

Greater Geelong Planning Scheme

Greater Geelong Planning Scheme

Incorporated Document

Armstrong Creek Urban Growth Plan – Framework Plan

~~November 2008, Updated September 2012 and June 2015~~

June 2024

Introduction

This document is incorporated in the Schedule to Clause 81.01 of the Greater Geelong Planning Scheme.

The land identified in the document may be developed and used in accordance with the specific controls contained in this document.

Armstrong Creek Urban Growth Area - Framework Plan

The Armstrong Creek Urban Growth Area as depicted in the attached Framework Plan provides for the principal urban growth of the City of Greater Geelong and the broader Geelong Region. The vision for this area is detailed as follows:

The Armstrong Creek urban growth area will be developed into a sustainable community that sets new benchmarks in best practice urban development. Natural and cultural features will be protected and enhanced to create a distinct urban character. Armstrong Creek will become a highly sought-after location for living, working and recreation, forming an attractive addition to Geelong.

Below is a summary of the Framework Plan:

Population and Job Growth

The Armstrong Creek Urban Growth Area is located to the south of existing urban Geelong and includes the communities of Marshall, Connewarre and Mt Duneed.

The Armstrong Creek Growth Area is anticipated to:

- provide housing for 54,000 people, accommodated in 22,000 households; and
- provide employment for 22,000 people in industries and local businesses.

Environment

The Plan protects from development:

- the high landscape and conservation value of Armstrong Creek and Barwon River and their associated floodplains;
- the high landscape value of Mt Duneed which will form the backdrop to urban development in Armstrong Creek Growth Area;
- areas designated flood prone;
- roads with significant vegetation; and
- areas of environmental sensitivity, in particular those containing significant vegetation.

Housing

The Plan provides for a variety of housing needs by:

- basing development on walkable neighbourhoods of approximately 1.6km across, centered on local centres;
- ensuring each neighbourhood provides for a mix of housing types, sizes and prices;

- ensuring that housing achieves a minimum gross residential density of 15.5 dwellings per hectare across the whole growth area; and
- providing medium and higher density housing (30 dwellings per hectare) proximate to activity centres, open space, the existing Marshall train station , the proposed new Rossack Drive train station and other areas of high amenity.

Activity Centres

The Plan provides for vibrant activity centres by:

- providing for a new centrally located Major Activity Centre within the growth area;
- supporting the primacy of Geelong Central Activities Area to the region;
- provision of a bulky goods retailing precinct within the Major Activity Centre;
- providing three new Neighbourhood Activity Centres, one in the north east, one in the south east, and one in the west of the growth area; and
- provision of a (non-retail based) mixed use corridor along Torquay Road.

Employment

The Plan provides for economic and employment growth by encouraging development of:

- an employment precinct (industrial) in the Tannery Road, Marshall area located in the north east portion of the growth area, which provides a service business function;
- an employment precinct in **or on the edge of** the western part of the growth area in close proximity to the Geelong Ring Road and future East-West link road, with a focus on hi tech manufacturing; and
- a mix of employment opportunities within the new activity centres.

Open Space

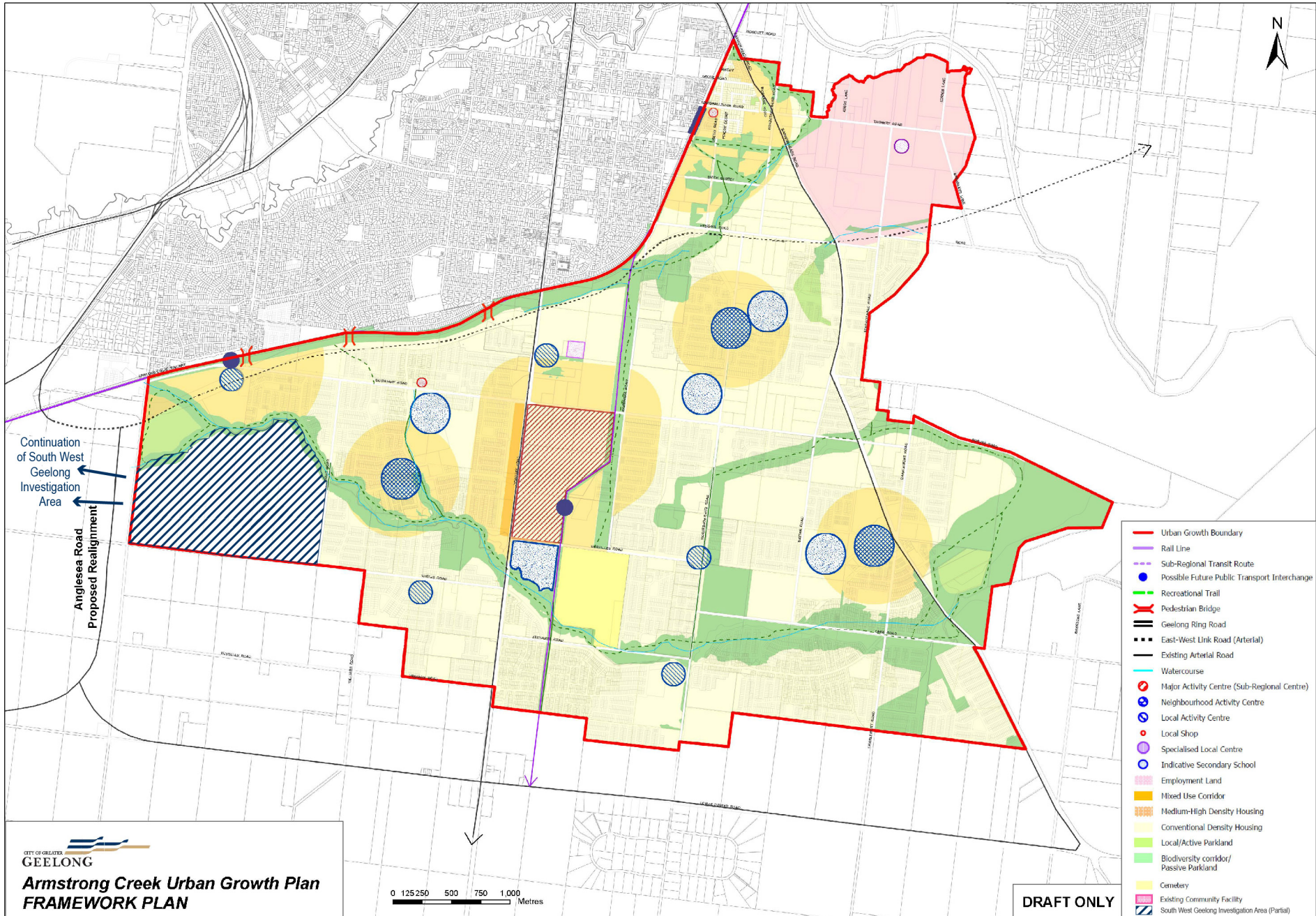
The Plan provides for local and regional open space by:

- providing a network of recreational walking and cycling trail across the entire growth area through the provision of linear open space corridors along Barwon River, Armstrong Creek and its tributaries and Waurm Ponds Creek, vegetated rural roads and other new routes that provides direct links to all activity centres, schools and major parks;
- providing a vegetated corridor alongside the public transport link to the new Major Activity Centre; nominating two regional sports facilities consisting of multi purpose sports reserves one located on Ghazeepore Road at the western extent of the growth area and the other close to Barwon Heads Road at the eastern extent of the growth area;
- provision of a regional scale conservation park at the eastern end of Armstrong Creek around existing Stewarts Reserve; and
- small local parks of at least 0.5 hectares provided throughout the residential areas.

Transport

The Plan provides for the transport needs of the growth area by:

- providing a new public transport interchange at Rossack Drive, including a park and ride facility;
- providing for the long term provision of a high quality public transport link between the existing rail line and the proposed new Major Activity Centre, and to areas to the south beyond the Growth Area;
- making provision for a future dedicated public transport link
- providing a new East-West link road between Angelsea Road and the Barwon River with potential link to the Bellarine Highway beyond; and
- identifying the arterial road network.



- Urban Growth Boundary
- Rail Line
- - - Sub-Regional Transit Route
- Possible Future Public Transport Interchange
- Recreational Trail
- X Pedestrian Bridge
- = Geelong Ring Road
- - - East-West Link Road (Arterial)
- Existing Arterial Road
- Watercourse
- Major Activity Centre (Sub-Regional Centre)
- Neighbourhood Activity Centre
- Local Activity Centre
- Local Shop
- Specialised Local Centre
- Indicative Secondary School
- Employment Land
- Mixed Use Corridor
- Medium-High Density Housing
- Conventional Density Housing
- Local/Active Parkland
- Biodiversity corridor/ Passive Parkland
- Cemetery
- Existing Community Facility
- South West Geelong Investigation Area (Partial)