed 'Activity Centres' Plan - Lovely Banks Development Group

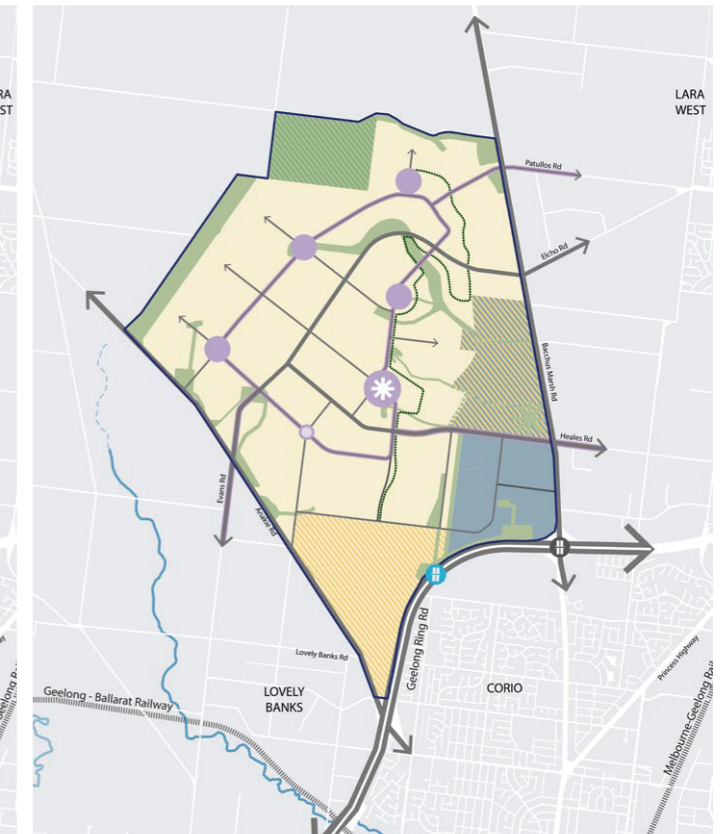


Figure 10: Proposed 'Future Urban Structures' Plan - Lovely Banks Development Group

04 RECOMMENDATIONS

A. CREATING MIXED USE WALKABLE NEIGHBOURHOODS

LBDG propose that an additional Activity Centre (refer Figure 11) is included in the north east area of the site in order to:

- Better respond to Actions listed above.
- Significantly improve the walkability of the urban area.
- Allow for timely delivery of critical services for the first neighbourhood.
- Facilitate early provision of mixed-use and medium density development early in the development lifecycle, which is critical in meeting the household structure and budget needs of a broad spectrum of residents, that can be left without viable housing options in the traditional greenfield development context.

In addition to the above rationale for proposing alternate sites, I have assessed the locations as to their landscape character and potential for site response design and creation of memorable community settings.

Framework Plan Location

The current location of the Activity Centre in the Framework Plan is referenced in Figure 12. This site is characterised by the existing Elcho Road which traverse in a linear manner across a valley floor and rises to the western plateau. Large pine trees and a stone wall edge this road on its northern side. The proposed local activity centre is situated on a sloping site, with a substantial change of level. Views from this site are contained to within the valley experience, with limited views beyond to its broader context (refer Figure 13).

In terms of landscape character, the site is distinct in its sloping topography and views to the base of the valley, although dominated by the existing road alignment and adjacent tree line. The ability to build upon a distinct sense of place is possible although compromised by the dominance of the road alignment.

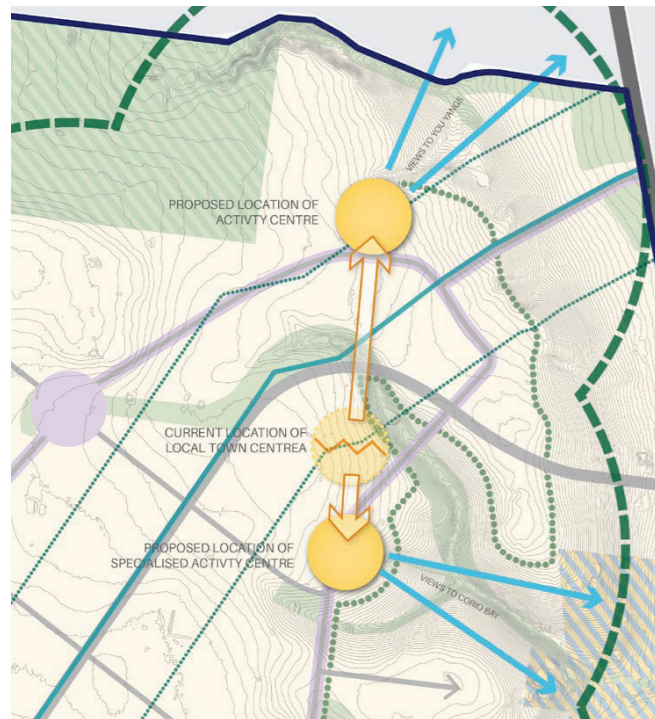


Figure 11: Relocation and addition of proposed Activity Centres - Lovely Banks Development Group

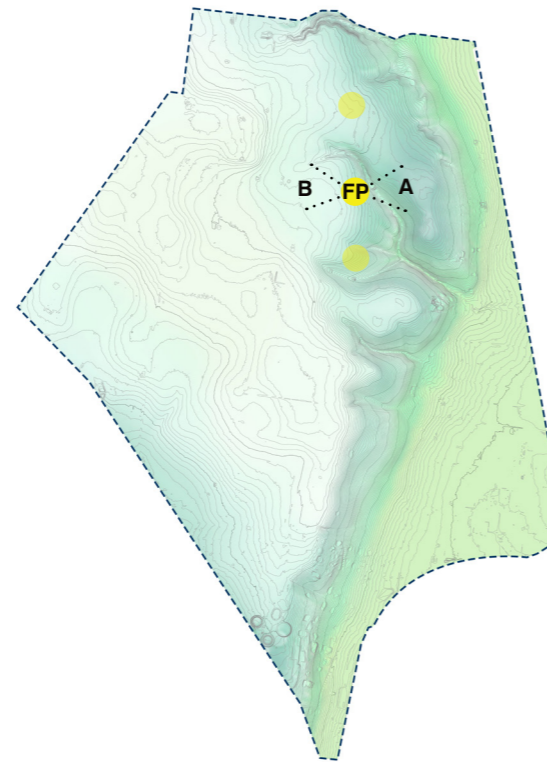


Figure 12: Key plan of current Activity Centre location - as per NGGA Framework



Figure 13: Existing photos from current Activity Centre location - as per NGGA Framework

04 RECOMMENDATIONS

A. CREATING MIXED USE WALKABLE NEIGHBOURHOODS

The alternate two locations proposed by LBDG are situated nearby, approximately 1.4 kilometres apart and are centred on elevated rises with distinct spatial qualities and panoramic views. In terms of landscape character, the alternate sites are quite distinctive and differentiated.

Alternative Location 1

Alternate site 1 (refer Figure 14), location is situated at the top of an elevated rise with a north western orientation.

A subtle drainage line is orientated in a northerly direction with distant views to the You Yangs a feature of the experience (refer Figure 15). This site is characterised by its panoramic views to the north with the You Yangs providing a spectacular focal point.

The drainage line although currently attractive is potentially a picturesque open space corridor that links to the existing heritage homestead and its associated landscape.

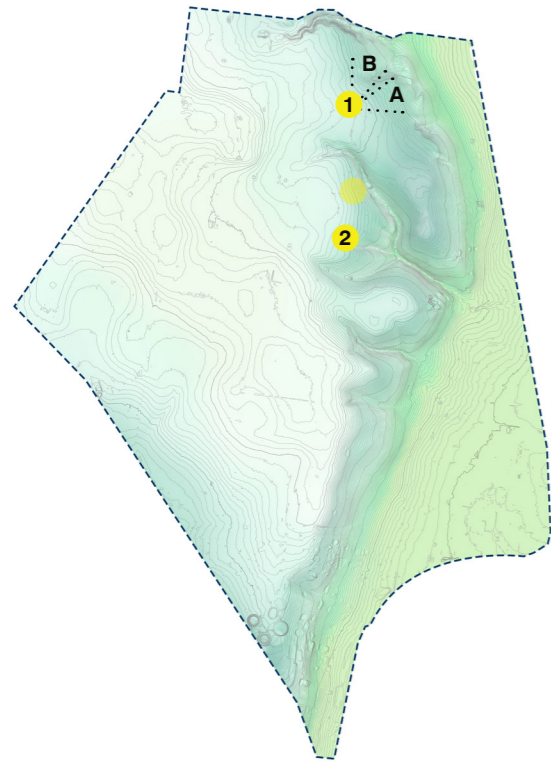


Figure 14: Key plan alternate activity centre north location

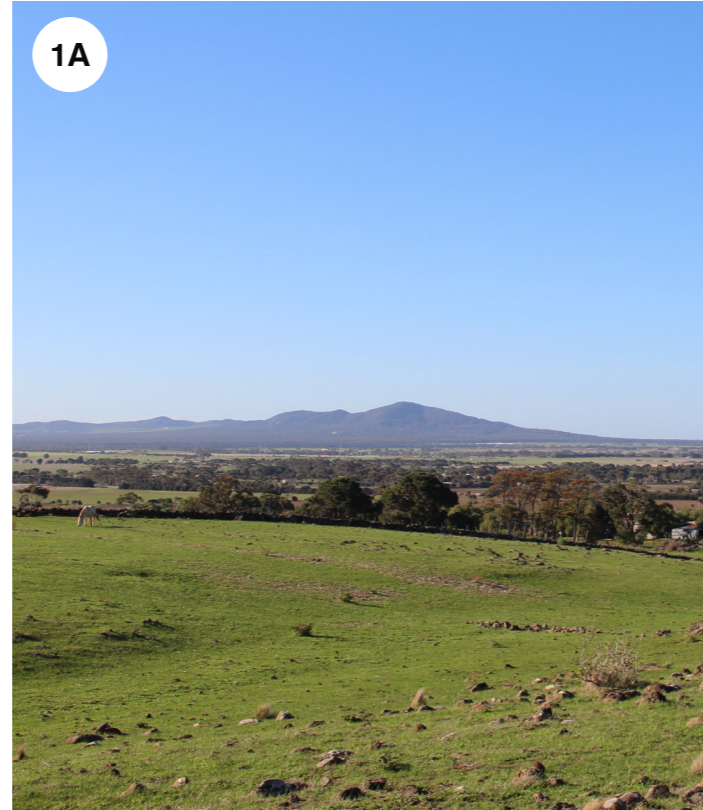


Figure 15: Alternate location 1 - existing site photos

04 RECOMMENDATIONS

A. CREATING MIXED USE WALKABLE NEIGHBOURHOODS

Alternative Location 2

Alternate site 2 (refer Figure 16), southern location, is situated on an elevated rise with an eastern orientation.

This site is characterised by its commanding position over a sequence of striking landscape experiences. In the immediate vicinity of the site, a series of landform promontories, provide unfolding views.

These promontories are defined by subtle valleys and drainage lines connecting to a large valley formation that is a striking feature of the setting.

An attractive, framed and defined view to Corio Bay is afforded from the elevated vantage point of the proposed location (refer Figure 17).

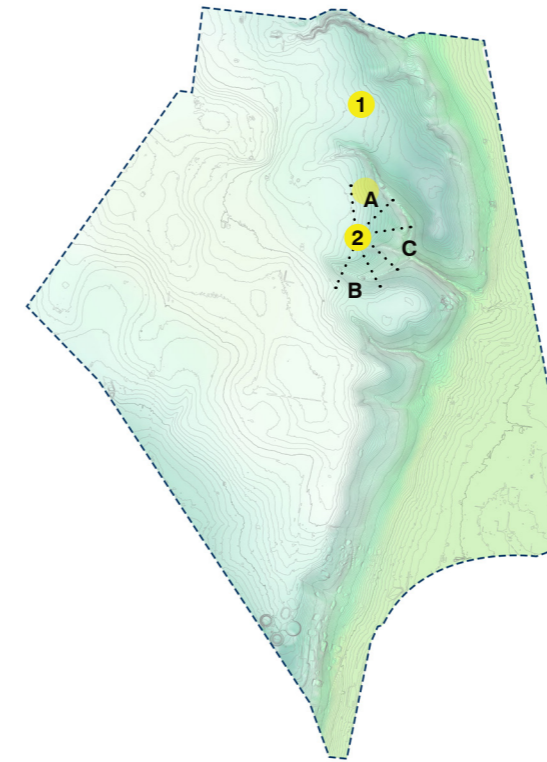


Figure 16: Key plan alternate activity centre south location

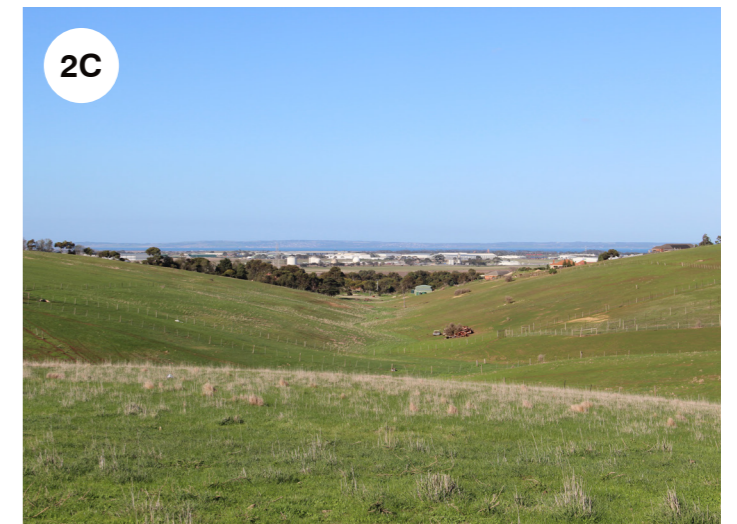


Figure 17: Alternate location 2 - existing site photos

04 RECOMMENDATIONS

A. CREATING MIXED USE WALKABLE NEIGHBOURHOODS

Public Space Opportunities

Alternate site 1 has significant open space opportunities associated with its distinctive location.

The north facing orientation with views to the You Yangs offers the potential to orientate a “main street” retail offer towards these views and or an associated small community park.

These public spaces would be valued by the local community and form part of their distinctive neighborhood.

The drainage line link to the existing homestead with its large existing trees could easily link the activity centre to a linear park along this valley via a shared bike trail.

In addition this location has great opportunities to link to a future linear park trail along the monocline.

Alternate site 2 also has significant open space opportunities associated with its distinctive location.

The east facing orientation with framed views to the Bay offers the potential to orientate the activity centre to take full advantage of this spectacular setting.

A retail street, cultural facility, an urban terrace or urban park could easily orientate towards these views and become a valued local and regional destination.

The large valleys with its undulating topography could easily become an important regional park space centred on functioning drainage corridors.

In addition this location and activity centre on the ridge of the monocline could form part of an important open space corridor.

Conclusion

From a landscape perspective, responsive design and reinforcing a sense of place the alternate design locations are preferred.

Both alternate sites have the added benefits of:

- Creating a memorable destination based on distinctive site features.
- Establishing a strong public realm experience and sense of place based on site features.
- Capitalising on views in the urban design landscape public realm.
- Linking to a monocline ridgeline and public shared path network.
- Ability for future public facilities and institutions sited to capitalise on views.
- Linking to drainage / parkland networks.
- Supports The NGGA Framework Plan which recognises site responsive design, which states: *“Panoramic views and distinctive landforms afforded by the Lovely Banks monocline will provide an attractive setting for its activity centres”* (NGGA Framework Plan)

And

Action N1.1.4 The crest of the Lovely Banks monocline, the monocline ridgeway, will deliver a continuous linear public access view lines along the entire length. The monocline ridgeway will integrate the Clever and Creative corridor, linear and local parks, activity centres, waterways and the integrated transport network to retain views to the Geelong region within the public realm. and Creative corridor, linear and local parks, activity centres, waterways and the integrated transport network to retain views to the Geelong region within the public realm.



04 RECOMMENDATIONS

B. ARTERIAL ROAD SITE RESPONSIVE INTEGRATION

LBDG submitted an alternative alignment for Elcho Road that they believe will reduce cost, increase amenity, achieve better integration and have less impact on the natural landform (refer Figure 18).

The proposed Elcho Road re-alignment will:

- Avoid a major arterial road with large embankments cutting through the valley, disconnecting public space.
- Provide a more site responsive design along the ridgeline, resulting in reduced cut and fill, and reduced cost.
- Minimise fragmentation of urban areas around waterways, arterial roads and Gas easement.
- Create a sense of arrival and soften arterial road visual impact, with view lines to lake and lakeside drive experience.

Framework Plan Location

This current alignment (refer Figure 18) is located on the existing Elcho Road alignment. This straight two lane road currently traverses across an undulating topography, with open agricultural land on its south and an olive orchard on its north. The area under consideration has a 10 metre change of level with an existing valley at its centre. The current road alignment is edged by a line of Pine trees and a low stone wall. As is typical of roads aligned to an allotment boundary the road has little relationship or responsiveness to the topography.

It is anticipated that this road will be upgraded to an arterial road, with up to four lanes and a higher speed designation. This will necessitate large scale engineering response with either a long span road bridge would span over the existing valley or a more cost effective bridge with lengthy embankment. This requirement will have a large visual impact on the landscape and valley formation and potentially disconnect the possible drainage and open space link along the valley.

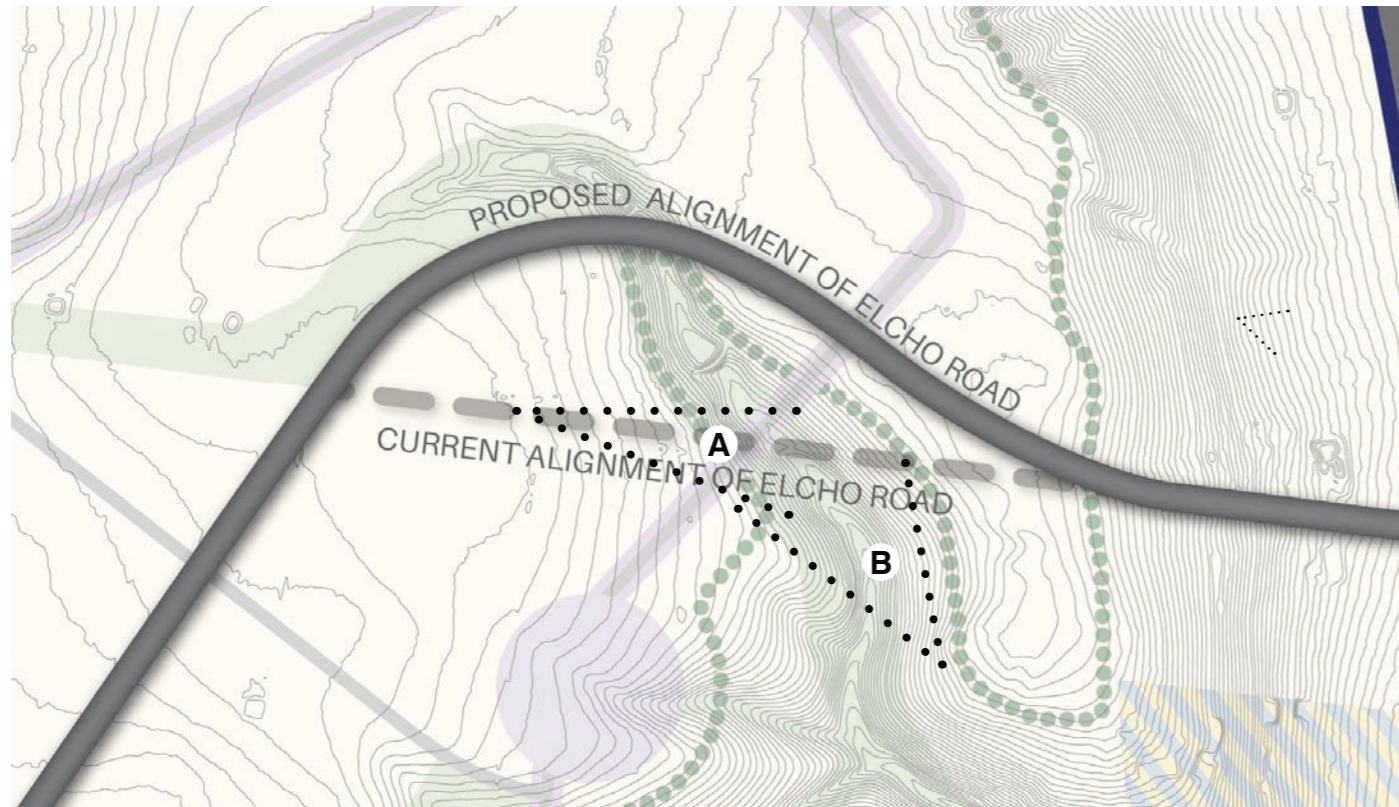


Figure 18: Arterial Road alignment comparison - Lovely Banks Development Group



Figure 19: Site photos from NGGA Framework arterial road location

04 RECOMMENDATIONS

B. ARTERIAL ROAD SITE RESPONSIVE INTEGRATION

Alternative Location

The alternate location proposed by LBDG is situated nearby, approximately 320 metres west of the current location and is proposed to respond to the topography of the site and follow more closely the valley formation.

This alignment has been tested on the three dimensional model as illustrated in Figure 20 and would appear to be a more sensitive road alignment to the site and require substantially less engineering, earthworks and impact on the landscape. The arcing form of the road could arguably be a more attractive site responsive outcome.

Conclusion

From a landscape architecture and urban design perspective, responsive design approach and reinforcing a sense of place, the alternate design location is preferred.

This alternative site has the added benefits of:

- Creating a memorable arrival experience to Lovely Banks based on its distinctive site features
- Establishing a strong sense of place as part of a driving experience based on site features.
- Reduce the impact of major infrastructure on drainage corridors.
- Capitalising on views of the valley.
- Facilitate links to drainage / parkland networks.
- Enable better opportunities for park space, habitat creation and bike trail links along valley open space corridor.
- Supports The NGGA Framework Plan which recognises site responsive design, which states:

Action N1.1.5

Key views will be protected and maximise using a street grid network that allows views to landmarks and is responsive to the sloping topography.

Action N4.3.5

Design of the integrated transport network will consider constraints associated with the topography of the lovely banks monocline. Impacts of steep slope along the monocline will be mitigated by designing the integrated transport network to navigate along contours and lessen slope gradients where possible and avoid extended lengths of road running up and down the monocline escarpment.

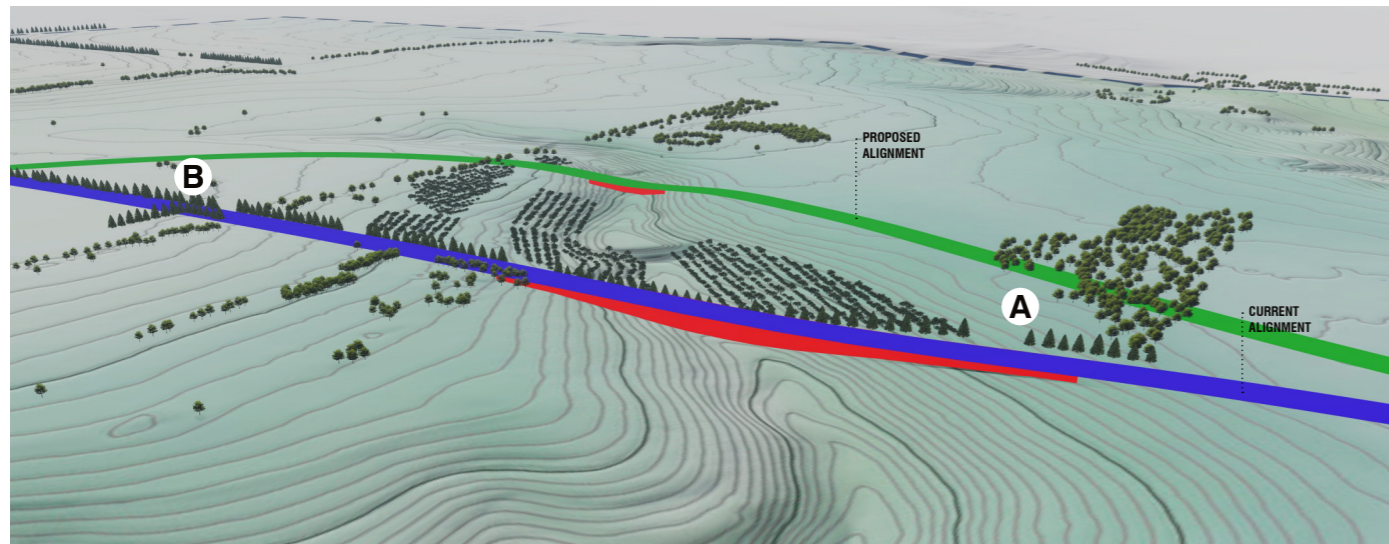


Figure 20: Arterial Road alignment comparison



Figure 21: Existing site photos from proposed alignment

04 RECOMMENDATIONS

C. ADJUST LOCATION OF SUB-REGIONAL TOWN CENTRE

LBDG submitted an alternative location for the sub regional town centre to capitalise on the particular site qualities in this precinct and to reflect a more site responsive design.

Framework Plan Location

The current location of the proposed Sub Regional Town Centre in the Framework Plan is shown in Figure 22. This site is characterised predominately flat grazing land with views characterised by long horizontal vistas, edged by some tree plantings.

The landscape character of the site is uniform, undifferentiated and unencumbered. The unencumbered nature of the site allows maximum flexibility in an urban design response at the expense of a distinctive site responsive design. The ability to build upon a sense of place or site responsive identity is potentially problematic on a largely unremarkable landscape.

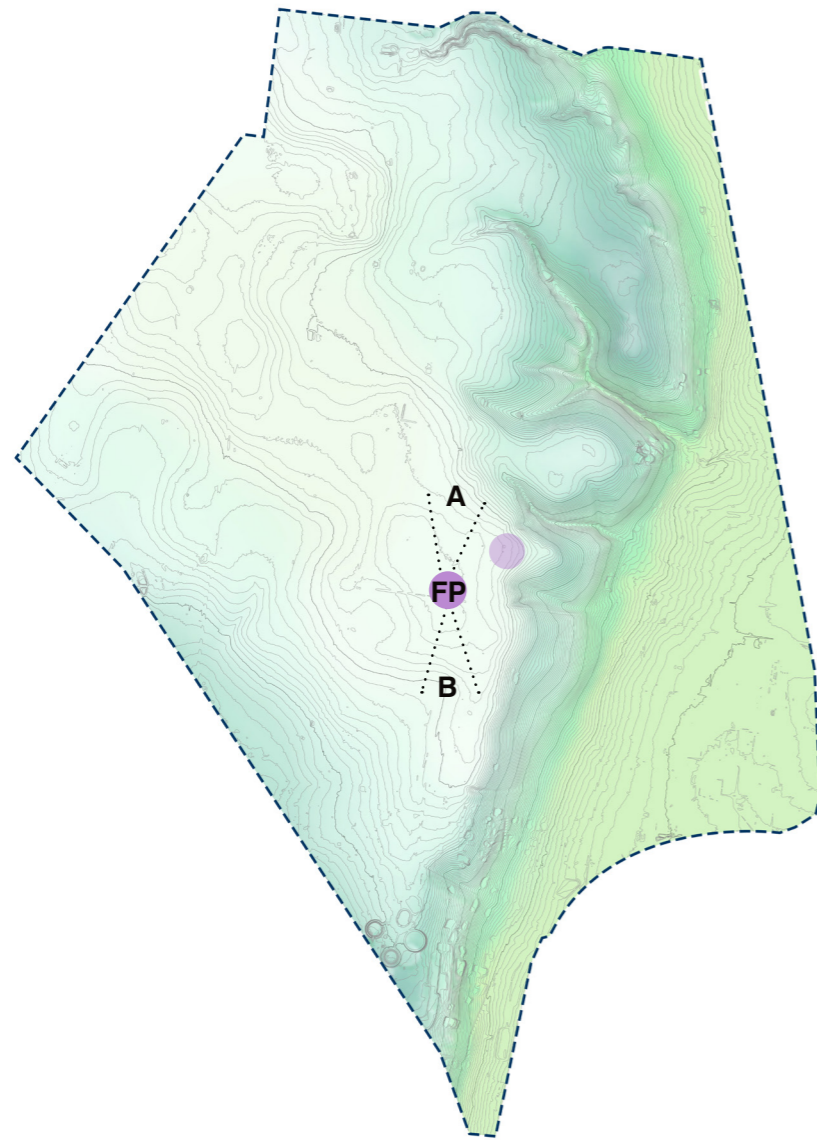


Figure 22: Current town centre location as per NGGA Framework



Figure 23: Existing site photos from NGGA Framework town centre location

04 RECOMMENDATIONS

C. ADJUST LOCATION OF SUB-REGIONAL TOWN CENTRE

Alternative Locations

The alternate location proposed by LBDG is situated nearby, approximately 500 metres north-east and is centred on slightly undulating landform leading to a large promontory of the monocline.

In terms of landscape character, the site is quite distinctive and differentiated, characterised by panoramic views to Geelong, Corio Bay, Port Phillip Bay and the You Yangs. Views to a linear valley and adjacent slopes in the foreground to the north add to the picturesque qualities of the setting.

The site forms part of the continuous monocline ridgeline which will be designated as future open space link and shared user path.

Although relatively gentle in its incline, the sites adjacent topography of valley forms and distant panoramas is quite pronounced and visually dramatic and would ensure a distinctive and memorable community and visitor destination.

The alternate location is illustrated in Figure 24.

Public Space Opportunity

The Alternate site has significant open space and public realm opportunities associated with its distinctive location.

The east facing orientation with panoramic vistas to the You Yangs, Bay and Geelong offers the potential to orientate the Town centre, its urban form and the public spaces to take full advantage of this spectacular setting.

Urban and public realm components such as major retail edges, alfresco dining, cultural facilities, an urban terrace or urban park could easily orientate towards these views and become a valued local and regional destination.

The large valleys with its undulating topography could easily become an important regional park or botanic garden with links along the valley for drainage and shared user paths.

In addition this location for the Town Centre on the ridge of the monocline could form part of an important open space corridor that connects to all neighbourhoods and activity centres along the length of the site.

Conclusion

From a landscape architecture and urban design perspective, responsive design approach and reinforcing a sense of place, the alternate design location is preferred.

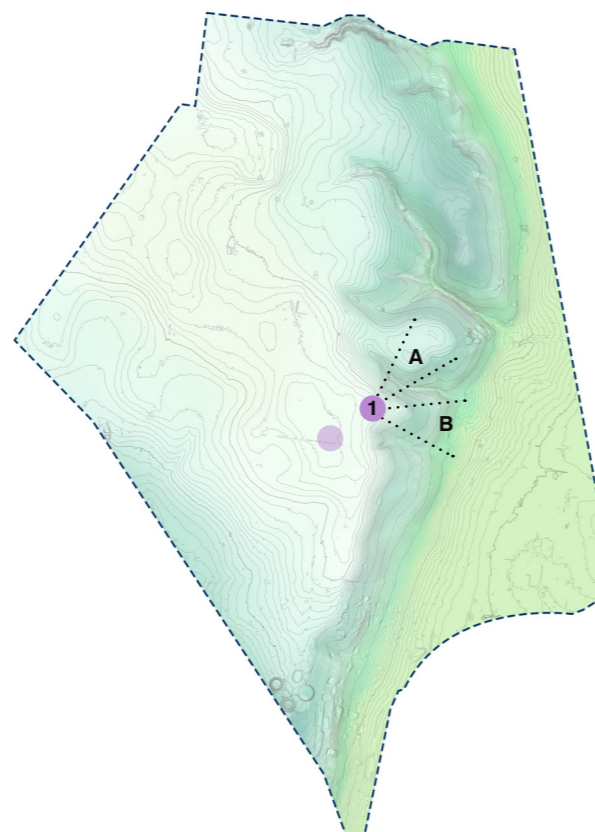


Figure 24: Proposed town centre location

The alternate site has the added benefits of:

- Creating a memorable destination based on distinctive site features
- Establishing a strong public realm experience and sense of place based on site features.
- Capitalising on views in the urban design landscape public realm.
- Linking to a monocline ridgeline and public shared path network.
- Ability for future public facilities and institutions sited to capitalise on views.
- Linking to drainage / parkland networks.
- Supports The NGGA Framework Plan which recognises site responsive design, which states:
“Panoramic views and distinctive landforms afforded by the Lovely Banks monocline will provide an attractive setting for its activity centres”
 (NGGA Framework Plan, page 160)
 And
Action N1.1.4 The crest of the Lovely Banks monocline, the monocline ridgeway, will deliver a continuous linear public access view lines along the entire length. The monocline ridgeway will integrate the Clever and Creative corridor, linear and local parks, activity centres, waterways and the integrated transport network to retain views to the Geelong region within the public realm.



Figure 25: Existing site photos from proposed town centre location

04 RECOMMENDATIONS

D. DELIVERING THE CREATIVE CORRIDOR

LBDG suggest the indicated alignment of the CCC is adjusted to ensure that the:

- CCC connects the proposed Neighbourhood Centres.
- Walkability of the CCC in the northern areas of the growth area is improved.
- CCC engages and activates key sections of the Monocline.
- Third external link from the Town Centre to GREP and rail is supported.

The framework plan located the CCC to connect to the activity and neighbourhood centres.

The LBDG has suggested alternate locations for two of these centres of which I support. It would therefore be desirable for the CCC alignment to be adjusted in the framework plan accordingly.

The additional suggestion to indicate a possible alignment on the monocline ridgeline would be a worthwhile initiative as this would link public transport users with the sites main topographic feature and provide an enjoyable commuting experience.

Diversity of Representation

LBDG recommends that greater diversity is allowed for in the physical form of the CCC including opportunities for:

- Asymmetrical linear open spaces along one side of the CCC.
- Road sharing of public transport and vehicles including potential public transport only conditions.
- Compact urban 'Main Street' conditions

Assesment

The framework plan indicates the important role the CCC will have in the Northern Growth Areas realisation of a sustainably focussed community.

The CCC will have a critical role in connecting its community with the diverse neighbourhoods, community facilities, schools and activity nodes. Its role as a transit corridor that contains multiple functions and ambitions, under the headings of "sustainable and resilient, designed for people, creative and prosperous and connected" was well described and represents an appropriate ambition for this new community.

The cross sectional representation of the corridor illustrates the multiple functions of the corridor illustrating that this setting will be more than a transport corridor but a setting for diverse communities, architecture and densities.

The cross sectional representation is fairly generic and singular. It could be interpreted that the framework plan desires a singular expression, cross section and urban design outcome.

The LBDG submitted a range of alternate cross sections to illustrate how the CCC could meet its functional requirements as a transport corridor, yet provide a range of urban design and landscape experiences along its length. The various types indicated, such as an asymmetrical arrangement, main street arrangement, road sharing, and more transit orientated would seem appropriate to include at this stage in the Framework Plan process to indicate how the CCC can become a richly varied, site responsive, sustainably driven transport corridor.

Conclusion

From a landscape architecture and urban design perspective and responsive design approach the recommendation by the LBDG is preferred.

This approach allows:

- The ambitions of the CCC to be fulfilled in a more site responsive manner.
- Creates a memorable transit corridor based on distinctive site features.
- Recognises the breadth of the northern growth area and the diversity of communities and transport interfaces.
- Allows more diverse, nuanced and creative outcomes through the detailed design process.
- Establishes a strong public realm experience and sense of place based on site features.
- Supports The NGGA Framework Plan which recognises site responsive design

04 RECOMMENDATIONS

D. DELIVERING THE CREATIVE CORRIDOR

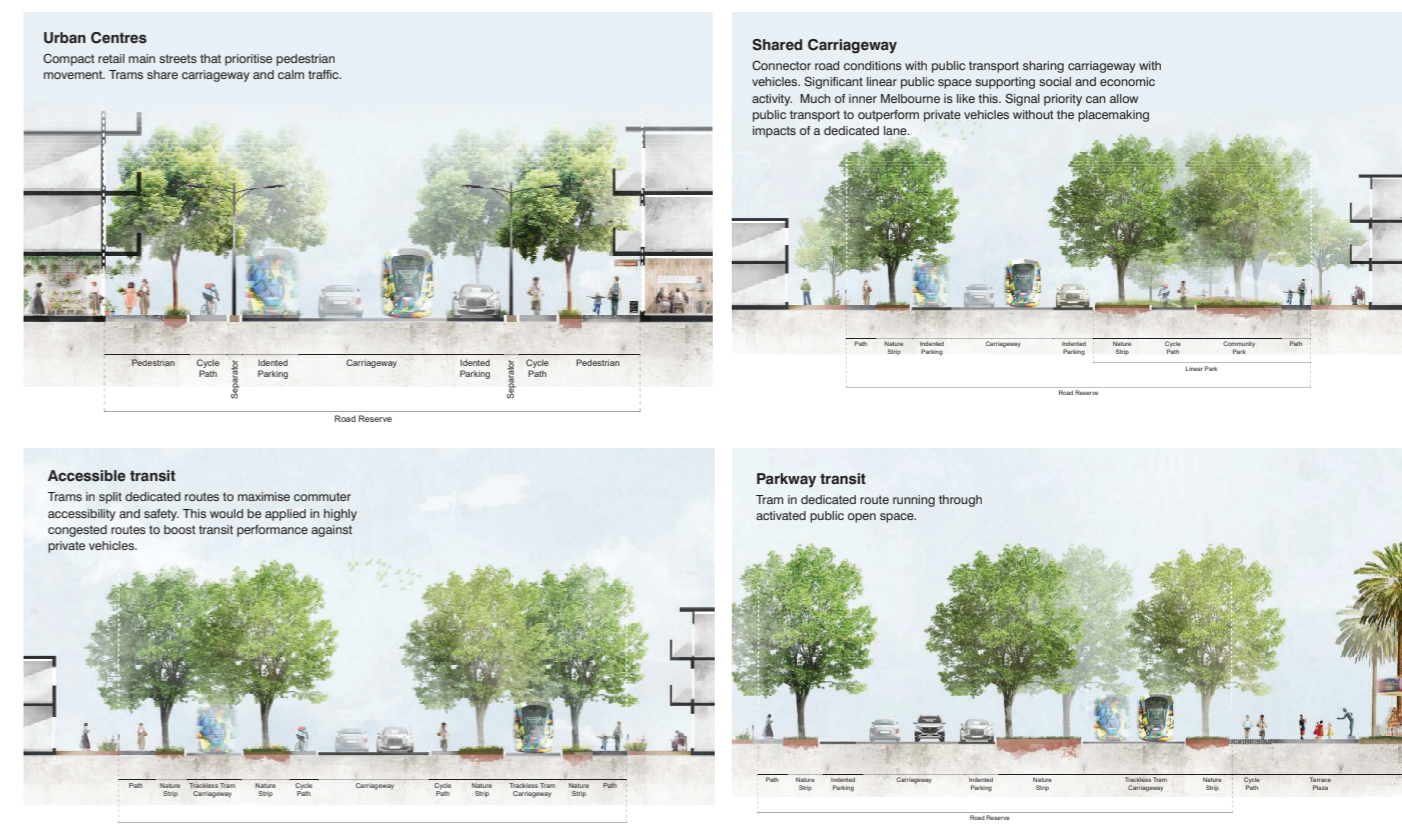


Figure 26: Potential Clever and Creative Corridors typologies

04 RECOMMENDATIONS

E. THE MONOCLINE

The Monocline is the Northern Growth Areas principle landscape feature, comprising significant elevation, length, vistas and spatial experiences. In conjunction with associated valleys and drainage lines and location of proposed activity centres the monocline, particularly its ridgeline could become an important public open space network that connects the length of the site. This open space network would ensure the broader community and visitors would have access to the sites principle landscape feature and allow the panoramic viewing experiences to be enjoyed by the broader public.

If developed and protected appropriately the open space spine could also become an important regional destination adding to the vibrancy and success of the northern growth areas development.

Within the framework plan the importance of the monocline is recognised as described:

- P35 The northern growth area is renowned for the Lovely Banks Monocline that defines the local landscape and allows stunning views to the You Yangs, Corio Bay and across Geelong.
- P37 Urban NGGA development objectives; Cultivate a stunning trail along the ridgeline of the Lovely Banks Monocline and substantial green links along the infrastructure easements with adjoining network of recreational reserves and local parks.
- P56 NGGA environment; The environment will capitalise on the undulating lovely banks monocline and focus on creating great amenity.
- P57 A destination that attracts local and international visitors, nurturing local identity, protecting and restoring land; establishing a district of neighbourhoods that exploit the panoramic vistas across the region. Cultivate a stunning trail along the ridgelines of the Lovely Banks monocline.
- Action N1.1.4 The crest of the Lovely Banks monocline, the monocline ridgeway, will deliver a continuous linear public access view lines along

the entire length. The monocline ridgeway will integrate the Clever and Creative corridor, linear and local parks, activity centres, waterways and the integrated transport network to retain views to the Geelong region within the public realm.

- Action N2.1.5 Neighbourhoods along the monocline escarpment will respond to the significance of the landform.
- Action N2.5.13 Key features of the growth area will be utilised to create social capital with e community including: Continuous public realm and linear open space along the monocline ridgeline allowing panoramic views across the region. The monocline ridgeway provides excellent opportunities for passive enjoyment and can provide linkages between social infrastructure between neighbourhoods.
- Action N4.1.5 Active transport will be designed along the monocline ridgeline to provide an attractive linear corridor that connects activity centres and key open space nodes along the top of the Lovely Banks monocline escarpment.
- Action N4.3.5 Design of the integrated transport network will consider constraints associated with the topography of the lovely banks monocline

These recommendations are comprehensive and appropriate. These recommendations however are not adequately graphically represented in the framework plan. Typically the monocline is represented as a geographic feature or as a linear shared use path, but the full potential of this as a regionally important continuous open space link of substantial dimension is not described in the plans.

As a regionally significant topographic feature that will host a varied new community, the monocline has the potential to become the signature open space for the northern growth area.

This north south ridge spine could be a continuous



Figure 27: Potential contextual relationships of The Monocline

04 RECOMMENDATIONS

E. THE MONOCLINE

public park, that links town centres and activity centres and become a large part of the lovely banks residential community. This will foster community pride and encourage greater recreational use to appreciate the views and facilities along its length.

The associated drainage corridor, wetlands, and habitat creation will further enrich this setting as a key local and regional destination.

Designating this asset as a major open space corridor of substantial dimension will ensure that it is protected and used and enjoyed by all of the future community.

Framework Recommendation

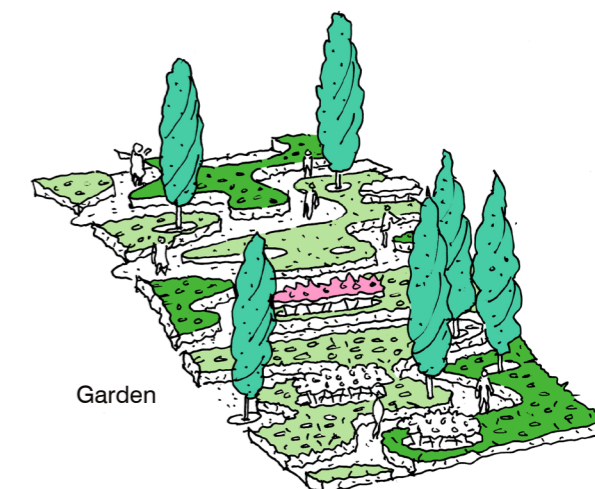
Graphically represent on the framework plan the full potential and intent of the monocline as a regionally important continuous open space link of substantial dimension.

This link should be for the full length of the site and designate an appropriate offset for development to ensure its views cannot be built out.

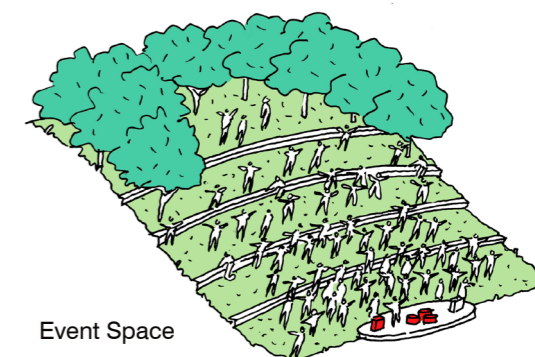
This open space link should be designated of regional park importance and link proposed town centre and activity centres.

Require future public access along its length, via the CCC, public roads and shared user trails.

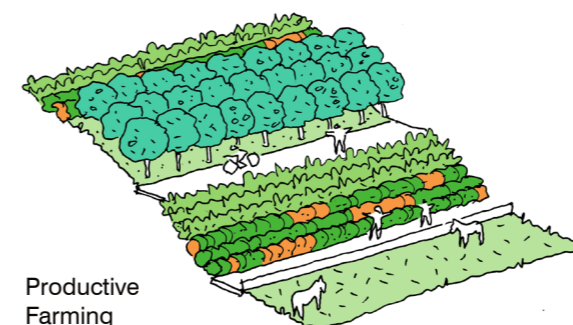
Require three dimensional studies to inform urban / built form guidelines to ensure appropriate development maintains public views along its length from elevated vantage points as well as guiding development to ensure views to the monocline remain a positive feature of the area.



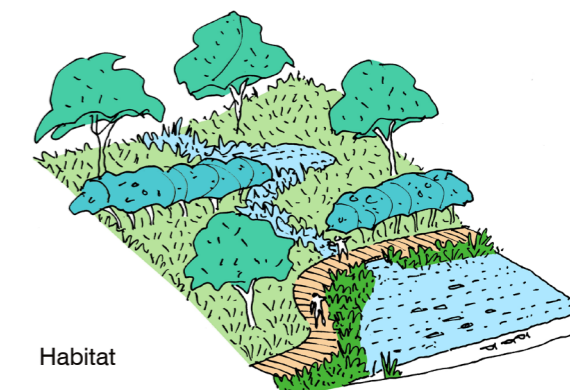
Garden



Event Space



Productive Farming



Habitat

Figure 28: Potential programming of the Monocline

04 RECOMMENDATIONS

E. THE MONOCLINE



Figure 29: Monocline - existing site photos

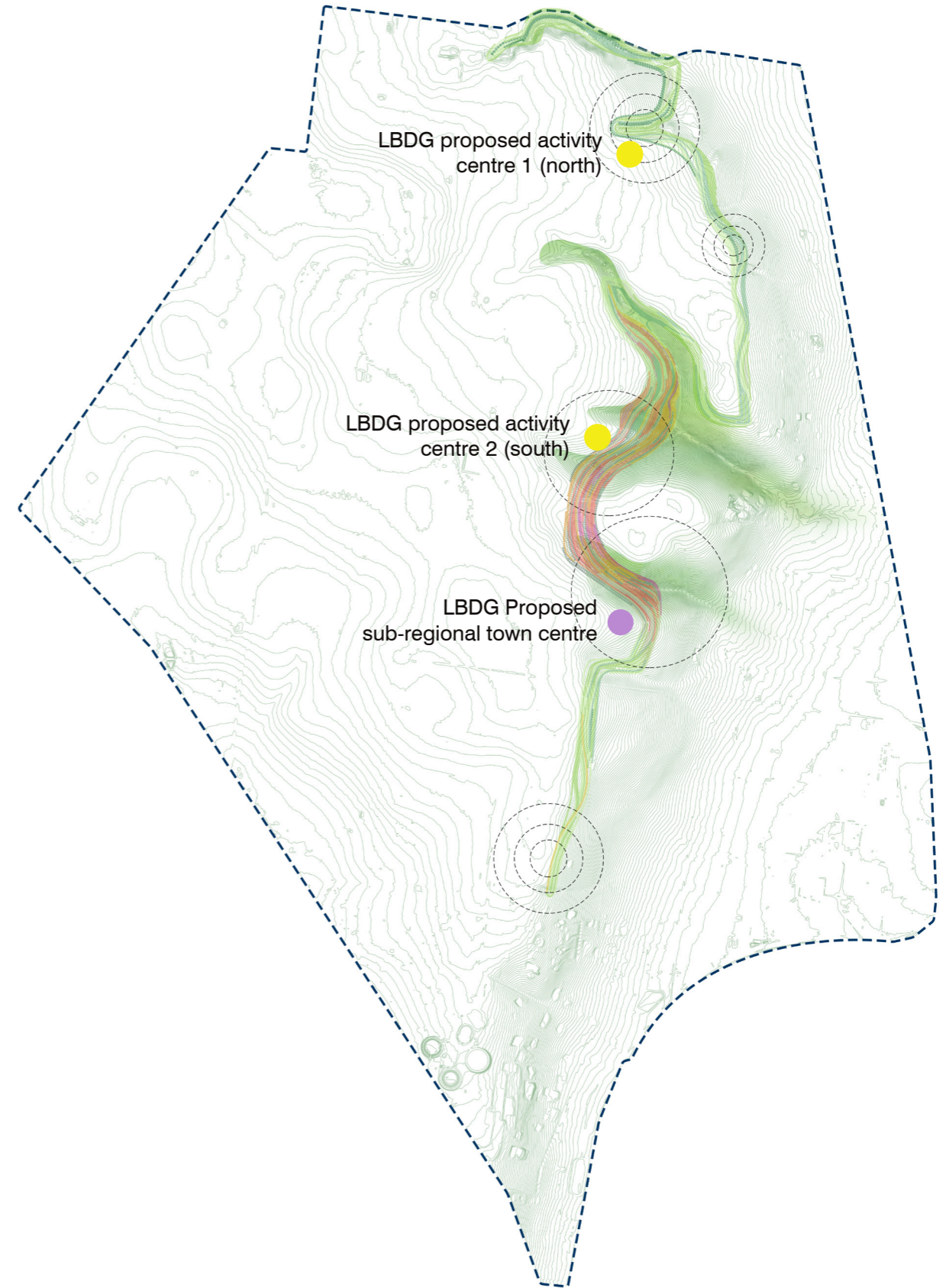


Figure 30: Monocline site location as potential linear park linking town and activity centres

05 EXPERT WITNESS DECLARATION

Name and Address

Perry Lethlean is the Managing Director of Taylor Cully and Lethlean (T.C.L)

385 Drummond Street
Carlton VIC, 3085

Professional Qualifications

- Bachelor of Applied Science in Landscape Architecture, RMIT
- Master of Design (Urban Design), RMIT
- PhD by Research, RMIT
- Fellow of the Australian Institute of Landscape Architects

Professional Experience

Perry is Managing Director of TCL.

The practice has received over 200 awards of excellence in Architecture, Planning, Landscape and Urban Design.

Perry specialises in the design of large scale public realm led projects across Australasia, including major planning developments, infrastructure, waterfront redevelopments and cultural visitor destinations.

Perry's work is widely published, particularly his major masterplanning and waterfront redevelopment projects. As well as numerous successful entries for major national and international design competitions including the National Arboretum in Canberra and the University of Sydney.

Perry has led the design of many notable projects including; Auckland Waterfront Redevelopment, Birrarung Marr, The Australian Garden, Geelong Waterfront redevelopment, Circular Quay redevelopment. These projects have been recognised Internationally through multiple prestigious awards as exemplars of the profession.

He is a sought after design lecturer and critic at numerous universities and as a juror for professional practice awards and a variety of government design advisory bodies.

Perry is a member of the OVGA and has been an expert panellist and government advisor for many large infrastructure projects in Victoria and Nationally. Perry's commitment to quality outcomes permeates his work at all scales resulting in urban environments that are both beautiful and vital.

Areas of expertise in preparing this report

- Public realm design
- Urban design
- Landscape architecture and planning
- Cultural facilities and destinations
- Involvement in masterplanning of new towns, residential communities
- Site analysis and appraisal
- Government assessment panels
- OVGA member

Instructions that define the scope

I have been requested by Maddocks, on behalf of the Lovely Banks Development Group (LBDG), to consider the urban design and landscape architecture implications of the proposed Geelong City Council Planning Scheme Amendment C935 as they relate to the Northern Geelong Growth Area and to considered urban design and landscape architecture matters relating to:

- The distribution of activity centres throughout the NGGA Framework Plan with regard to site responsive design, walkability and place activation as well as inherent site constraints including
- The existing gas easement.
- The site's distinctive and unique attributes and opportunities to achieve core objectives within the Framework Plan including to "Create a Growth Area with high amenity and character".
- The proposed sequencing of the four PSP's for the NGGA and potential implications for the delivery of key elements of the Framework Plan including the sub-regional activity centre, regional open spaces and strategic connections.
- The level of detail in the Framework Plan including specific notes on the spatial configuration of the Clever and Creative Corridor and implications delivery of the Framework Plan vision and objectives.

05 EXPERT WITNESS DECLARATION

Facts, matters and assumptions relied upon

- Familiarised myself with the NGGA site and its urban context including undertaking a number of site inspections of the Growth area and the surrounding regions.
- Reviewed the documentation of the C935 Amendment including background and technical reports, Amendment documents and Geelong City Council officer reports and meeting agendas as well as relevant submissions including LBDG's submission.
- Considered relevant strategic planning policies and direction.

Documents taken into account

As noted above

Summary of Opinions

Refer report

Declaration

I have made all the inquiries that I believe are desirable and appropriate and matters of significance which I regard as relevant have to my knowledge been withheld from the panel.



Perry Lethlean
Managing Director FAILA

