

11.01

31/07/2018
VC148

VICTORIA

11.01-1S

10/06/2022
VC216

Settlement

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.
- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

GREATER GEELONG PLANNING SCHEME

- Minimising exposure to natural hazards, including increased risks due to climate change.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.

Encourage a form and density of settlements that supports healthy, active and sustainable transport.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

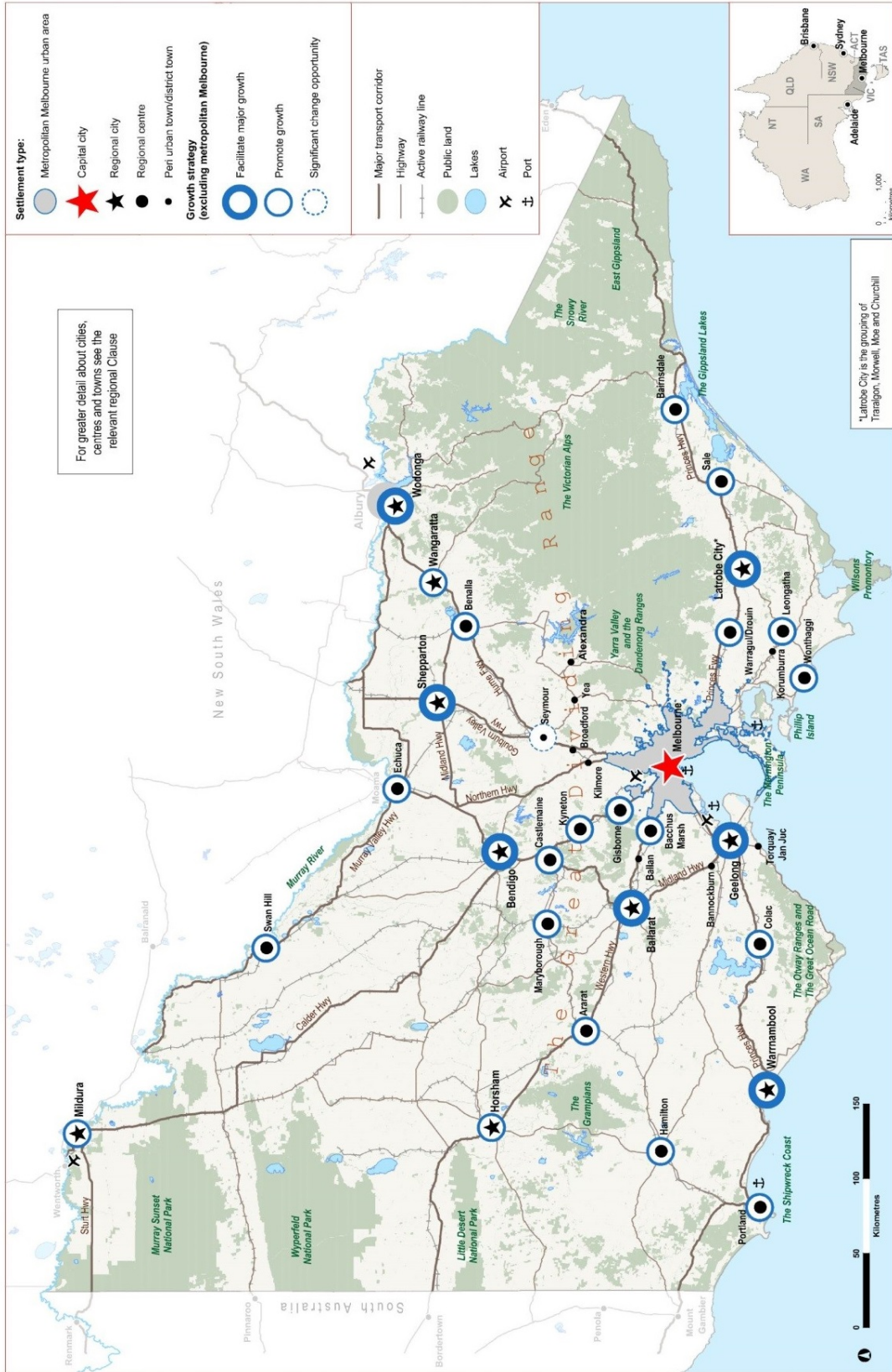
Support metropolitan and regional climate change adaption and mitigation measures.

Policy documents

Consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Hume Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014)
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014)
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017)
- *Plan Melbourne 2017-2050: Addendum 2019* (Department of Environment, Land, Water and Planning, 2019)

Victoria Settlement Framework



11.01-1R

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Settlement - Geelong G21

Strategies

Support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city.

Support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Torquay/Jan Juc as district towns by building on existing and planned infrastructure and focussing growth along key road and rail networks.

Plan for Colac and Winchelsea as new targeted growth nodes.

Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong.

Reinforce the role of district towns in providing services to surrounding areas.

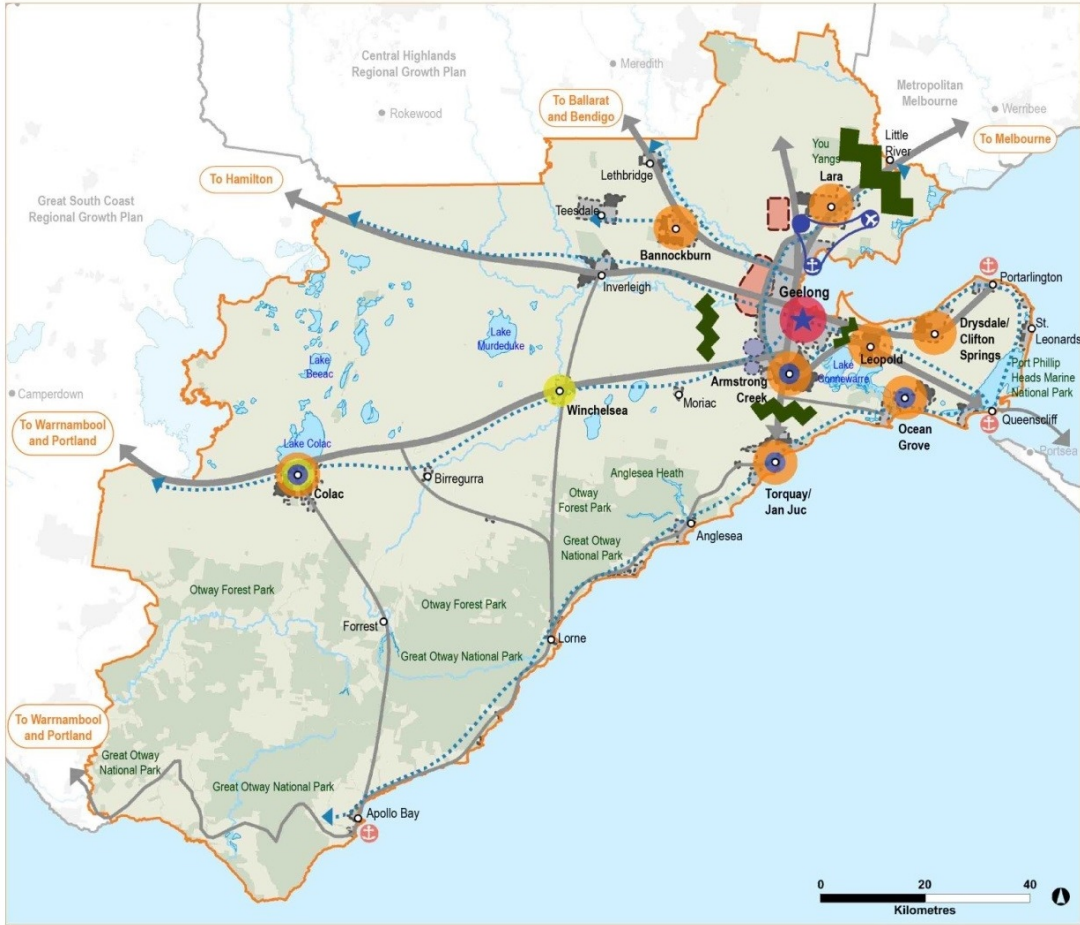
Maintain a significant settlement break between the region and Melbourne.

Provide for settlement breaks between towns to maintain their unique identities.

Require a settlement boundary for all towns.

Protect critical agricultural land by directing growth to towns.

Geelong G21 Regional Growth Plan



SETTLEMENT ROLE AND GROWTH

- ★ Reinforce the role of Geelong as a regional city and Victoria's second largest city
 - Strengthen Central Geelong's role as a major regional city centre by supporting growth with a focus on identified infill housing opportunity areas and building on the region's health, education and research capabilities
 - Support planned growth and reinforce the role of district towns
 - Introduce new targeted growth nodes at Colac and Winchelsea
 - Identification of two Further Investigation Areas in Geelong
 - Identification of four key settlement breaks
 - Existing urban areas
 - Planned growth areas
 - Designation of settlement boundaries for all towns
 - Settlement
- Provide infrastructure and services for planned growth areas and infill development

MAJOR INFRASTRUCTURE

- An efficient and equitable public transport, road and freight network leveraged off existing infrastructure
- ✈ Airport
- ⚓ Port of Geelong
- ⚓ Minor port

EMPLOYMENT GROWTH

- Maintain productive agricultural areas
 - Development of a national transport and logistics precinct
 - Strengthen and protect the identified existing and planned employment areas
 - Future employment nodes
- Provide land and infrastructure for existing and future employment nodes

ENVIRONMENT

- Maintain and enhance natural assets and infrastructure
- Lakes and wetlands
- Rivers

11.01-1L-01 Settlement - Greater Geelong

07/07/2022
C417ggee

Strategies

Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.

Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).

Ensure urban development occurs within designated settlement boundaries.

Maintain the extent of the rural hamlets of Breamlea and Ceres to current Township zoned land.

Reduce the share of new housing development on the Bellarine Peninsula.

Discourage land use and development outside the Lara settlement boundary that would prejudice the following:

- Retention of the rural landscape setting including views to the You Yangs.
- Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport.
- Protection of buffers to the Geelong Ring Road Employment Precinct.
- Protection of opportunities for a potential intermodal transport facility.
- Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

11.01-1L-02 Anakie

07/07/2022
C417ggee

Strategies

Maintain the extent of the Anakie township to existing Township zoned land.

Locate commercial development on the Geelong-Ballan Road within the township.

Locate any future community facilities close to the primary school and community house.

Locate any future active recreational facilities adjoining the existing oval.

Policy guideline

Consider as relevant:

- A minimum residential lot size of 1000 square metres in order to facilitate the on-site disposal of sewage and to preserve the rural character of the town.

Policy document

Consider as relevant:

- *City of Greater Geelong Settlement Strategy* (City of Greater Geelong, August 2020)

11.01-1L-03 Lara

13/06/2025
C478ggee

Policy application

This policy applies to land identified in the Lara Structure Plan Map in this clause.

Strategies

Contain urban development within the defined settlement boundary shown on the Lara Structure Plan map.

Limit rural living development to existing zoned land within Lara.

Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.

Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.

Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.

Limit industrial uses within the township to land currently zoned for industrial purposes.

Design subdivision on General Residential Zone Schedule 1 zoned land to incorporate urban design treatments that reinforce the rural characteristics of the town.

Direct the sequential development of the ‘future residential’ area west of O’Hallorans Road to proceed from east to west.

Support the rezoning of ‘future residential’ areas when rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.

Expiry

This policy will expire on 7 July 2027.

Lara Structure Plan Map

