

11.02

31/07/2018
VC148

MANAGING GROWTH

11.02-1S02/09/2025
VC283**Development capacity****Objective**

To ensure sufficient development opportunities are available to meet the needs of current and future Victorians.

Strategies

Ensure that sufficient land is available to meet forecast demand and the needs of current and future Victorians for commercial, retail, recreational, institutional and other community needs.

Ensure that at least a 15 year supply of land and development capacity is available to meet housing targets.

Plan to accommodate housing targets and provide clear direction on the locations where growth should occur and ensure sufficient realisable capacity in planning schemes.

Ensure ongoing development opportunities and supporting infrastructure are available to support sustainable urban development.

Planning for urban growth should consider:

- Opportunities to consolidate, redevelop and intensify existing urban areas with good access to jobs and services.
- The liveability of neighbourhoods and delivery of quality urban landscapes.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

Policy guidelines

Consider as relevant:

- Victorian Government population projections and land supply estimates.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)
- *Industrial and Commercial Land Classifications* (Department of Transport and Planning, 2025)

11.02-2S02/09/2025
VC283**Structure planning****Objective**

To facilitate the fair, orderly, economic and sustainable use and development of urban areas.

Strategies

Give clear direction on preferred locations for investment.

Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

Undertake comprehensive planning for existing areas undergoing transition and new areas to support sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Undertake the preparation of a hierarchy of structure plans or precinct structure plans that:

- Address the strategic and physical context of the location, including increased physical risks associated with climate change.
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
- Deliver sufficient development capacity for residential development to ensure housing targets can be met.
- Deliver sufficient development capacity for industrial and commercial development to ensure an appropriate supply of land to meet local demand.

Structure plans should:

- Protect and enhance areas of natural and cultural significance.
- Address environmental risk and amenity.
- Support the effective management of natural resources.
- Deliver a quality built environment.
- Support the delivery of a diverse range of lot sizes and housing typologies.
- Deliver housing and population densities that make local services and transport viable.
- Support economic development.
- Facilitate the development of walkable neighbourhoods.
- Facilitate the use of active and sustainable transport modes.
- Facilitate the logical and efficient provision of infrastructure.
- Facilitate the use of existing infrastructure and services.
- Encourage renewable energy generation, storage and distribution.
- Incorporate integrated water management and urban greening.

Policy document

Consider as relevant:

- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021).

Develop the Clever and Creative Corridor as a tree-lined, boulevard style transit corridor that prioritises public transport, walking and cycling between activity centres and education, community and recreation facilities, and provides a focal point for the design of sustainable neighbourhoods that are interconnected and support housing diversity.

Provide for an employment precinct in each growth area to allow for a wide range of industrial and commercial uses, supported by efficient transport connections to the freeway and regional highway network.

Ensure urban development delivers carbon neutral neighbourhoods.

Design neighbourhoods and integrated transport networks that provide for and prioritise comprehensive, safe and convenient active transport.

Prioritise public transport over private vehicles in the design of neighbourhoods and integrated transport networks.

Locate high and medium density housing within proximity of sub-regional activity centres, neighbourhood activity centres, the Clever and Creative Corridor and a potential new railway station on the Geelong-Ballarat railway adjacent to Geelong-Ballan Road.

Protect the ongoing operations of the Batesford Quarry while it remains operational prior to its transition to a recreational lake.

Complete detailed master planning of the transformation of the quarry to a recreational lake prior to commencement of a precinct structure plan.

Support transition of the Batesford Quarry to a recreational lake.

Complete rehabilitation of the Batesford Quarry to an urban standard prior to urban development in its proximity.

Avoid urban development in the precinct between Midland Highway and McCanns Lane in the short to medium term to ensure that ongoing transition of the Batesford Quarry is not compromised.

Maintain a buffer around the Work Authority boundary of the Batesford Quarry sufficient to minimise land use conflicts with quarry activities.

Maintain the landform of the Lovely Banks monocline escarpment as part of urban development.

Ensure development protects and enhances the Moorabool River, Barwon River and Cowies Creek corridors.

Ensure development retains and protects or, where that is not possible, offsets valuable biodiversity assets, including grassland areas.

[Ensure development is consistent with the Northern and Western Geelong Growth Areas EPBC Plan and supporting documents.](#)

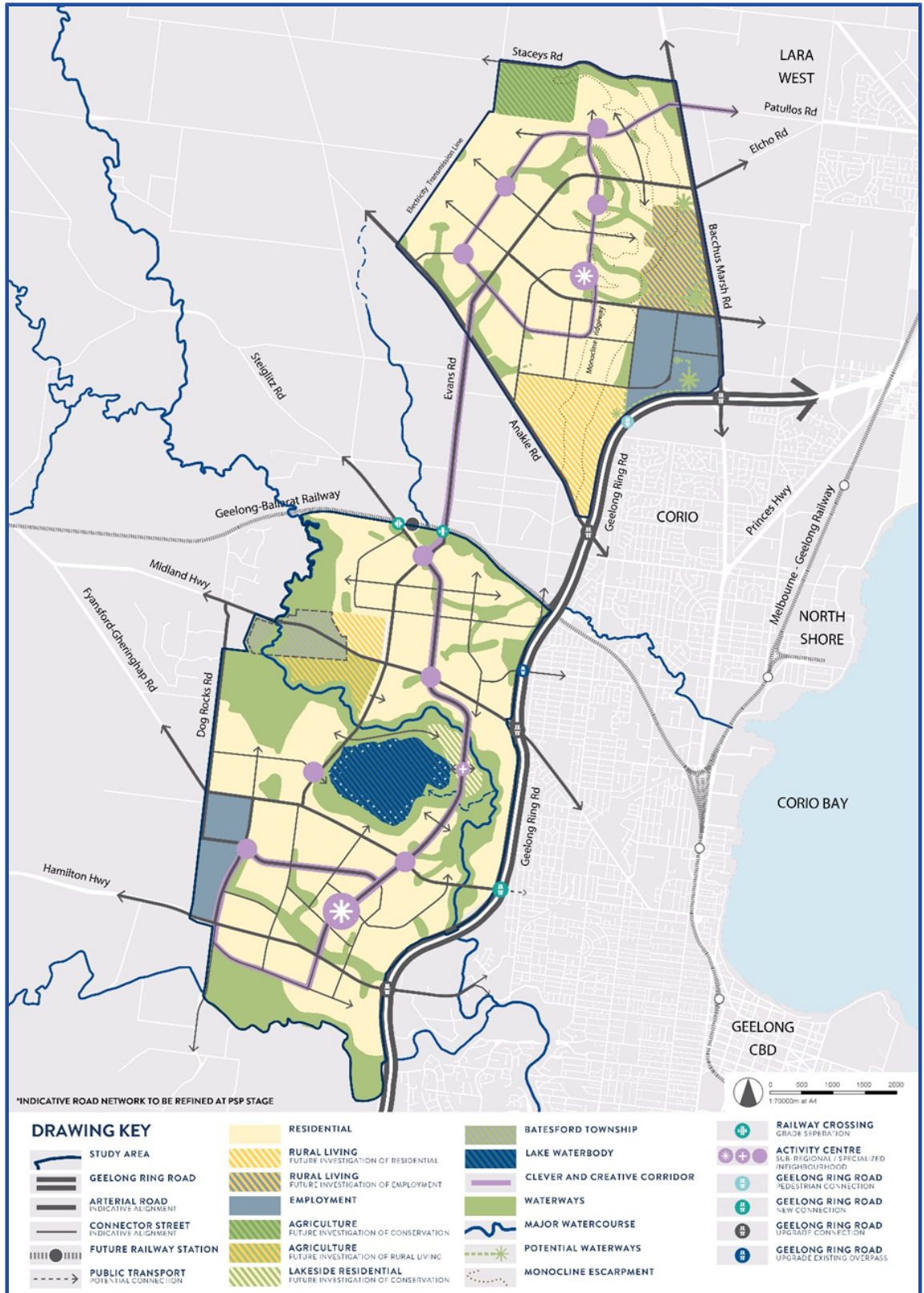
Policy document

Consider as relevant:

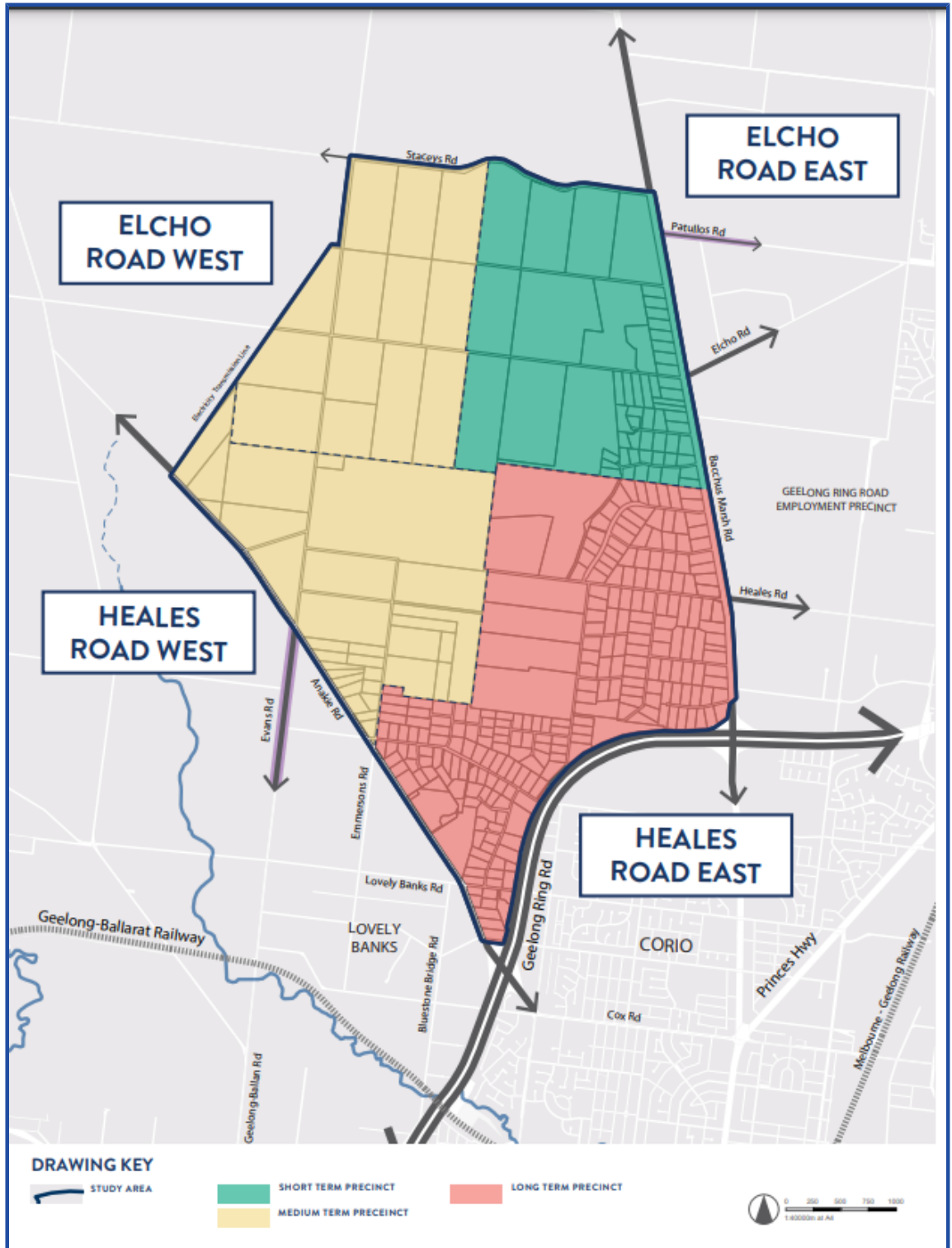
- *Northern and Western Geelong Growth Areas Framework Plan* (City of Greater Geelong, August 2020)
- [Northern and Western Geelong Growth Areas Draft EPBC Plan](#) (City of Greater Geelong, November 2025)
- [Northern and Western Geelong Growth Areas Draft Biodiversity Conservation Strategy](#) (City of Greater Geelong, November 2025)
- [Northern and Western Geelong Growth Areas Draft Commitments and Measures](#) (City of Greater Geelong, November 2025)

- [Northern and Western Geelong Growth Areas Draft Strategic Assessment Funding Program \(City of Greater Geelong, November 2025\)](#)
- [Northern and Western Geelong Growth Areas Draft Strategic Assessment Report \(Biosis and Open Lines, November 2025\)](#)

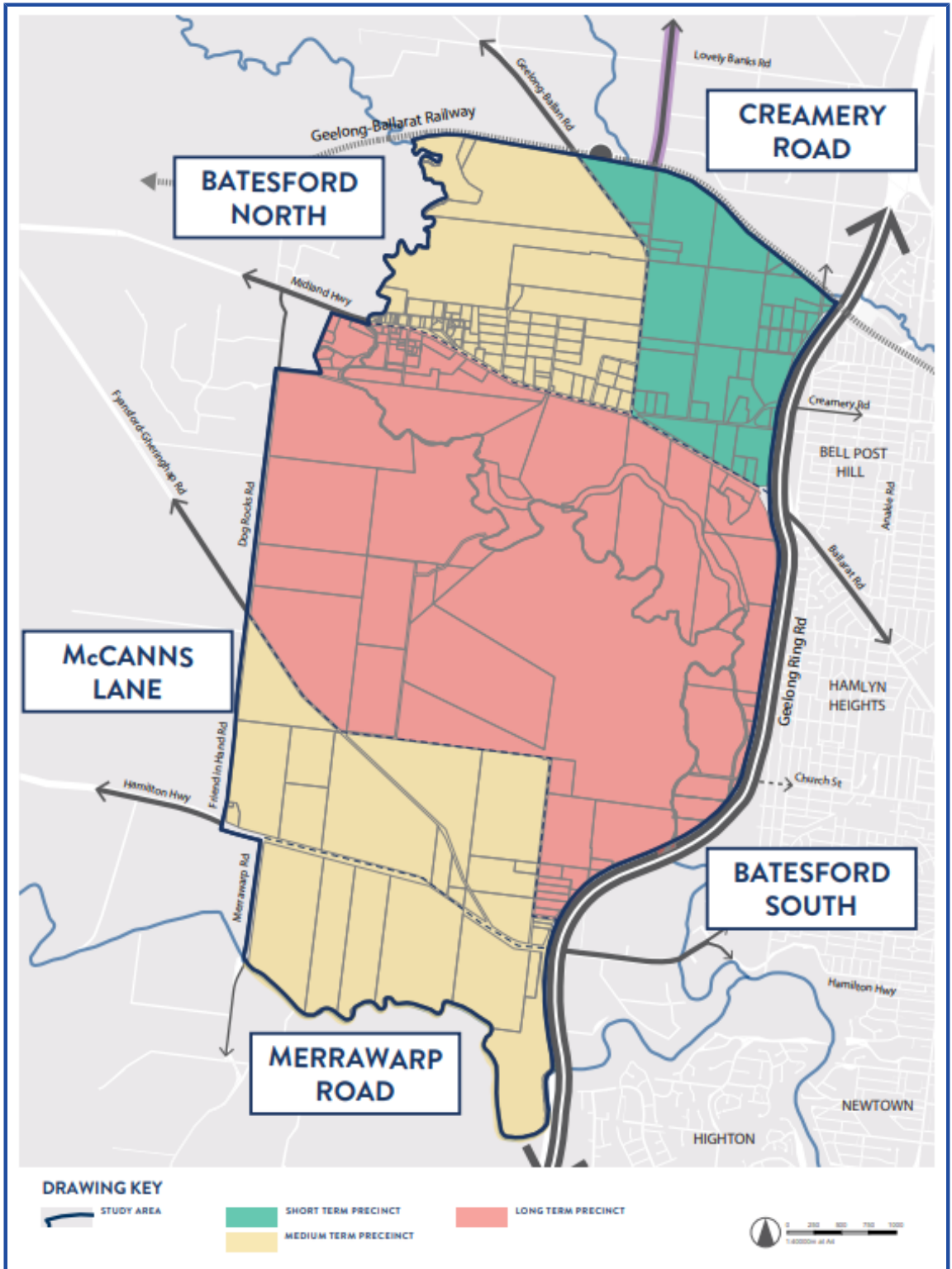
Northern and Western Geelong Growth Areas Framework Plan Map



Development Sequencing Northern Geelong Growth Area Map



Development Sequencing Western Geelong Growth Area Map



11.02-3S02/09/2025
VC283**Sequencing of development****Objective**

To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Strategies

Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding.

Use staging plans to align the delivery of public infrastructure and services with housing and employment.

Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.

Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.

Improve the coordination and timing of infrastructure and service delivery in areas of growth.

Support opportunities to co-locate facilities.

Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Policy documents

Consider as relevant:

- *North Growth Corridor Plan* (Victoria Planning Authority, 2012)
- *West Growth Corridor Plan* (Victoria Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victoria Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victoria Planning Authority, 2012)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

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Sequencing of development

Strategies

Manage the release of new growth areas to make sure infrastructure, services and facilities are provided in a timely and efficient way.

Ensure development proceeds in a logical, sequenced manner that maximises the efficient delivery and use of development and community infrastructure.

Policy guideline

Consider as relevant:

- Where development departs from a relevant staging plan or is out-of-sequence in terms of being serviced by Council's current capital works program, having the proponent meet or carry the full capital cost of providing the necessary development and community infrastructure.