



CORIO NORLANE STRUCTURE PLAN

Prepared by the City of Greater Geelong and
Department of Planning and Community Development
July 2012



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PART A – STRUCTURE PLAN

1.0 Introduction

1.1 Purpose of the Structure Plan

The Corio Norlane Structure Plan sets a vision and strategic framework for land use and development in Corio and Norlane, taking into account the needs and aspirations of the local community and the needs of the Geelong region.

The Structure Plan:

- Responds to the key strategic planning issues facing Corio and Norlane.
- Provides direction for key development sites and Identifies appropriate planning controls to achieve desired outcomes, including private sector investment.
- Prioritises public investments necessary to revitalise neighbourhoods.

1.2 How will this plan be used?

The Principles and Directions identified in the Corio Norlane Structure Plan will be reflected in the Greater Geelong Planning Scheme Municipal Strategic Statement, which in turn will be used by the City of Greater Geelong to guide land use and development decisions.

The Structure Plan will also to be used by Council, State and Federal Government departments and agencies and non-government organisations as a basis for planning and investment decisions, as well as funding submissions.

1.3 Plan Components

The Structure Plan contains three parts, Part A “Structure Plan”, Part B “Implementation Plan” and Part C “Background Report”.

Part A contains the Structure Plan which includes principles and directions in response to the key influences identified in the Background Report for each of the following Themes:

- Land Use and Built Form, including four concept plans for priority action areas:
 - Corio “Heart”
 - Abattoir Environs
 - Norlane / North Shore
 - Former Rosewall Primary School area
- Transport and Infrastructure
- Communities in Corio and Norlane, including 8 Neighbourhood Plans:
 - Norlane West
 - Rosewall
 - Cloverdale
 - Goldsworthy
 - Norlane
 - North Shore
 - Corio North
 - Central Corio

Part B contains a program for implementing the Structure Plan into the Planning Scheme, a list of other theme based actions, and a discussion on future review of the Structure Plan.

Part C is in a separate volume and provides the foundation and contextual information for the Structure Plan and identifies the issues, opportunities and constraints facing the suburbs, under the following headings:

- Policy Context
- Demographic and Social Profile
- Physical Infrastructure
- Built Form
- Movement and Transport
- Economic Development and Employment
- Social Infrastructure
- Natural Environment
- Recreation and Open Space

1.4 How the plan has been developed

The Corio Norlane Structure Plan has been developed by the City of Greater Geelong (CoGG) working in collaboration with the Department of Planning and Community Development (DPCD).

Background Report

The first step in the preparation of the Structure Plan was the development of a Background Report (Part C) that identified key the issues, opportunities and constraints facing the suburbs. This report draws on many previous reports commissioned by the Victorian Government and the City of Greater Geelong. A draft Background Report was reviewed by CoGG and government agency technical officers and the final report was completed in March 2011. The report is available on the CoGG website: <http://www.geelongaustralia.com.au>.

Enquiry By Design

The Enquiry by Design (EbD) formed the centre-piece of the planning process, and was made possible with a \$100,000 grant from the Victorian State Government (Regional Development Victoria). These funds were used to employ a specialist team of consultants to lead the EbD workshops. The consultant team and a list of participants in the EbD Workshops is in **Appendix 1**.

The EbD generated considerable discussion and ideas about the future development of Corio and Norlane and how the Structure Plan could assist in bringing about transformational change and renewal. While acknowledging the challenges, there was genuine enthusiasm and optimism that Corio and Norlane is well positioned to prosper in line with the Geelong region.

Draft Structure Plan

After the completion of the EbD the consultant team produced a report which included a series of draft plans, strategies and actions. This work was developed further by CoGG and DPCD planners into a draft Structure Plan. Following public consultation on the draft plan, this final plan has been prepared.

1.5 The Study Area

The Corio Norlane Structure Plan Study Area includes all land bounded by the Geelong Ring Road, Cowies Creek, The Boulevard/North Shore Road and the Geelong –

Melbourne Railway, as well as the residential neighbourhood of North Shore. Land between the railway line and Corio Bay is included as an additional area of interest. The extent of the Study Area is shown in the map on page 8.

Further details on existing conditions in the Study Area are provided in Part C - Background Report (separate volume).

1.6 Role of Corio and Norlane

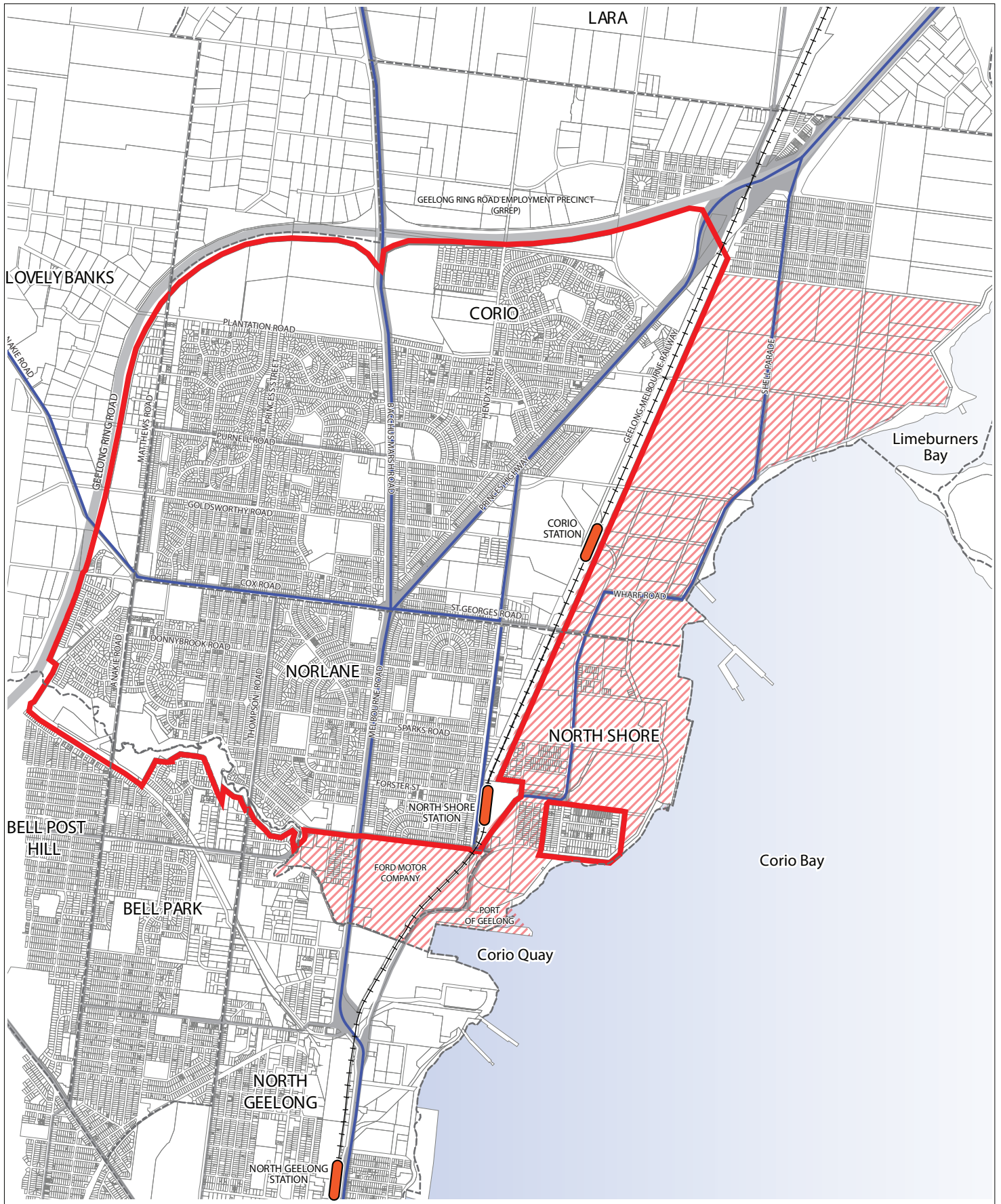
Corio Norlane is overwhelmingly a place where people live, learn, play and form communities. Most of the study area is zoned for residential and public recreation use and provides sought after affordable housing in close proximity to a range of employment opportunities, community services, transport infrastructure and a vibrant major retail activity centre. The area is also within easy commuting distance to metropolitan Melbourne.

The Department of Human Services (DHS) is a significant landowner in Corio and Norlane and it plays a critical role in providing housing to those in most need. The DHS is to embark on a major reform program of its assets which will improve the quality and range of its housing stock and at the same time, diversify its holdings and make available land to the private market.

The working class origins of the area and its history as a place of immigrant settlement continue to this day. New, high quality community facilities such as the Diversitat Northern Community Hub in Norlane and the Trade Training Centre at Northern Bay Senior College in Corio will help equip residents with the necessary skills to gain sustainable employment.

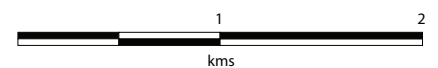
At the periphery of the study area and within the immediate surrounds are substantial commercial and industrial uses such as Shell, Ford, MC Herd Abattoir, the Geelong Ring Road Employment Precinct (GREP), Geelong Port and bulky goods retailing along the Princes Highway. These uses contribute to the economic prosperity of the region and provide large-scale employment.

Corio and Norlane sit at the doorstep of one of Geelong's major residential growth fronts, Lara. The planned expansion of Lara will place over 11,000 people within two kilometres of the northern boundary of Corio and within four kilometres from the Corio Sub-Regional Activity Centre. In addition two potential investigation areas for long-term growth at the north and west of the Geelong Ring Road, are identified in the Draft G21 Regional Growth Plan. These expanding communities may generate increased demand for goods and services and community infrastructure in Corio and Norlane.



LEGEND

- Corio Norlane Structure Plan Study Area
- Additional Area of Interest
- Suburb Boundaries
- Major Road Network
- Major Road Freight Routes



STUDY AREA

CORIO NORLANE STRUCTURE PLAN

2.0 The Plan

2.1 Vision

The vision for the Corio Norlane Structure Plan is:

To transform Corio and Norlane into a thriving and connected community where people choose to live, work and invest.

2.2 Framework Plan

The Framework Plan summarises the key strategies and directions for the Corio and Norlane area. This Plan will be used as the basis for a new strategy to be inserted into the Municipal Strategic Statement of the Greater Geelong Planning Scheme. It will guide future land use decisions for the area.

Key Initiatives

The following projects have strong potential to transform the image and identity of Corio and Norlane and in turn stimulate investment and create local employment in the area.

Housing

- *Develop large vacant sites and infill allotments to meet a variety of household types*
- *Provide a greater mix of quality public and private housing*

Business

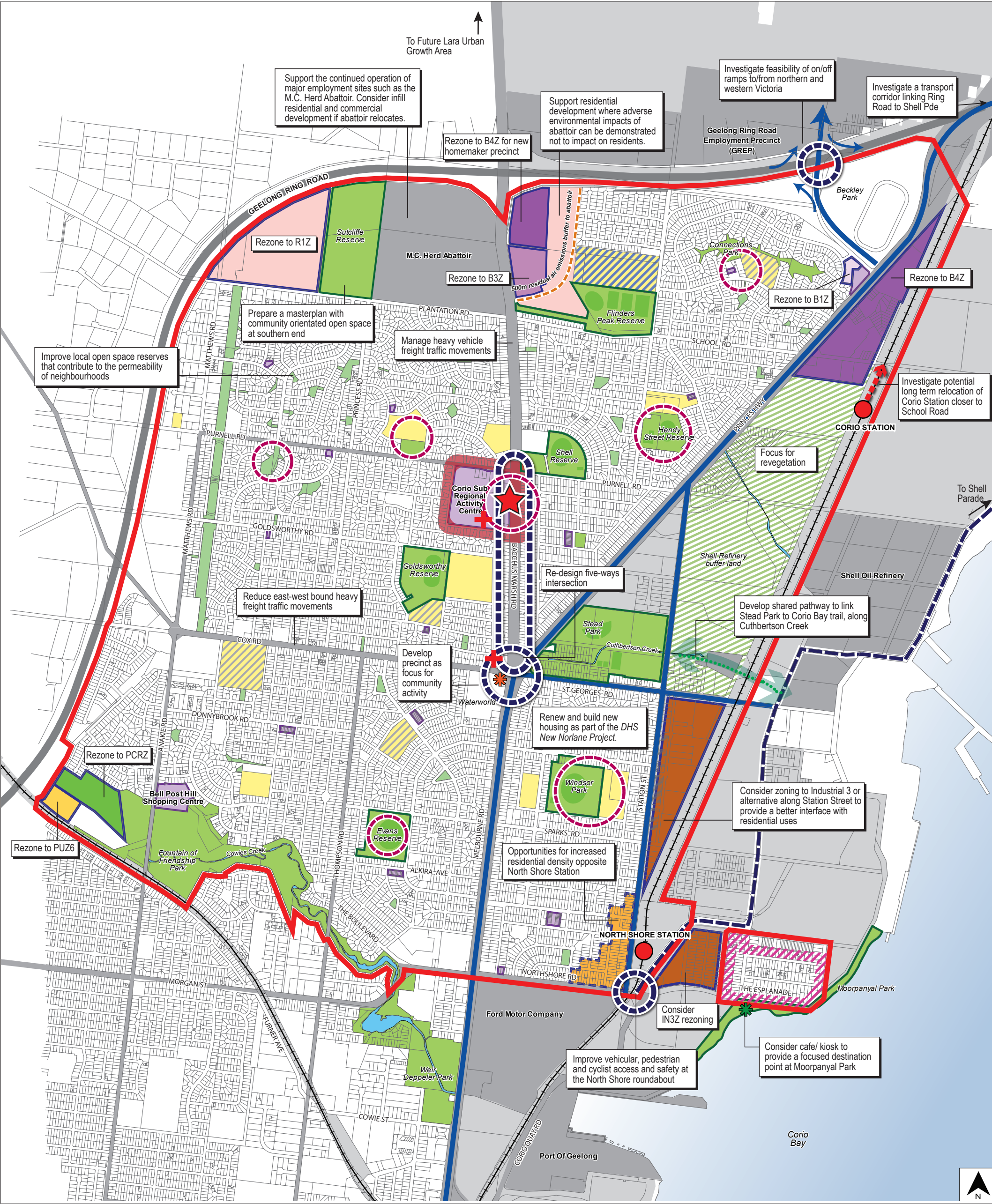
- *Expand the Corio Sub-Regional Activity Centre*
- *Develop a new business precinct on Bacchus Marsh Road in northern Corio.*
- *Expand the Aldi Neighbourhood Centre*
- *Renew local shopping centres*

Entry Statements

- *Develop a formal landscape boulevard along Bacchus Marsh Road between the Corio Sub-Regional Activity Centre and Waterworld*
- *Create a landmark multi purpose centre, at Waterworld*

Revegetation

- *Create green streets*
- *Landscape recreational reserves*



LEGEND

Existing Features

- Study area boundary
- Major road network
- Railway line/ station
- Industrial zoned land
- Major employment sites
- Public open space/ recreation
- Local passive open space reserves
- Shell Refinery Land Use Buffer
- Schools
- Medical Facilities

Proposed Initiatives

- Retain redundant school site for education/community uses
- Redevelop redundant school sites for residential/community uses
- Upgrade local shops
- Develop mixed use precinct around Corio Activity Centre
- Implement masterplans for active open space
- Include as Increased Housing Diversity Area
- Boulevard treatment of Bacchus Marsh Road
- Preferred primary heavy vehicle freight route
- Preferred secondary heavy vehicle freight route
- Priority road infrastructure upgrades

- Develop community precincts/hubs
- Improve Corio Activity Centre as focus for community activity
- Develop landmark arts and culture building on Waterworld site
- Enhance physical and habitat links to Corio Bay
- Manage sensitive residential interface
- Improve lighting, amenity and surveillance at railway stations

City of Greater Geelong Final Version - July 2012

0 500m 1km

FRAMEWORK PLAN
CORIO NORLANE STRUCTURE PLAN

2.3 Theme - Land Use and Built Form

Principle 1 - Increase Corio and Norlane's resident population and diversify the types of available housing

The Corio and Norlane area has a declining resident population, low housing densities and a marked concentration of ageing public housing built from the 1950s onwards. At the same time, Corio and Norlane are recognised in *the Draft G21 Regional Growth Plan* as areas that should be targeted for infill and higher density housing as part of a strategy to manage growth in the Geelong Region.

Resident populations in Corio and Norlane could be increased by developing significant areas of under-utilised and vacant land, including redundant school sites made available through the *Corio Norlane Schools Regeneration Project*.

Currently, there are few options available for older residents in need of aged care and retirement living accommodation and wanting to continue to live in Corio or Norlane. Redevelopment of redundant private or public school land could fill this gap. Alternatively, the school land may suit community uses, such as the relocation of the Barwon Health Corio Community Health Centre or the establishment of a Gordon TAFE campus, given their size and accessible locations. Consideration should be given to these options prior to turning over the land to residential development.

Preference should be given to increasing housing on land around neighbourhood activity centres: the Corio Sub-Regional Activity Centre; Bell Post Shopping Centre; and North Shore Station. These areas are best placed to accommodate nodes of medium density housing and decrease reliance on private cars by taking advantage of nearby services and public transport. Future structure plans prepared for these areas will inform preparation of a more comprehensive set of provisions to realise the policy objectives (refer Clause 21.06 of the Greater Geelong Planning Scheme).

Renewing housing stock at increased densities close to North Shore Station will take advantage of the benefits offered from living close to public transport. It might also serve as a catalyst for increased activity around the station would in turn benefit travellers using the Adelaide to Melbourne train service which stops at this station. The *Norlane North Shore Concept Plan* (see page 20) has been developed to provide guidance for this area.

Any residential development of large vacant sites should provide a range of housing opportunities, as well as quality open space areas that integrate into the local open space network.

Directions

- Encourage increased housing density/urban consolidation of areas around the Corio Sub-Regional Activity Centre, Bell Post Shopping Centre, North Shore Station and local shopping centres.
- Redevelop schools subject to closure for residential development (where not required for a community use in need of a large site).
- Support development of aged care and retirement accommodation on appropriate sites.
- Develop housing on large vacant sites in the north and west.
- Improve housing choices by providing a range of lot sizes to meet the needs of a variety of household types.

- Rezone land for residential purposes as identified in the *Land Use and Built Form Strategy Map* (page 18).
- Designate the area around North Shore Station as an additional *Increased Housing Diversity Area*.
- Maximise opportunities for medium density housing in Increased Housing Diversity Areas, with more intensive development being located closest to the core of activity centres.
- Support appropriate medium density housing in Residential 1 areas.
- Ensure that new residential development is supported by quality open space areas that integrate into the local open space network.

Principle 2 - Support opportunities for sustainable urban renewal

The Department of Human Services (DHS) is undertaking the *New Norlane Project* to improve the quality of its housing stock. DHS will partner with local builders to develop new housing to be made available to both public tenants and new home buyers.

Improving housing stock and increasing the concentration of private housing, combined with targeted improvements to public spaces and neighbourhood activity areas, will be a catalyst for uplifting the image of local neighbourhoods, and in turn enhance the attractiveness of Corio and Norlane as a place to live and invest.

The planned closure of a number of schools in Corio and Norlane has created an opportunity for new housing development in established neighbourhoods. Redevelopment of the former Rosewall Primary School site provides an opportunity to address the lack of permeability in the existing street layout, as well as improve the surveillance and security of the Connections Park open space area. Part of the former school site could also be used to provide for an expansion of the Rosewall Neighbourhood Centre and adjacent community garden. The *Rosewall Concept Plan* (see page 22) represents the preferred redevelopment option for this site and includes the reallocation of land between the CoGG and the Department of Education and Early Childhood Development.

The Norlane High School site also presents an opportunity for new housing development in an established neighbourhood. Development of this site should further the grid pattern of surrounding streets to strengthen the permeability of this neighbourhood. Careful consideration needs to be given to the interface between the western boundary of the site and the adjoining power station.

If the Corio South Primary School is closed as planned, it also presents an opportunity for new housing development, or alternatively for a community use in need of a sizeable property. Both options are suitable for the site. Any future development proposal will need to take the flood characteristics of the site into consideration,

Flinders Peak Secondary College was permanently closed in December 2010. Since then it has continued to be used as an education facility by SCOPE and Nelson Park School. The Department of Education and Early Childhood Development is yet to determine its future need to retain all or part of this site, which will in turn inform whether any of it will be available for future development.

The school is located adjacent to Flinders Peak Reserve which is developed with sporting fields as well as a significant drainage basin. A masterplan is required to outline the desired future development of this site. This should consider opportunities to better integrate the school and reserve and provide improved road and pedestrian access to both sites from the surrounding street network, taking into consideration the drainage characteristics and function of the land.

Directions

- Increase concentrations of private housing and undertake public housing improvements and upgrades as part of the Department of Human Services' *New Norlane Project*.
- Support the redevelopment of the Rosewall Primary School site for future residential use integrated into a safe and accessible street and open space network (see *Rosewall Concept Plan*).
- Support the redevelopment of the Corio South Primary School (if closed) and Norlane High School sites for future infill residential development and/or community uses.
- Support the continued use of the former Finders Peak Secondary College site for community uses/education facilities and where possible better integrate the site with the adjoining Flinders Peak Reserve.
- Consider redundant school sites for aged care and retirement accommodation.
- Reconfigure low accessible neighbourhoods in conjunction with large scale redevelopment opportunities whenever possible, including at the Rosewall Primary School site and through land identified as Business 3 and Business 4 Zones along Bacchus Marsh Road (see also Principle 6).
- Ensure that the future development of the Flinders Peak Reserve integrates with the Flinders Peak Secondary College site and provides improved vehicular and pedestrian access to both sites.

Principle 3 - Boost activity within the Corio Heart from the Corio Sub-Regional Activity Centre to the Waterworld Precinct

The Corio Heart area extends along Bacchus Marsh Road and encompasses the Corio Sub-Regional Activity Centre and the Waterworld Precinct.

The Corio Sub-Regional Activity Centre is the focus of retailing in Corio and Norlane. It is one of three sub-regional activity centres servicing the Greater Geelong region and will increasingly be a focus of retailing for the expanding community of Lara.

With a growing catchment, there is an opportunity to expand the shopping centre to diversify the offer of goods and services. An expansion of the centre could accommodate a second discount department store and entertainment related retailing, such as a cinema complex.

Any substantial expansion of the centre may require redevelopment of DHS owned land occupied by Barwon Health in the south-east corner of the site. This would present a unique opportunity to extend buildings towards Bacchus Marsh Road and improve car parking arrangements. It is desirable that any future development improves permeability through the site and enlivens the precinct through, for example, the introduction of street based activity.

Land surrounding the Corio Sub-Regional Activity Centre has attracted the establishment of some private health services and other offices, creating an informal medical precinct that complements services available at the Corio Community Health Centre. There is an opportunity to expand this precinct by rezoning land adjacent to the activity centre to the Mixed Use Zone, to support the additional provision of medical and office uses, as well as retail, service businesses and cafes/restaurants that would serve to activate the area. This would assist in strengthening the role of the shopping centre as a sub-regional centre offering a diverse range of uses and activities.

Sites within the Mixed Use Zone should be developed at a scale and intensity that takes account of their residential interface. In the longer term, and depending on the take up of land around the shopping centre, the mixed use precinct could be extended along Bacchus Marsh Road towards Waterworld to increase activity along the boulevard.

The Waterworld precinct has been identified as the preferred location for the development of a multi purpose community facility including a dedicated arts and culture space to serve the northern suburbs of Geelong. This would reinforce the role of this precinct as a centre for community activity and meet the growing need for improved access to and participation in the arts. Housing a dedicated arts and culture space within a 'landmark' building would convey a new image of Corio and Norlane as a vibrant location to live and visit. Future planning for this site needs to address its noisy location at a difficult intersection, its disconnected existing spaces and poor pedestrian environment.

A boulevard-type treatment for Bacchus Marsh Road will provide a visual link between the Corio Sub-Regional Activity Centre and the Waterworld Precinct and highlight both locations as focal points for community activity.

A *Corio Heart Concept Plan* has been developed for the area around the Corio Sub-Regional Activity Centre (see page 19).

Directions

- Support the ongoing improvement and expansion of the Corio Sub-Regional Activity Centre.
- Support the development of retail, offices, cafes/restaurants and health services around the Corio Sub-Regional Activity Centre in a new Mixed Use Zone.
- Increase housing density around the Corio Sub-Regional Activity Centre to provide more housing close to facilities.
- Encourage the consolidation of lots in the Corio Heart Mixed Use Precinct where new development requires purpose built buildings and on-site car parking.
- Support the growth of arts and entertainment uses and facilities within the Corio Heart area and encourage increased night time activities such as cinemas and cafes/restaurants.
- Develop the Waterworld Precinct as a multi purpose community precinct that includes dedicated arts and culture spaces within a 'landmark' building.
- Manage car parking provision and demand to support the activity, amenity and economic competitiveness of the Corio Sub-Regional Activity Centre.
- Support the duplication and 'boulevard' concept for Bacchus Marsh Road.

Principle 4 - Improve the role, function and presentation of local shopping centres

Activity centres can contribute to local communities by generating local employment, providing retail and community services and creating a sense of community. Currently some local centres across Corio and Norlane are performing quite well, however many are in a state of decline and contribute little to local employment, provision of services and a sense of community. Factors critical to the success of an activity centre include location, catchment size, presentation, retail mix, exposure, an appropriate range of facilities, services and transport access.

Revitalised local shopping centres can act as community hubs with co-located health, education, recreation, community and retail services and a mix of affordable business

spaces. To achieve this, improvements need to be made to the presentation of centres and the surrounding public environment to create vibrant, safe and accessible places.

Some local shopping centres have an oversupply of retail floor space that might be better converted to residential or other community based uses. This should be taken into consideration when planning for the renewal of run down centres, particularly in the Norlane area.

Directions

- Support a diverse mix of uses and activity in local shops.
- Improve presentation, safety, appearance and performance of local centres to increase amenity for residents and improve investment potential.
- Incorporate public art into local centres to enhance their presentation and create a sense of identity.
- Redevelop and appropriately zone land no longer required for commercial use in local shopping centres for housing and other compatible activities.
- Prepare a business development plan that identifies new business opportunities/market gaps in the retail and service industry that could be located in local shopping centres.
- Develop a business incubator program to enable new start-up business and local community service organisations to locate in Corio and Norlane.
- Encourage the temporary use of underutilised shops for community activities/uses such as community meetings, home businesses, classes, public art installations, events or exhibitions.

Principle 5 - Support major employers that provide the foundation for Geelong's economic development

Corio and Norlane are located on the doorstep of significant employment hubs servicing the Geelong region, including the Geelong Ring Road Employment Precinct, Avalon Airport, the Port of Geelong and the MC Herd Abattoir.

There are inherent land use conflicts between some industrial land uses and surrounding residential communities, particularly in the case of port related land around North Shore and the MC Herd Abattoir. It is important that employment land is protected from any further encroachment of sensitive land uses that may compromise the ability of these businesses to operate productively. At the same time, it is also important that any intensification of industrial activity takes account of the impact this might have on existing communities.

In the long term, it is possible that the MC Herd Abattoir may relocate to a site without its current operational limitations. Should this occur, the existing site is ideally suited for future urban uses that could integrate with existing residential development and the planned Bacchus Marsh Road Activity Centre on the east side of Bacchus Marsh Road.

North Shore is a well established residential area and surrounded by prime industrial land associated with the Port of Geelong, including the Incitec Pivot and Midway sites. The area is highly sought after given its proximity to central Geelong and views across Corio Bay to the Geelong skyline. Despite its appeal, continued intensification of residential development will compound the existing incompatibility of residential and industrial land uses. Appropriate planning controls need to be applied to manage future development.

Corio and Norlane are located adjacent to a number of large heavy industrial businesses which may impact on air quality for the local community. Recent investigations have showed air quality in Corio consistently meet state and national air quality standards. The Environment Protection Authority requires industries to continue to measure and reduce emissions. This, along with national cleaner fuel standards is expected to improve air quality in Corio over coming years. Ongoing monitoring of air quality in Corio would be assisted by the installation of a permanent air quality station.

In addition to the support required to maintain regionally significant economic activity focused in the north of Geelong, there is a need to focus on skills needed for local residents to participate in the employment market. There is an opportunity to provide employment pathways to the construction jobs that will result from private and government investment in housing and infrastructure planned for Corio and Norlane.

Directions

- Support the continued operation of the MC Herd Abattoir, Shell Refinery, Port of Geelong and Ford Motor Company as regionally significant employers.
- Carefully manage land use around regionally significant employers to protect their ongoing operations, particularly around the MC Herd Abattoir and in North Shore.
- Maintain the land forming part of the Shell Refinery as a land use buffer.
- Ensure that vacant residential land in proximity to the MC Herd Abattoir is only developed where emissions from the abattoir can be demonstrated not to adversely impact on residents (see *Abattoir Environs Concept Plan*).
- Work closely with industry, businesses and the Environment Protection Authority to improve the quality of air emissions.
- Encourage the Environment Protection Authority to set up an air quality monitoring station in the area.
- Rezone the service industrial development along Station Street from Industrial 1 Zone to Industrial 3 Zone to provide a better interface between industrial and residential land uses.
- Manage intensification of residential development within the North Shore residential area having regard to its proximity to heavy industrial land uses.

Principle 6 - Support opportunities to improve the retail offer for local communities

Corio and Norlane has a network of 19 shopping centres which includes the Corio Sub-Regional Activity Centre, Bell Post Neighbourhood Shopping Centre and a variety of local centres and convenience stores. Past studies have indicated that the area is well-catered for in regard to the quantum of retail floorspace available, however has a poorly developed hierarchy of centres that limits choice and competition.

Bell Post is the only neighbourhood centre in Corio and Norlane, yet this centre's location means that it does not conveniently serve a large proportion of study area residents. The outlook for the Bell Post Shopping Centre will improve with an overall increase in population in Corio and Norlane. Any future proposal to expand this centre should consider opportunities to better integrate the site with the adjoining Fountain of Friendship Park and Leisuretime Centre.

The stand-alone Corio Aldi is a suitable site for a second neighbourhood centre and would greatly improve the retail offer available to residents in the Rosewall area. The site is adjoined by a 0.8 hectare vacant site at 12-20 Fairbairn Drive that can be

immediately rezoned to Business 1 Zone to enable the expansion of this centre. A proposal to rezone this land has already been submitted to the City of Greater Geelong containing plans to develop the site with 3,100 square metres of leasable floor area.

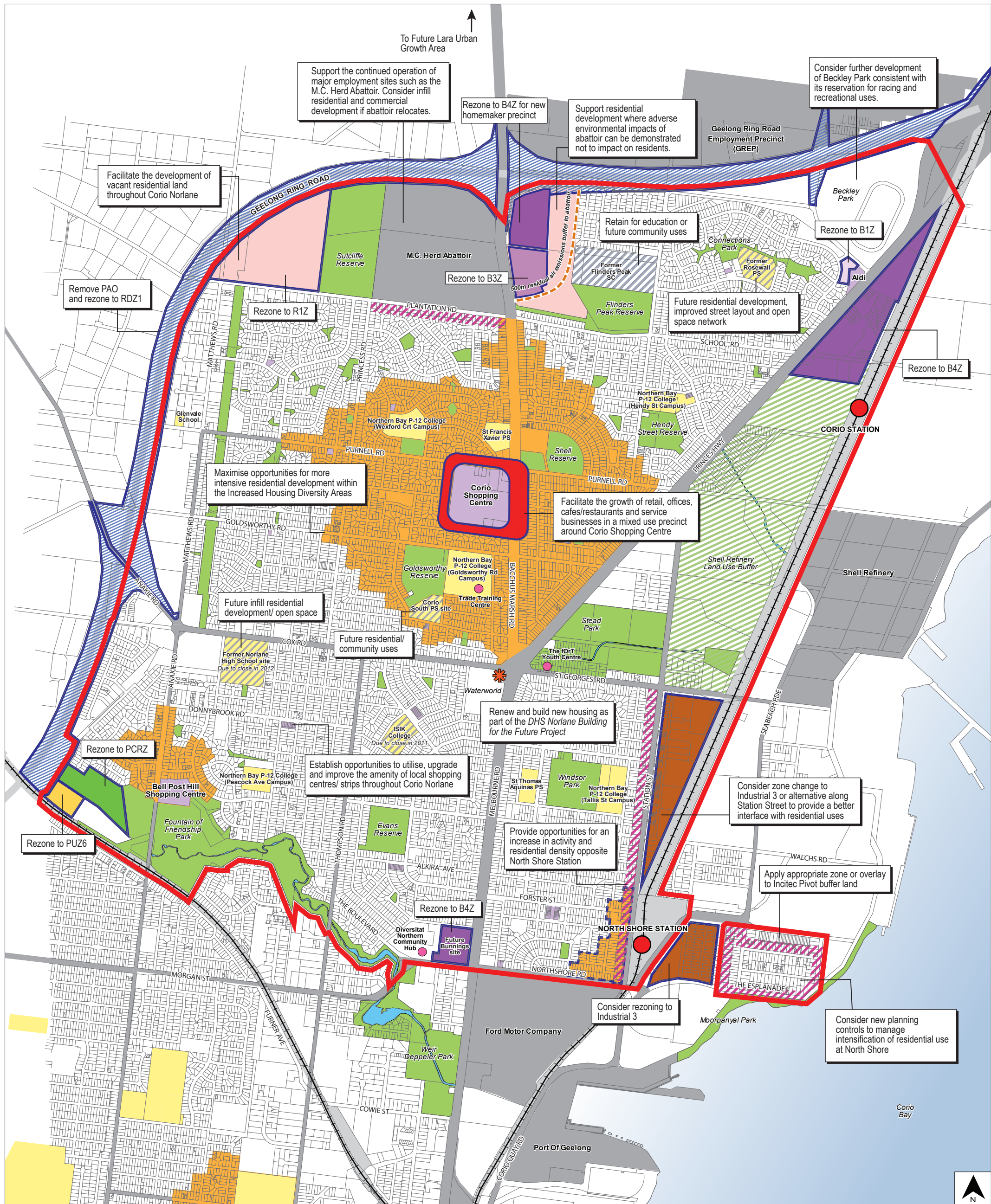
Vacant land opposite the MC Herd Abattoir is currently zoned Residential 1 Zone however is not appropriate for residential development because of the potential impact the abattoir operations might have on the amenity of new residents. The site is well positioned to accommodate commercial development that would benefit from exposure to Bacchus Marsh Road and proximity to the Geelong Ring Road Employment Precinct, as well as providing a buffer to sensitive uses to the east.

Council has received an application to develop a homemaker precinct on the northern part of this vacant land. An economic and strategic assessment of this proposal confirms the market capacity for establishing this precinct. Applying the Business 4 Zone to this land is appropriate to support this development. The southern section of the vacant land is a preferred location for an office/business park and other commercial services. The Business 3 Zone is proposed to be applied to this land. The balance of the land not identified for commercial use should remain in the Residential 1 Zone and be developed for this purpose if the abattoir relocates or when it can be demonstrated that new lots will not be impacted by emissions from the abattoir (see *Abattoir Environs Concept Plan*). Planning for future development of this land must include provision for on-site detention and treatment of stormwater.

The Beckley Park Committee of Management has conveyed its interest in diversifying the racing activities that currently take place on this site to include other complementary land uses. The Committee is in the process of preparing a masterplan to explore a range of possible options for the land. As Crown land permanently reserved for racing and recreation, the possible future use of the site must be consistent with this reservation. As the masterplan is yet to be prepared, it is premature to give any consideration to possible modifications to the Special Use Zone that currently applies to this land.

Directions

- Rezone land adjacent to the Aldi Supermarket to Business 1 Zone to establish a neighbourhood shopping centre for the Rosewall community.
- Develop safe and accessible pedestrian access between the Aldi Supermarket and the Rosewall neighbourhood.
- Rezone land on Bacchus Marsh Road opposite the MC Herd Abattoir to part Business 3 Zone and part Business 4 Zone to support appropriate commercial development.
- Retain the balance of the land between the proposed Business 3 and 4 zones and existing residential development in the Residential 1 Zone for future residential development if the abattoir relocates or if the emissions from the abattoir can be demonstrated not to impact on future residents.



LEGEND

Existing Features

- Study Area boundary
- Major road network
- Railway line
- Public open space
- Major employment sites
- Schools
- Increased Housing Diversity Areas
- Shell Refinery Land Use Buffer

Proposed Initiatives

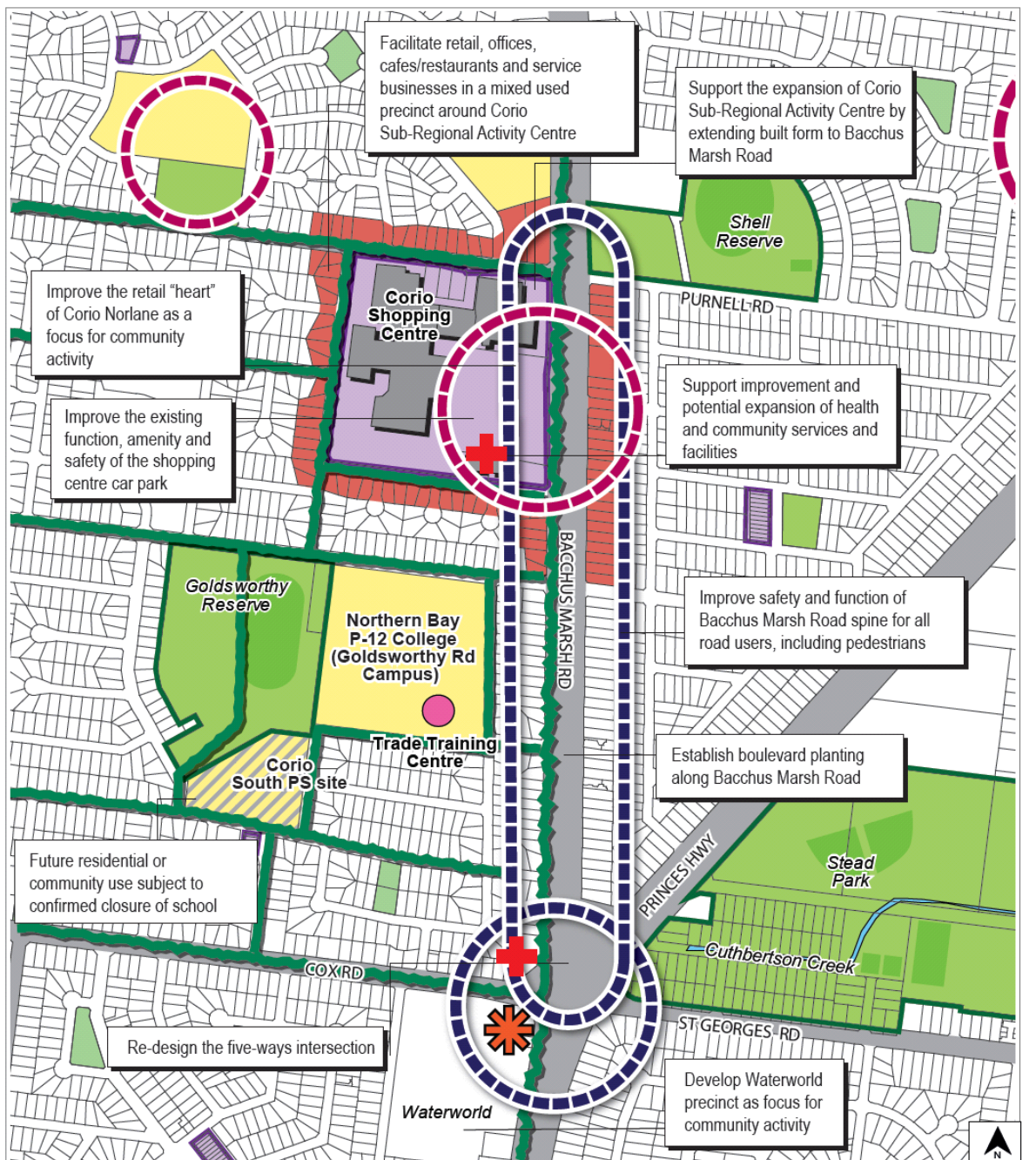
- Land to be rezoned
- Rezone Ring Road to Road Zone 1 and remove overlay
- Include as Increased Housing Diversity Area
- Retain redundant school site for education/community uses
- Redevelop redundant school sites for residential/community uses
- Develop mixed use precinct around Corio Sub-Regional Activity Centre
- Manage sensitive residential interface
- Upgrade local shops
- Develop landmark arts & culture building on Waterworld site

City of Greater Geelong Final Version - July 2012

0 500m 1km

STRATEGY MAP: LAND USE & BUILT FORM CORIO NORLANE STRUCTURE PLAN

2.4 Concept Plans



City of Greater Geelong Final Version - July 2012

LEGEND

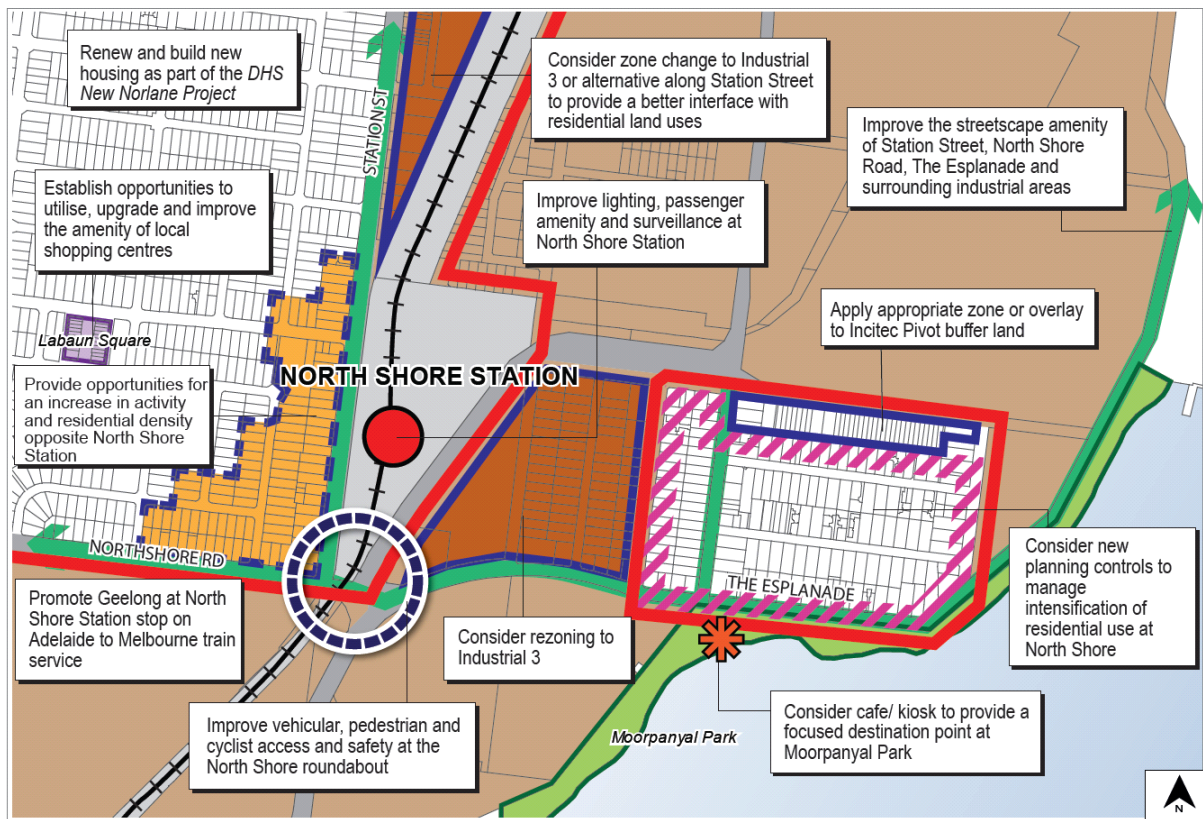
- Major road network
- Public open space
- Local open space reserves
- Shopping centres/ strips
- School sites
- Redundant school sites
- Medical Facilities

PROPOSED ACTIONS

- Mixed use precinct
- Develop community precinct/ hub
- Priority road infrastructure upgrades
- Community 'green streets'
- Implement open space masterplans
- Develop landmark arts and culture building

CORIO HEART CONCEPT PLAN

CORIO NORLANE STRUCTURE PLAN



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LEGEND

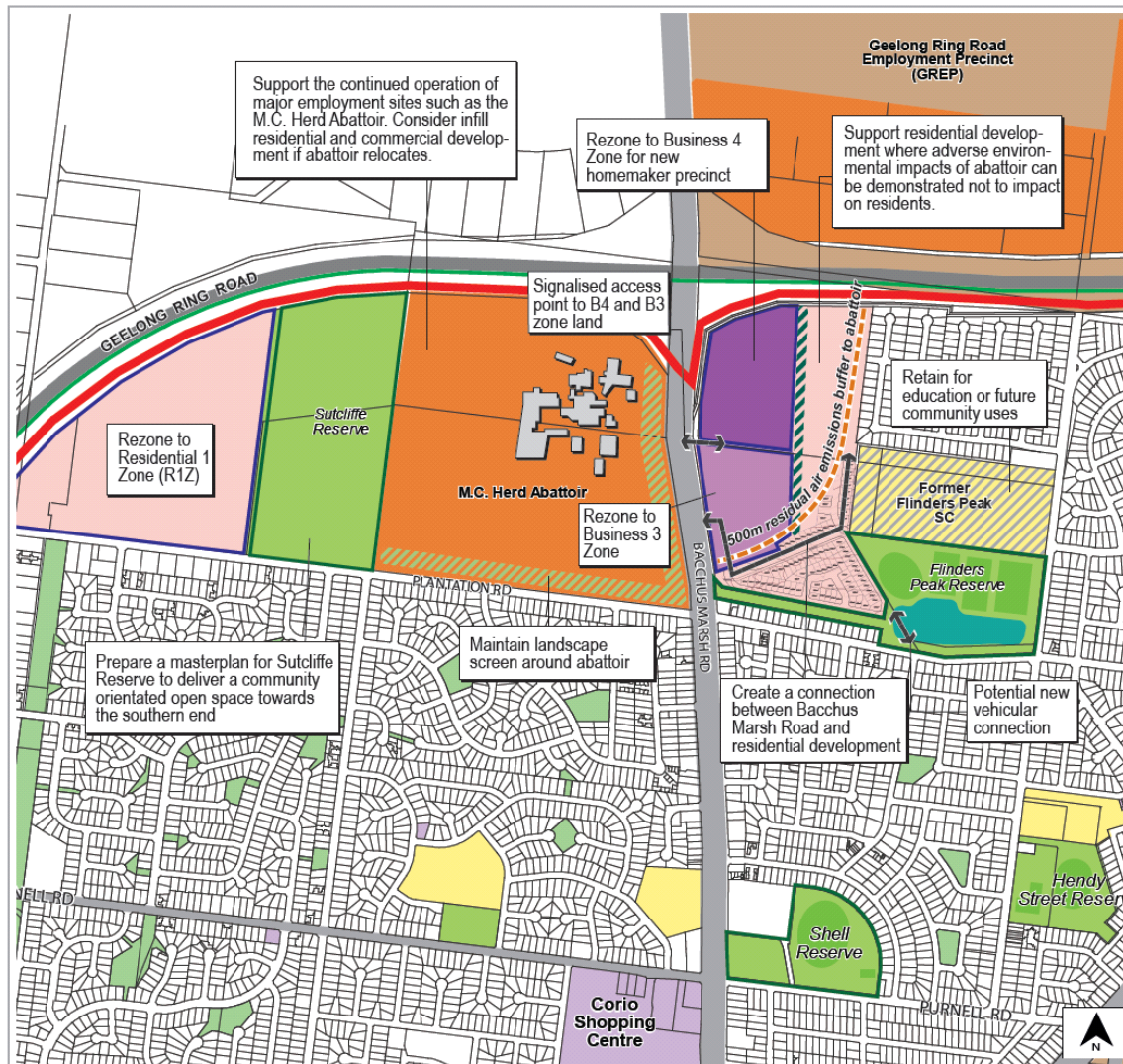
- Study Area boundary
- Major road network
- Railway line
- Public open space
- Shopping centres/ strips
- Industrial zoned land
- // Sensitive Residential Interface

PROPOSED ACTIONS

- Land to be rezoned
- Improve foreshore in line with Moorpanyal Park masterplan
- Include as Increased Housing Diversity Area
- ↔ Improve streetscape amenity
- Priority road infrastructure upgrades

NORLANE & NORTH SHORE CONCEPT PLAN

CORIO NORLANE STRUCTURE PLAN



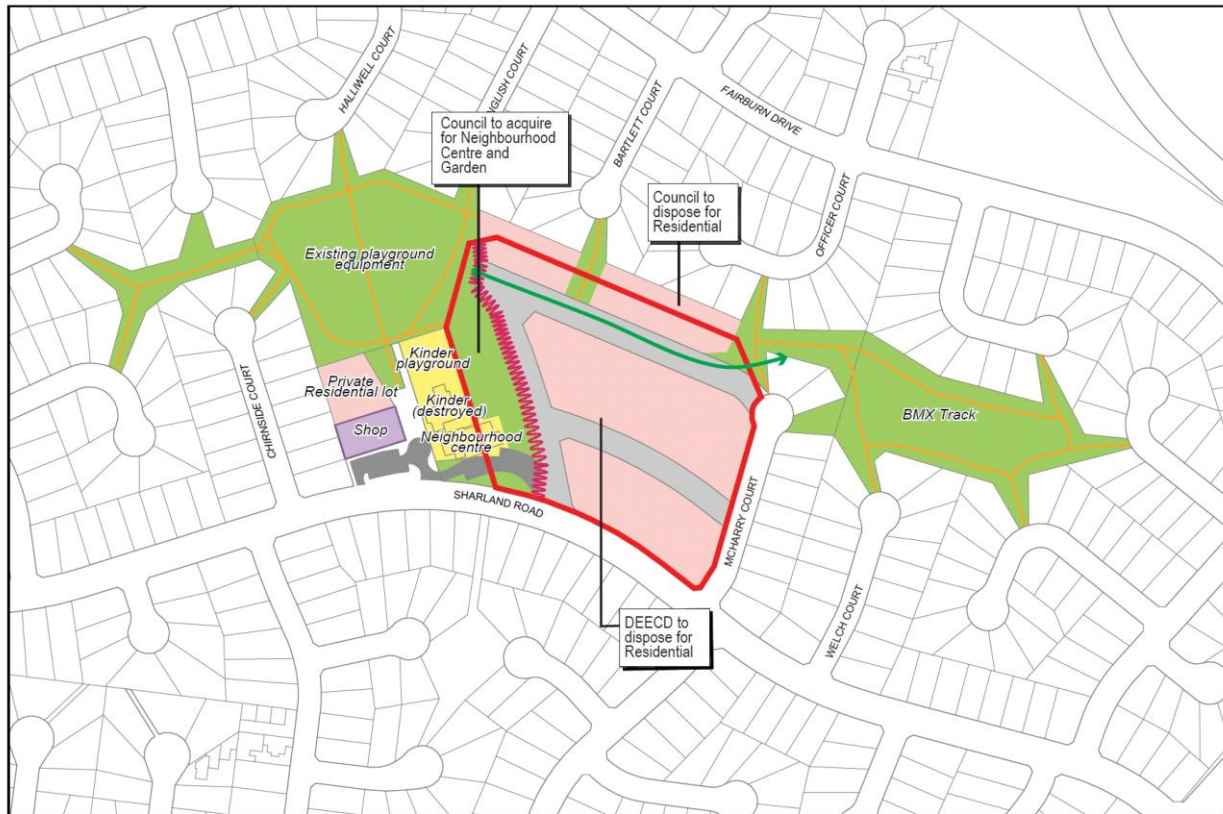
LEGEND

- Study Area boundary
- Major road network
- Public open space
- Major employment sites
- Residential zoned land
- Redundant school sites
- Geelong Ring Road shared path network

PROPOSED ACTIONS

- Land to be rezoned
- Implement masterplans for active open space
- ← → Create new road connections
- New restricted retail/ homemaker precinct
- New business park precinct
- Ensure appropriate interface between commercial and residential

ABATTOIR AND SURROUNDS CONCEPT PLAN CORIO NORLANE STRUCTURE PLAN



City of Greater Geelong Final - July 2012



LEGEND

- Former Primary School land
- Existing Pathways
- Public open space
- Shop
- Community Uses
- Carpark

Proposed Actions

- New pedestrian and cycle link
- New Residential land
- New Streets (indicative only)
- ~~~~~ Improved surveillance of open space

**FORMER ROSEWALL PRIMARY
SCHOOL CONCEPT PLAN**
CORIO NORLANE STRUCTURE PLAN

2.5 Theme – Transport and Infrastructure

Principle 7 – Manage heavy vehicle freight traffic through residential areas.

The Port of Geelong and nearby industrial areas generate large volumes of heavy vehicle traffic, much of which passes through Corio and Norlane along Bacchus Marsh Road, Cox Road and the Princes Highway. This through traffic has a substantial impact on the amenity of local residents and conflicts with urban renewal outcomes identified for Corio and Norlane.

The management of traffic impacts on residents needs to be balanced against competing objectives for diversification and expansion of the Port of Geelong which is essential to providing employment and economic benefits for the entire Geelong region.

Priority needs to be given to designating heavy freight transport routes that are efficient for business and industry and that minimise impacts to residents and community activity places.

VicRoads are scoping a proposal to extend the existing duplication of Bacchus Marsh Road to the Geelong Ring Road, including duplication of the 4-lane undivided section immediately north of Cox Road. The duplication will also provide cycle paths, landscaping, safety treatments and signalisation improvements. These upgrade works support the ‘boulevard’ concept for Bacchus Marsh Road.

The Geelong Freight Linkages Study recognises Bacchus Marsh Road as a key freight route to the Port of Geelong. However it is essential that work is commenced to monitor, forecast and evaluate alternative freight routes between the Port of Geelong and the Geelong Ring Road. The preferred route is a corridor linking the Geelong Ring Road to Shell Parade and a secondary route is to construct on/off ramps at the Ring Road/Broderick Road juncture to provide for heavy vehicles to/from northern and western Victoria. There is existing provision for a Melbourne oriented access ramp at Broderick Road for GREP traffic as demand grows.

The Port of Geelong is conveniently located adjacent to rail freight infrastructure that provides access to regional Victoria and Melbourne. There is also capacity to link directly to the Geelong Ring Road Employment Precinct. Shifting freight movement from road to rail will reduce truck volumes and associated pollution impacts.

Directions

- Improve heavy vehicle freight access to and from the Port of Geelong by developing a transport corridor linking the Geelong Ring Road and Shell Parade (preferred primary route).
- Improve northern and western Victoria heavy vehicle freight access to and from the Port of Geelong by constructing on/off ramps to connect to the Geelong Ring Road at Broderick Road (preferred secondary route).
- Support the duplication and ‘boulevard’ concept for Bacchus Marsh Road.
- In conjunction with alternative heavy vehicle freight routes, downgrade Cox Road as a key Port of Geelong freight route.
- Encourage greater freight movement by rail.

Principle 8 – Provide a safe, functional and efficient road network for all road users.

The Corio and Norlane road network is dominated by high volume and wide reservation carriageways such as the Princes Highway, Bacchus Marsh Road, Cox Road,

Thompson Road and Station Street. These roads play a critical linking role beyond Corio and Norlane for the northern Geelong region, but also create barriers between people and places.

Given the spread-out nature of the area and distance to services, the car will continue to dominate as the necessary mode of transport for a majority of residents. VicRoads assessment is that all arterial roads are operating within capacity.

The safety and function of the road network would be improved by a number of specific site infrastructure upgrades, such as re-designing the “five-ways” intersection to reduce speed and improve pedestrian movement, and road treatments to slow traffic on Bacchus Marsh Road.

Directions

- Support the proposed Corio Heart precinct including the Bacchus Marsh Road spine from the Corio Sub-Regional Activity Centre to Water World.
- Review the design and function of the “five-ways” intersection (Princes Highway/Bacchus Marsh Road/Cox Road intersection) to better manage traffic flow, reduce speed, improve pedestrian/cycle amenity and provide for landscaping.
- Support road treatments to slow traffic and improve safety for all road users at identified locations (refer to Actions).
- Review speed limits on the Princes Highway with a view to reducing speed limits to 60-70km/hr.
- Improve vehicular, pedestrian and cyclist access and safety at the North Shore roundabout.

Principle 9 – Provide a public transport network to meet the needs of residents.

Corio and Norlane are served by both bus and train services. The Geelong Bus Network, improved in October 2010, established new routes and increased the frequency of services, as well as providing a redeveloped interchange at the Corio Sub-Regional Activity Centre. The new network generally follows the former north-south route framework and has limited east-west connections. It is timely that the Department of Transport (DoT) review the progress of the Geelong Bus Network.

Taxis are a critical mode of transport for many local residents, particularly to and from the Corio Sub-Regional Activity Centre. There is a need for the Centre Management together with taxi operators and the DoT to provide quality taxi infrastructure.

VLine operate an existing passenger rail service from Geelong to Melbourne with stops at Corio and North Shore Stations. North Shore Station has recently seen an increase of six services a week and landscaping improvements. Both stations however suffer from low patronage, poor passenger amenity and lack integration with their surrounding environment. Upgrading North Shore Station is to be prioritised over Corio Station, given its close proximity to residential areas. North Shore Station is also an important stopover on the Adelaide – Melbourne route.

The Regional Rail Link will improve commuting to Melbourne with dedicated tracks through the Metro Melbourne system for regional trains. While North Shore Station patronage is low, there is potential to develop the station as the population grows, nearby housing remains affordable and services to Melbourne improve.

As the population of Geelong grows, there is also the opportunity to use rail infrastructure as a suburban service in addition to its wider regional role.

The provision of an accessible, frequent and reliable public transport network is essential for the residents of Corio and Norlane, where a high proportion of households have no or low access to a private vehicle.

Directions

- Improve bus accessibility, frequency and connectivity, particularly better east-west connections.
- Improve bus patron amenity by increasing the number of bus stop shelters.
- Improve taxi infrastructure at the Corio Sub-Regional Activity Centre.
- Prioritise the redevelopment of North Shore Station to create a quality transport interchange which integrates train, bus, bicycle, pedestrian, taxi and private vehicle use.
- Monitor patronage at North Shore Station with a view to further increasing the frequency of services.
- Support the establishment of a suburban rail network between Lara Station and the proposed new station at Grovedale.
- In the longer term, investigate the feasibility of relocating Corio Station closer to School Road to improve accessibility and safety.
- Ensure access for all levels of mobility by requiring full Disability Discrimination Act (DDA) compliance on transport and public realm infrastructure.

Principle 10 – Provide a safe and attractive active transport network to access destinations in Corio Norlane.

The policy shift towards the promotion and support for walking, and making places more walkable has been significant over the past decade. Establishing a network of pleasant, interesting and safe pedestrian and cycle paths that link to community hubs and services (e.g. public transport, schools, shops, health centres and parks) is critically important given a relative high proportion of residents who typically have no or low access to a private vehicle.

Perceived safety concerns and disconnectedness (particularly east-west links) are a major deterrent to residents walking and cycling. Movement is also restricted by barrier roads. Good way-finding can resolve problems for pedestrians such as the inability to conceptualise a space, area or precinct as a whole. People become disoriented and often miscalculate the time to reach a destination. This can be a problem for both visitors and local residents. Because of the relatively slow travel speed of pedestrians (compared to other modes) pedestrians need to know about the most direct and safest routes between origins and destinations, and where it is possible to cross roads, access buildings, link to public transport, and find facilities (e.g. public toilets).

Improving the active transport network is intrinsically dependent on broader urban renewal outcomes, such as street tree planting and improving the quality of housing stock and strip shops, which are to be considered in association with Council's *An Active Transport Plan for Corio and Norlane* (draft 2010).

The *Active Transport Project* provides the basis for further planning by the Transport and Community Infrastructure Working Group. A priority project is the development of a Primary Greenway along Bacchus Marsh Road, between the Corio Sub-regional Activity Centre and Cox Road. This project involves high amenity landscape and streetscape improvements to accommodate significant volumes of pedestrian and cycle traffic within an attractive environment.

Directions

- Use the findings of *An Active Transport Plan for Corio and Norlane* (draft 2010)
- Improve the connectivity and safety of the Corio Heart activity precinct, including 'boulevard-style' treatment of Bacchus Marsh Road between the Corio Sub-Regional Activity Centre and Cox Road (Waterworld site), as a priority.
- Support the development of a Pedestrian and Wayfinding Strategy.
- Investigate opportunities for integration of public art to improve pedestrian amenity related to new works on Bacchus Marsh Road and the surrounding areas through development of a Public Art Strategy.
- Provide footpaths on local roads, with priority to strengthening east-west connections and routes to schools and services as shown on the Strategy Map.
- Undertake streetscape upgrades to a linked network of priority streets (strengthening east-west links, improving streets that are highly used and/or under serviced and 'community green streets'), including provision of:
 - Pedestrian footpaths
 - Street trees
 - Bicycle lane (on road) or off road shared pathway
 - Lighting
 - 'Pause points' for resting (seating and public art areas)
 - Wayfinding signage
 - Bus Shelters
 - Water Sensitive Urban Design (WSUD) treatments
 - Undergrounding of powerlines where possible
- Improve lighting and provide opportunities for passive surveillance in key locations such as shopping centres/strips, train stations and public open space and recreation sites.
- Improve on and off-road cycle infrastructure in accordance with the *City of Greater Geelong Cycle Strategy*.
- Improve existing gaps in the open space network as identified in Council's *Study of Open Space Networks*, 2001 (Actions for the Corio/Norlane/North Shore Sub-zone).

Principle 11 – Upgrade ageing drainage infrastructure and better manage impacts resulting from stormwater flooding.

Stormwater drainage infrastructure in Corio and Norlane is considered to be generally substandard, having been designed using the much lower standards that were the accepted practice at the time of the most significant development, i.e. 1960s and 1970s. This, coupled with the area's generally flat terrain, causes significant drainage related flooding problems.

Historical urban planning and stormwater design decisions have given little thought to environmental consequences. This has resulted in the degradation of natural watercourses, resulting in poor quality stormwater entering Corio Bay.

It is the responsibility of Council to manage the drainage network and to identify the nature and extent of flooding. There is also a need for Council and State Government agencies and departments to work collaboratively with industries and businesses in Corio and Norlane to improve the environmental management of stormwater.

Directions

- Establish improvement criteria for major drainage infrastructure and waterways.
- Improve the quality of stormwater entering Corio Bay from Cowies Creek, Cuthbertson Creek and other sources.
- Explore aesthetic and accessibility opportunities for waterways, including creation of east-west pedestrian/cycle connections, without compromising drainage functionality.
- Support best practice stormwater management by local industry, business and in residential subdivision.
- Investigate and recognise flood hazards from waterways and from the urban drainage system.
- Acknowledge the entire study area has not been flood mapped and further mapping and designation will be undertaken.
- Introduce appropriate planning and/or building flood controls as required.
- Use the City of Greater Geelong Stormwater Management Plan 2003 (or any subsequent State or local stormwater quality strategic plan) to guide environmental management improvements of stormwater.

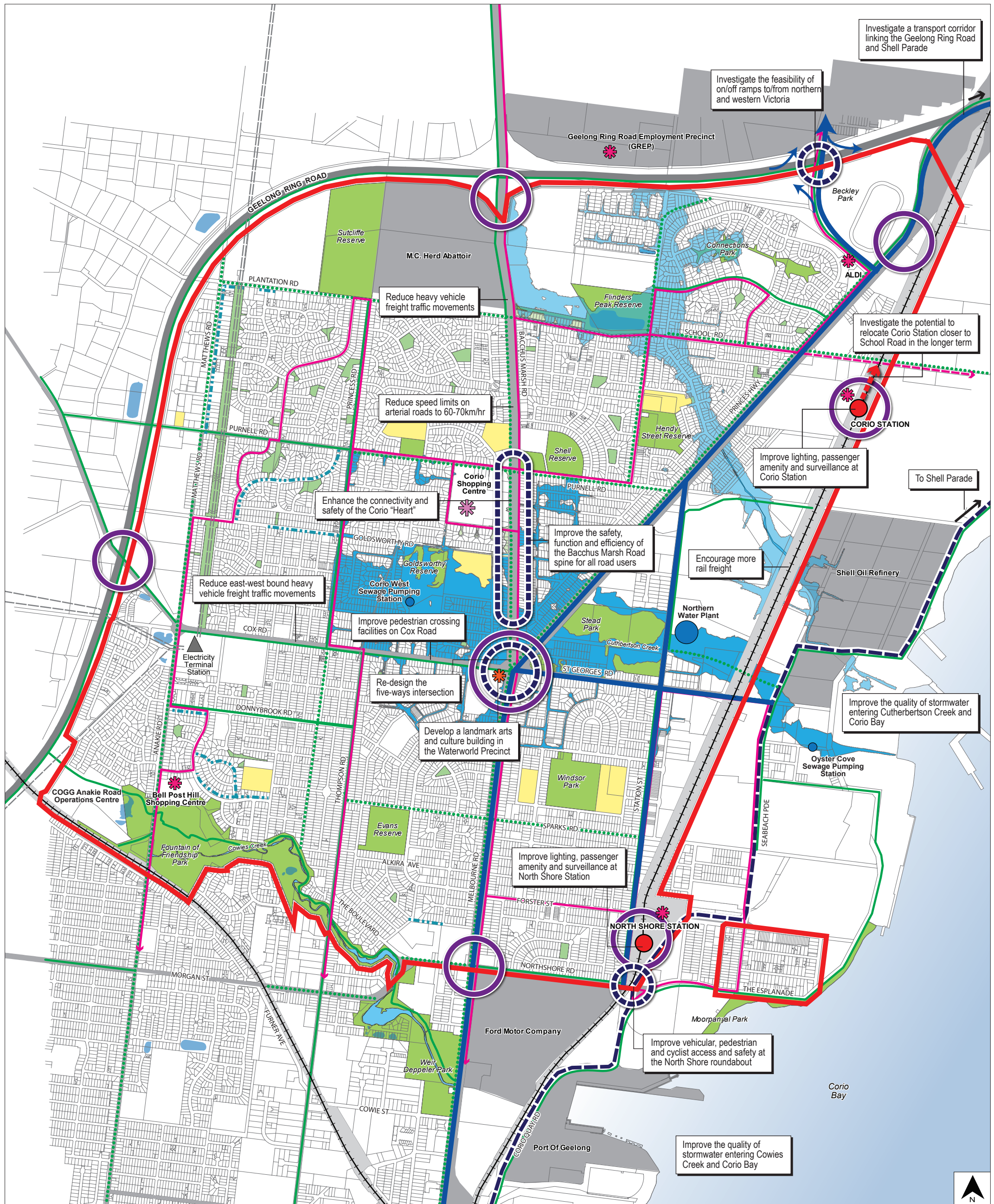
Principle 12 – Enhance entrance points and improve way-finding signage.

Corio and Norlane are the northern gateway to Geelong and provide many visitors with their first impressions of the region. The suburbs also contain regional infrastructure such as sporting facilities that mean the area is a destination in its own right. Improving entrance points and providing signage that identifies key assets is one way to generally uplift the image of the area.

The “five-ways intersection” of Princes Highway/Bacchus Marsh Road/Cox Road and the adjacent Waterworld site is considered the primary location that provides a sense of place in the study area. A landmark community building constructed on Council owned land at the Waterworld site provides a unique opportunity to brand Corio and Norlane as a place to be.

Directions

- Ensure key road entrance gateways as identified on the *Transport and Infrastructure Strategy Map* welcome visitors with appropriate built form, signage and/or landscaping treatments.
- Improve the amenity of North Shore Train Station as a key entrance point to Geelong for those travelling from Melbourne to Geelong on V/Line services or from Adelaide to Melbourne on the Overland Train.
- Support the duplication and ‘boulevard’ concept for Bacchus Marsh Road.
- Support the development of a Pedestrian and Wayfinding Strategy.



- LEGEND**
- Existing Features**
- Study area boundary
 - Major road network
 - Existing bus route
 - Existing bicycle network
 - Existing bus interchange
 - Railway line / station
 - High Voltage Electricity Transmission Line
 - Schools
 - Drainage basins / water courses
 - Special Building Overlay (Flood Prone)

- Proposed Initiatives**
- Primary (preferred) heavy vehicle freight route
 - Secondary road freight route
 - Improve bus services from Corio Shopping Centre to key destinations
 - Implement proposed improvements to the bicycle network
 - Construct priority footpaths
 - Key entrance points into Corio Norlane
 - Priority road infrastructure upgrades
 - Implement Special Building Overlay (Kosciusko Ave Flood Study)

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STRATEGY MAP: TRANSPORT & INFRASTRUCTURE CORIO NORLANE STRUCTURE PLAN

2.6 Theme - Communities in Corio and Norlane

Principle 13 – Improve image and identity through a creative arts and ‘greening’ approach

Improving streetscapes and public open spaces via intensive planting and creative community arts projects are considered a simple but effective means to positively transform the area.

Corio and Norlane have a diverse range of active open space and recreation facilities, as well as significant passive open space and pocket parks. In addition, there are the natural assets of Corio Bay and other major parks and reserves. A general ‘greening’ approach, including the extensive planting of street trees and revegetation of industrial buffer zones, will have a major impact on overall amenity and help counteract negative stigma related to the degradation of the suburbs. Local communities will take a major role in leading the ‘greening’ of their neighbourhoods.

Moorpanyal Park and Fountain of Friendship Park are the two primary “natural” public spaces. A modest, well-designed café/kiosk at Moorpanyal Park would provide a destination point and encourage greater usage of the park. Consideration of a café/kiosk should form part of the next review of the Moorpanyal Park masterplan. Improving connections between Fountain of Friendship Park, Corio Leisuretime Centre and Bell Post Shopping Centre will similarly enhance park usage.

Community creative arts projects have a strong history in Corio and Norlane and provide a key opportunity to upgrade amenity through a community development approach.

Directions

- Establish boulevard landscaping along major access roads and identified ‘community green streets’ (see *Neighbourhood Plans*) with reference to Council’s *Street Tree Strategy*.
- Encourage the establishment of gardens and landscaping within new and existing developments to reduce the ‘heat island effect’ and enhance the appearance of neighbourhoods.
- Support opportunities for large-scale planting of native vegetation along creek sides, the railway line, industrial buffer land and the Corio Bay foreshore, and support the environmental restoration of the Cowies and Cuthbertson Creek corridors.
- Provide complimentary landscaping to areas of active open space including Stead Park, Flinders Peak Reserve and Sutcliffe Reserve to create attractive green spaces.
- Continue to recognise and promote Corio Bay as a significant natural landscape asset within the region, including the development of a café/kiosk to provide a destination point at Moorpanyal Park.
- Enhance physical connection between environmental features such as Corio Bay, Cowies Creek, Cuthbertson Creek, Stead Park, the Shell Refinery buffer land, Fountain of Friendship Park and adjoining uses to support access, environmental restoration and habitat links whilst recognising the importance of their drainage functionality.
- Facilitate creative community arts projects on key streets and open spaces.

Principle 14 – Increase social and cultural connection through integrated community precinct planning

Opportunities for community connection within Corio and Norlane currently exist at Neighbourhood Houses, schools, sporting clubs and churches (amongst others). The development of fully integrated community precincts/hubs would provide further scope for social, family, arts, recreational and education/training activities.

Integrated community precincts/hubs involve the co-location and collaboration of programs and agencies within a defined area. For example, the Windsor Park community precinct includes schools, neighbourhood house, sporting club and facilities and supports a variety of activities. Shared-use and accessible community precincts/hubs encourage both formal and informal interactions, and provide a focus for community activity and gathering in each of the neighbourhood locations.

Coordinated planning will enable the alignment of community activities (including early childhood development, training and education, physical activity and leisure) with appropriate infrastructure. The communities of Corio and Norlane will be critical stakeholders in the ongoing development of their local community precincts/hubs.

Future planning will incorporate the principles of ‘child friendly cities’, to ensure the development of places where children’s rights to a healthy, caring, educative, stimulating, inclusive and culturally rich environment are addressed.

Education and training are the key drivers for both individual and community change. Strengthening the capability of the existing schools and training facilities to deliver joined up, tailored programs requires dedicated resources to support the high level of coordination needed.

Directions

- Support the continued planning and implementation of integrated community precincts/hubs (as shown on the *Communities in Corio Norlane Strategy Map* developed by Council’s *Community Infrastructure Analysis for Corio and Norlane* 2009), incorporating masterplans for open space, sport and recreation and community infrastructure.
- Continue collaborative planning with state, local government and community agencies for early childhood facilities as a key part of integrated community precincts.
- Improve the retail “heart” of Corio Norlane as a focus for integrated community activity and orientation (Refer to the Corio “Heart” Concept Plan for more detail).
- Facilitate the development of a landmark building at the Waterworld site, including analysis of purpose, needs and feasibility.
- Encourage the use of buildings within recreation reserves or on DEECD-owned land for wider community purposes, such as the fOrT youth drop-in centre at Stead Park and the Trade Training Centre.
- Support the coordinated development of local business and community enterprises that are linked to education and training facilities in Corio Norlane, to enhance employment pathways and build on local strengths (e.g. markets, community gardens, men’s shed/workshop space, community kitchen, eateries, cafes).
- Ensure schools are fully integrated into community precincts/hubs and support co-location and collaboration efforts.

Principle 15 – Improve the health and wellbeing of people living in Corio and Norlane

The improvement of the health and well-being of residents requires further analysis and review of professional health and support services, both in terms of infrastructure and associated service delivery. Current service provision across Corio and Norlane has both gaps and duplications, and the infrastructure is often aging or insufficient. Access to services is compromised by lack of public transport and availability of outreach models.

One gap that has already been identified is the lack of provision of aged care within Corio and Norlane. The DEECD *Corio Norlane Regeneration Project* presents opportunities to use surplus school land for residential aged care and retirement living.

It is envisaged that this analysis of service provision, aligned with infrastructure needs, will provide evidence for co-location or collaboration of agencies in shared facilities, as well as identifying solutions to issues of accessibility and outreach.

Corio and Norlane have been identified as areas of social disadvantage and therefore can least afford the harmful effects of problem gambling. Councils' local gaming policy in the Greater Geelong Planning Scheme specifically encourages redistributing gaming machines away from Corio and Norlane.

Future infrastructure and urban planning should be developed in accordance with the Sustainable Communities, Infrastructure Development Guidelines (CoGG 2010) and the Healthy Places, Healthy Spaces Design Principles (PIA, 2009) to positively impact on health and well-being outcomes.

Directions

- Provide a consistent and strategic approach to health and support services infrastructure and delivery, based on healthy urban planning policies with specific reference to healthy design principles.
- Develop an integrated Corio and Norlane Social Infrastructure Plan, including an audit of existing private, public health and community services infrastructure and map this against the demand for current and future services.
- Facilitate collaborative infrastructure solutions from all levels of government and community agencies in Corio Norlane, with the aim of increasing local access to early intervention and health services in the short term.
- Support the planning and development of high quality health and support facilities that meet the long term needs of every life-cycle stage, including ageing in place (ie. aged care facilities).
- Support the ongoing improvement and potential expansion of health and support services and facilities within the Corio "Heart" area (Refer to the Corio "Heart" Concept Plan for more detail).
- Improve health outcomes by working with the community, government and non-government organisations to develop innovative local strategies, including improved access to healthy food sources and lifestyles.
- Discourage any new prisons and the establishment of 'half-way houses' in or close to the Corio Norlane area.
- Discourage the development of new gaming venues or additional gaming machines at existing gaming venues.

Principle 16 – Provide active and passive open space to meet the needs of residents and visitors

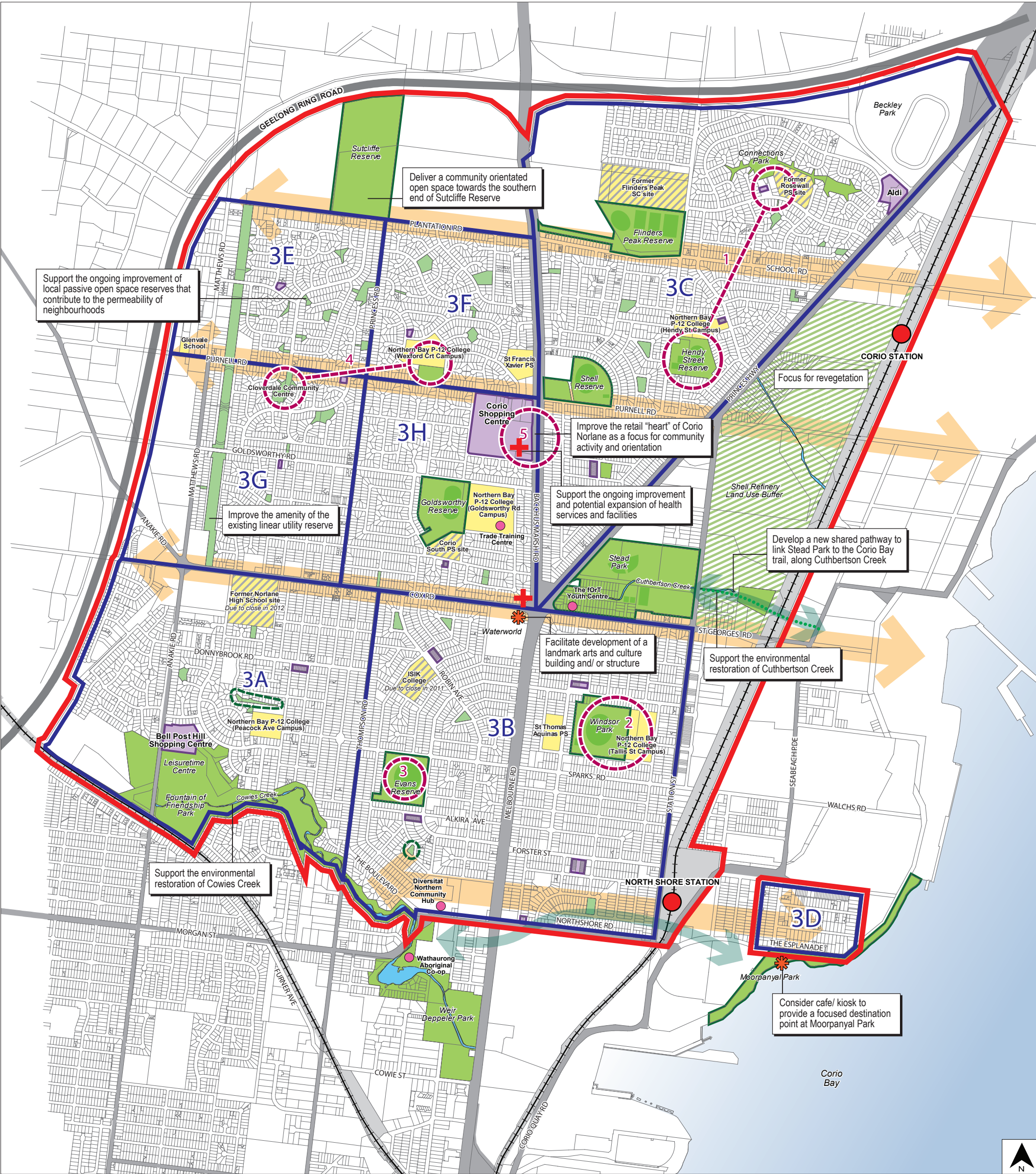
Corio and Norlane are well served by areas of active open space, which provide a diverse range of high quality sporting facilities for the local area and regional competition. These facilities are a key strength in portraying a positive image of the area while also providing low-cost, accessible recreation opportunities for local residents.

It is generally acknowledged that the area lacks quality, usable passive reserves and parks. Many of these parks (i.e. “pocket parks”) primarily function as informal thru-access open space due to the subdivision pattern of multiple court bowls and winding roads.

An assessment of all local open space areas in Corio and Norlane finds some of these areas to be undersized, isolated, and unsuitable for playground equipment. Parks perceived to be unsafe and of poor amenity deter residents, particularly older and younger residents, from walking and using any of the benefits that the parks may provide. The provision of larger, usable areas of passive open space needs to be considered in association with trade and renewal of poorly configured parks. Opportunities may exist for Council to work with other government landowners to achieve better outcomes.

Directions

- Continue to recognise the importance of the diverse range of high quality active open space and recreation facilities as a key strength.
- Support the development and implementation of masterplans for areas of active open space as identified in the *Communities in Corio Norlane Strategy Map*, and connect with integrated community precincts/hubs planning.
- Improve the amenity and safety of local passive open space parks and consider for trade poorly configured parks that do not contribute to the permeability of neighbourhoods.
- Support the priority trade of parks identified in the *Communities in Corio Norlane Strategy Map*.
- Improve existing gaps in the open space network as identified in Council’s *Study of Open Space Networks, 2001* (Actions for the Corio/Norlane/North Shore Sub-zone).
- Work with landowners; the DHS and the DEECD, to improve the safety, access, surveillance and functionality of local passive open space reserves.



LEGEND

Existing Features

- Study Area boundary
- Major road network
- Railway line
- Public open space/ recreation
- Local passive open space reserves
- Schools
- Redundant school sites
- Shopping centres/ strips
- Shell Refinery Land Use Buffer
- Medical Facilities

Proposed Initiatives

- Strengthen east-west landscape links
- Enhance existing physical and habitat links to Corio Bay
- Implement masterplans for active open space and recreation facilities
- Public Open Space: priority for trade
- Develop community precincts/ hubs:
 - Corio at Hendy Street/ Rosewall
 - Norlane/ North Shore at Windsor Park
 - Norlane West at Evans Reserve
 - Corio West at Purnell Road/ Cloverdale
 - Central at Corio Activity Centre

Neighbourhood Areas (Refer to individual Neighbourhood Plans)

- 3A. Norlane West
- 3B. Norlane
- 3C. Rosewall, Hendy Street & Detroit
- 3D. North Shore
- 3E. Cloverdale
- 3F. Corio North
- 3G. Goldsworthy
- 3H. Central Corio

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STRATEGY MAP:
COMMUNITIES IN CORIO NORLANE
CORIO NORLANE STRUCTURE PLAN

2.7 Neighbourhood Plans



This section contains detailed Plans for the following Neighbourhood Areas:

- 3A Norlane West
- 3B Norlane
- 3C Rosewall, Hendy Street & Detroit
- 3D North Shore
- 3E Cloverdale
- 3F Corio North
- 3G Goldsworthy
- 3H Central Corio

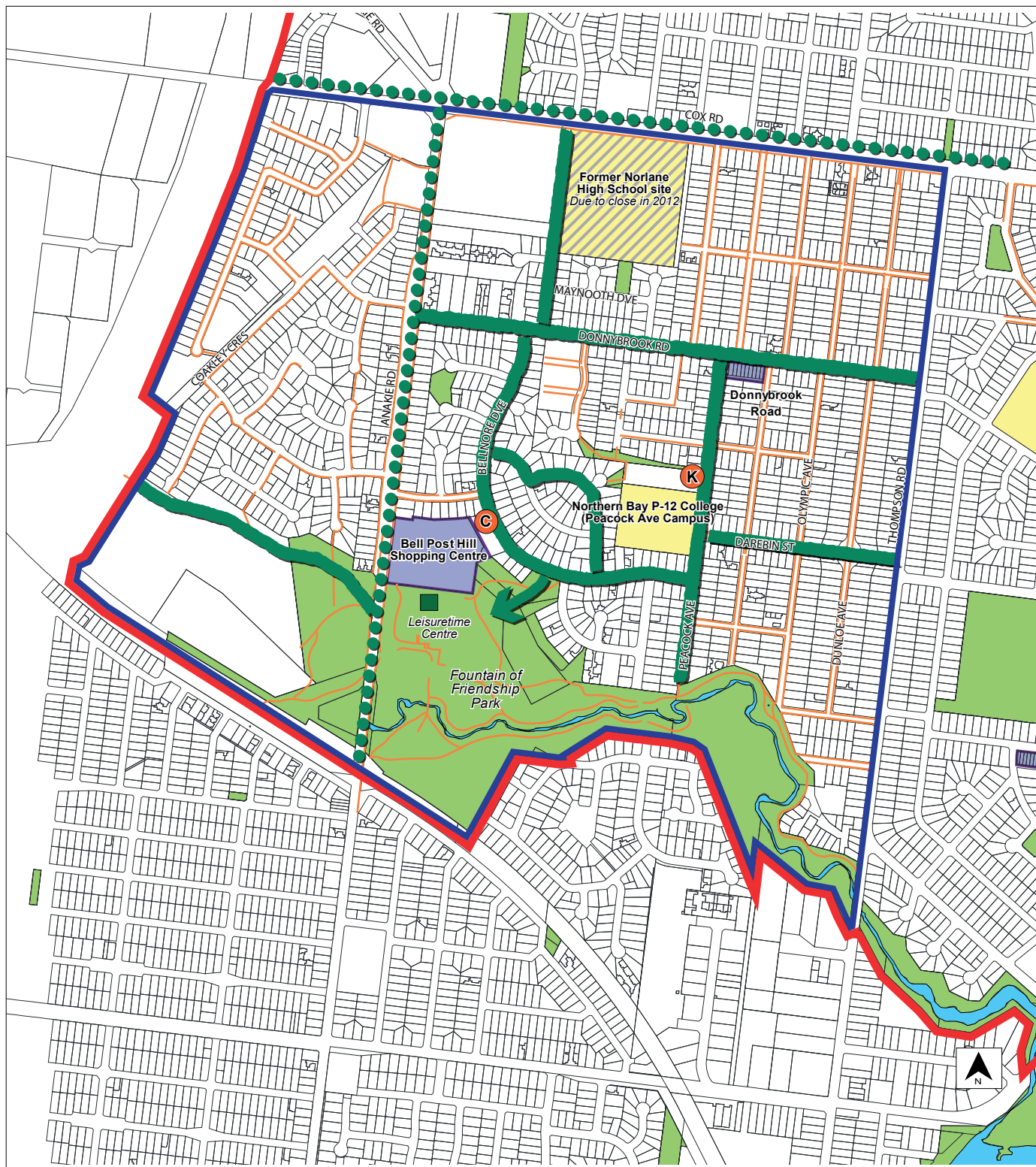
As illustrated schematically in the diagram above, each neighbourhood generally consists of:

- A number of major access roads that encompass and define the edges of the neighbourhoods and mark the community-understood boundaries;
- An inner network of 'community green streets' (see description below);
- An educational facility;
- A local shop/s; and
- An open space for informal recreation and play, and a place for organized sport or active recreation.

'Community green streets' are streets that provide an important role in connecting the community to major destinations (such as schools, shops, bus stops and community facilities) and contributing to the walkability of the neighbourhood.

Actions proposed for community green streets include:

- Traffic calming treatments;
- Public art;
- Wayfinding signs;
- Street trees;
- Footpath upgrades; and
- Pause places.

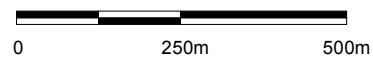


LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
 - C** Child Care Centre
 - K** Kindergarten
- Sports/ leisure facility

PROPOSED ACTIONS

- Major 'community green streets'
- Local 'community green streets'
- ▨ Redundant school sites



NORLANE WEST NEIGHBOURHOOD PLAN (3A)

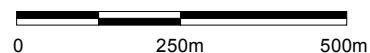
CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
 - C** Child Care Centre
 - H** Community Hall
 - K** Kindergarten
 - S** Senior Citizens Centre
 - N** Neighbourhood House/ Community Centre
 - L** Library
 - F** Meals On Wheels Centre
 - R** RSL

- Community health services/ facilities
 - M** Maternal Child Health Centre
- Sports/ leisure facility
- Other community service/ facility
- PROPOSED ACTIONS**
- Develop Community precinct hub
- Major 'community green streets'
- Local 'community green streets'
- ▨ Redundant school sites
- ✱ Proposed landmark building/structure



NORLANE NEIGHBOURHOOD PLAN (3B)

CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Sports/ leisure facility
- Other community service/ facility
- Community health services/ facilities
- M Maternal Child Health Centre

- Community services/ facilities
- H Community Hall
- K Kindergarten
- N Neighbourhood House/ Community Centre
- F Meals On Wheels Centre

PROPOSED ACTIONS

- Develop Community precinct hub
- Local 'community green streets'
- Major 'community green streets'
- Redundant school sites

**ROSEWALL,
HENDY ST & DETROIT
NEIGHBOURHOOD PLAN (3C)**
CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Existing footpaths
- ▨ Sensitive residential interface
- ▨ Vacant industrial buffer land

PROPOSED ACTIONS

- ✱ Proposed cafe / kiosk
- Major 'community green streets'
- Local 'community green streets'

**NORTH SHORE
NEIGHBOURHOOD PLAN (3D)**
CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
- N Neighbourhood House/ Community Centre
- Community health services/ facilities
- M Maternal Child Health Centre

PROPOSED ACTIONS

- Develop community precinct/hub
- Major 'community green streets'
- Local 'community green streets'

CLOVERDALE NEIGHBOURHOOD PLAN (3E) CORIO NORLANE STRUCTURE PLAN



LEGEND

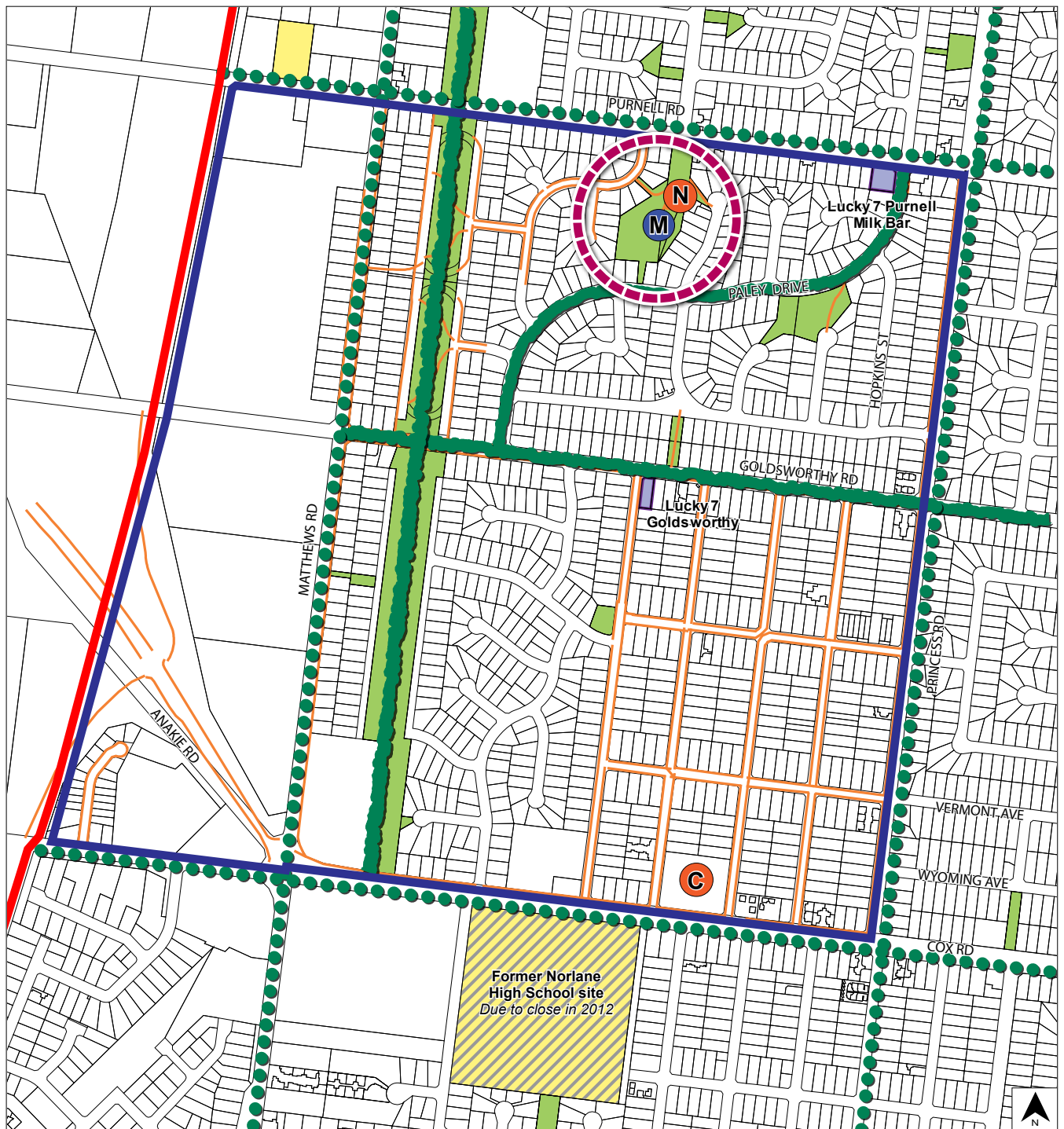
- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths
- Community services/ facilities
 - C Child Care Centre
 - K Kindergarten
- Community health services/ facilities
 - M Maternal Child Health Centre

PROPOSED ACTIONS

- Develop Community precinct/hub
- Major 'community green streets'
- Local 'community green streets'

0 150m 300m

**CORIO NORTH
NEIGHBOURHOOD PLAN (3F)**
CORIO NORLANE STRUCTURE PLAN



LEGEND

- Study Area boundary
- Neighbourhood boundary
- Public open space
- Schools
- Redundant school sites
- Shopping centres/ strips
- Existing footpaths
- Community services/facilities
 - C** Child Care Centre
 - N** Neighbourhood House/ Community Centre
 - Community health services/ facilities
 - M** Maternal Child Health Centre

PROPOSED ACTIONS

- ⊗ Develop Community precinct hub
- Major 'community green streets'
- Local 'community green streets'

GOLDSWORTHY
NEIGHBOURHOOD PLAN (3G)
 CORIO NORLANE STRUCTURE PLAN



LEGEND

- Neighbourhood boundary
- Public open space
- Schools
- Shopping centres/ strips
- Existing footpaths

- Community services/ facilities
- C Child Care Centre
- H Community Hall
- K Kindergarten
- L Library
- F Meals On Wheels Centre

- Community health services/ facilities
- H Community Health Centre
- Sports/leisure facility

PROPOSED ACTIONS

- ⊙ Develop community precinct/ hub
- Major 'community green streets'
- Local 'community green streets'
- Redundant Schools sites
- ★ Corio "Heart"
- ✱ Proposed landmark building/ structure

CENTRAL CORIO NEIGHBOURHOOD PLAN (3H)

CORIO NORLANE STRUCTURE PLAN

PART B IMPLEMENTATION PLAN

3.0 Implementation

3.1 Discussion on how to implement the Plan

The implementation of the Structure Plan includes planning scheme amendments and a range of “non-planning” actions as detailed in the tables in sections 3.2 and 3.3.

The City of Greater Geelong Strategic Implementation Unit will prepare an amendment to the planning scheme to implement the planning actions.

Ongoing structures and reporting arrangements will need to be put in place to guide implementation of the other actions.

3.2 Implementation into the Planning Scheme

The following table outlines actions that require amendment (s) to the Greater Geelong Planning Scheme to implement the Structure Plan and give it statutory weight.

Planning Scheme Implementation	
Using policy and the exercise of discretion	<p><i>Introduce a new strategy into the Municipal Strategic Statement to give effect to the Structure Plan. Include the Framework Plan map and relevant policy reflecting Part A of the Structure Plan.</i></p> <p><i>Amend the Incorporated Document ‘Increased Housing Diversity Areas’ to include land identified in the North Shore Concept Plan.</i></p> <p><i>Amend the Retail Activity Centre Hierarchy Map and Table at Clause 21.07-8 to show:</i></p> <ul style="list-style-type: none"> <i>a new Homemaker Precinct on Bacchus Marsh Road, Corio;</i> <i>the Geelong Gateway Homemaker centre on Princes Highway as a Homemaker Precinct not ‘Potential Homemaker Precinct’;</i> <i>A new Rosewall Neighbourhood Centre on Princes Hwy, Corio.</i>
Applying Zones and Overlays	<p><i>Rezone land for residential purposes as identified in the Land Use and Built Form Strategy Map.</i></p> <p><i>Rezone land to Mixed Use Zone around the Corio Sub-Regional Activity Centre to support the development of retail, offices, cafes/restaurants and health services.</i></p> <p><i>Rezone the service industrial development along Station Street from Industrial 1 Zone to Industrial 3 Zone as per the Geelong Port Structure Plan.</i></p> <p><i>Rezone land adjacent to the Aldi Supermarket to Business 1 Zone to establish a neighbourhood shopping centre for the Rosewall community.</i></p> <p><i>Rezone land on Bacchus Marsh Road opposite the MC Herd Abattoir to Business 4 and Business 3 Zone to</i></p>

	<p><i>support appropriate office and restricted retail development.</i></p> <p><i>Apply a Special Building Overlay to flood prone land in the Kosciusko Avenue Main Drainage Catchment.</i></p> <p><i>Remove the Public Acquisition Overlay from the Geelong Ring Road and apply the Road Zone Category 1.</i></p> <p><i>Rezone the Geelong Gateway Homemaker Centre from Industrial 3 Zone to Business 4 Zone.</i></p> <p><i>Remove the DDO20 from land to be rezoned from the IN3Z to the B4Z</i></p> <p><i>Apply appropriate planning control(s) to the North Shore residential area to manage intensification of residential land use.</i></p> <p><i>Apply an appropriate zone or overlay to the land use buffer between Incitec Pivot and the North Shore residential area.</i></p> <p><i>Rezone Council-owned land adjoining the Anakie Road Operations Centre to part Public Use Zone 6 and part Public Conservation and Resource Zone as identified in the Land Use and Built Form Strategy Map.</i></p>
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3.3 Other actions

The following section outlines a program of actions that will be facilitated by means other than traditional statutory or strategic town planning.

For Timing, 'short' term actions are planned to be undertaken within 0-5 years, 'medium' term actions within 5-10 years and 'long term' actions more than 10 years.

For Status the following applies:

- Investigate = the action is in a preliminary investigation phase and no funding for the action has been sought
- Develop = prepare a business case and/or obtain funding and project approval
- In-progress = funding has been secured and the action has commenced
- On-going = funding is secure/funding not required and work will be ongoing
- Completed = the action has been completed

Actions are grouped under the theme headings from the Structure Plan and relate directly to each principle.

In the Lead Agency column, the lead agency is noted first followed by supporting agencies.

Acronyms for agencies are shown in the table and defined in Section 3.4.

Land Use and Built Form Actions

(also refer to Planning Scheme Implementation Table)

Principle 1 - Increase Corio and Norlane's resident population and diversify the types of available housing Actions		Lead Agency	Timing	Status
1.1	Offer the Rosewall Primary School site for sale to achieve redevelopment in accordance with the Rosewall Concept Plan including reconfiguration of adjacent public open space.	DEECD	Short	Develop
1.2	Negotiate a swap of COGG and DEECD owned land to ensure future development of the Rosewall Primary School site creates improved permeability and connection with the surrounding road and open space network.	CS & PM	Short	Develop
1.3	Prepare structure plans for Increased Housing Diversity Areas to inform new planning provisions to support the policy objectives for these areas (see also 3.3)	PS & ED	Short	Investigate
1.4	Market Corio and Norlane as an affordable housing location	C & M	Short	Investigate
1.5	Review the Corio, Norlane and North Shore character precinct brochures.	PS & ED	Short	Investigate
Principle 2 - Support opportunities for sustainable urban renewal Actions		Lead Agency	Timing	Status
2.1	Implement the New Norlane Project	DHS	Short	In progress
2.2	Confirm the future educational requirements of the former Corio South Primary School and Flinders Peak High School sites.	DEECD	Short	Develop
2.3	Prepare a masterplan for the Flinders Peak Reserve to better integrate the site with the Flinders Peak Secondary College site and provide improved vehicular and pedestrian access to both sites.	S & R DEECD	Medium	Investigate
Principle 3 - Boost activity within the Corio Heart from the Corio Sub-Regional Activity Centre to the Waterworld Precinct Actions		Lead Agency	Timing	Status
3.1	Prepare a masterplan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including creation of an arts and culture space to service northern Geelong (see also 12.1 & 14.5)	S & R A & C	Short	Develop
3.2	Duplicate Bacchus Marsh Road and provide boulevard treatments (see also 7.3)	VR ES	Short	Develop
3.3	Prepare guidelines for the Increased Housing Diversity Area around the Corio Sub-Regional Activity Centre, including principles for development with the Corio Heart Mixed Use Precinct (see also 1.3).	PS & ED	Short	Investigate

Principle 4 - Improve the role, function and presentation of local shopping centres		Lead Agency	Timing	Status
Actions				
4.1	Prepare plans for the upgrade of local shopping strips, particularly Labuan Square and Alkira Avenue.	CP	Medium	In progress
4.2	Develop a business incubator program to enable new start-up business and local community service organisations to locate in Corio and Norlane.	PS & RD	Medium	Investigate
4.3	Prepare a marketing strategy that encourages new businesses to establish in Corio and Norlane.	PS & ED	Medium	Investigate
Principle 5 - Support major employers that provide the foundation for Geelong's economic development		Lead Agency	Timing	Status
Actions				
5.1	Investigate application of an appropriate planning control to manage intensification of residential development within the North Shore residential area.	PS & ED	Short	Investigate
5.2	Establish a permanent air quality monitoring station in Corio and Norlane	EPA	Medium	Investigate
Principle 6 - Support opportunities to improve the retail offer for local communities		Lead Agency	Timing	Status
Actions				
6.1	Support opportunities for expansion of local commerce as identified in the Land Use and Built Form Strategy Map.	PS & ED	Short	Develop

Transport and Infrastructure Actions

Principle 7 - Manage heavy vehicle freight traffic through residential areas.		Lead Agency	Timing	Status
Actions				
7.1	Monitor growth in traffic demand between the Port of Geelong and the Geelong Ring Road to evaluate the need for a transport corridor linking the Geelong Ring Road and Shell Parade.	VR	Medium	On-going
7.2	Investigate the feasibility of on/off ramps at the intersection of Broderick Road and the Geelong Ring Road to provide for heavy vehicles to/from northern and western Victoria.	VR	Medium	Investigate
7.3	Duplicate Bacchus Marsh Road and provide boulevard treatments (see also 3.2).	VR ES	Short	Develop
7.4	Ongoing review of opportunities to increase rail freight to and from the Port of Geelong.	DoT VR	Short	On-going
Principle 8 - Provide a safe, functional and		Lead	Timing	Status

efficient road network for all road users.		Agency		
Actions				
8.1	Implement the Corio Heart Action Area Concept Plan, including 'boulevard-style' treatment of Bacchus Marsh Road between the Corio Sub-Regional Activity Centre and Cox Road (Waterworld site).	ES	Short	In progress
8.2	Re-design the five-ways intersection (Cox Road/Bacchus Marsh Road/Princes Highway).	VR	Medium	Develop
8.3	Upgrade pedestrian access at the five-ways intersection.	VR ES	Medium	Develop
8.4	Review the Cox Road signalised pedestrian crossing points shown on the Geelong Port Linkages Study – Proposed Actions plan and locate a signalised crossing point on Cox Road to better access the Water World/Library site from the north.	VR	Short	Develop
8.5	Review traffic management treatments on: <ul style="list-style-type: none"> Fairbairn Drive Sharland Road Kosciusko Avenue Teleta Crescent Cloverdale Drive Goldsworthy Road Cox Road Donnybrook Road Bacchus Marsh Road (two locations) Robin Avenue Donnelly Avenue 	VR CoGG	Long	Investigate
Principle 9 - Provide a public transport network to meet the needs of residents.		Lead Agency	Timing	Status
Actions				
9.1	Review the Geelong Bus Network (Oct 2010). The review of the Geelong Bus Network should consider: <ul style="list-style-type: none"> relevant submissions to the Corio Norlane Structure Plan; community or service centres that cannot currently be accessed by public transport; increased services to areas of growing population; an expansion to the Moorabool Street Bus Interchange. 	PTV	Short	Develop
9.2	Review taxi infrastructure at the Corio Sub-Regional Activity Centre.	PTV Corio Shopping Centre Mgt	Short	Investigate
9.3	Investigate a safe passenger crossing point on Station Street to access North Shore Station.	VR	Medium	Investigate
Principle 10 - Provide a safe and attractive active transport network to access destinations in Corio and Norlane.		Lead Agency	Timing	Status
Actions				
10.1	Develop a Primary Greenway on Bacchus Marsh	ES	Short	In progress

	Road between the Corio Sub-Regional Activity Centre and Cox Road.			
10.2	Integrate public art to improve pedestrian amenity related to new works on Bacchus Marsh Road and surrounding areas through development of a Public Art Strategy	A & C	Short	Investigate
10.3	Implement the Active Transport Project by confirming specifications, location, costing and priority for the following infrastructure projects: <ul style="list-style-type: none"> • Secondary Greenways • Improved links through open space • Improved amenity and safety at destinations • Pause Places • Wayfinding Signage • Bus shelters • Strategic bike paths 	ES P & SS	Ongoing	In progress
10.4	Identify a prioritised list of footpath upgrades and pedestrian linkages based on Council audit, and embed in Council Budgets	ES	On-going	On-going
10.5	Identify a prioritised list of upgrades to public lighting, and embed in Council budgets	ES	Ongoing	On-going
10.6	Implement the City of Greater Geelong Cycle Strategy – Bicycle Works Program, including a cycle loop around Corio Norlane	ES VR	Short	In progress
Principle 11 – Upgrade ageing drainage infrastructure and better manage impacts resulting from stormwater flooding. Actions		Lead Agency	Timing	Status
11.1	Support further studies to determine the nature and extent of flooding in Corio and Norlane.	ES	Medium	Investigate
11.2	Prepare a Masterplan for Flinders Peak Reserve, recognising the primary function of the drainage basin and the potential for its expansion as a flood mitigation measure (see also 2.3).	S & R	Medium	Investigate
11.3	Encourage developers to seek pre-application advice from Council Drainage Engineers prior to the lodging of a planning permit application.	City D	Short	On-going
11.4	Upgrade existing drainage infrastructure as required over time.	ES	Medium	On-going
11.5	Coordinate upgrades to main drainage infrastructure in areas being redeveloped by DHS as part of the New Norlane project.	ES DHS	Short	On-going
11.6	Work with businesses along Station Street and the Corio Shopping Centre management to reduce polluted stormwater run-off and litter.	ES E & NR EPA	Short	On-going
11.7	Incorporate Water Sensitive Urban Design principles in public realm upgrades, particularly along Cowies	E & NR S & R	Short	On-going

Creek and Cuthbertson Creek.			
Principle 12 – Enhance entrance points and improve way-finding signage.		Lead Agency	Timing
Actions			Status
12.1	Prepare a masterplan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including creation of an arts and culture space to service northern Geelong (see also 3.1 & 14.5)	S & R A & C	Short Develop
12.2	Develop a Pedestrian and Wayfinding Strategy	CD A & C S & R	Short In progress
12.3	Incorporate public art in way-finding where appropriate	A & C	Short Investigate

Communities in Corio Norlane Actions

Principle 13 - Improve image and identity through a creative arts and 'greening' approach		Lead Agency	Timing	Status
Actions				
13.1	Review and update Council and DSE maps of biodiversity sites to achieve consistency between the two.	DSE E & NR	Short	In progress
13.2	Develop partnerships with CoGG, Barwon Water and Margoneet Correctional Facility to source large quantities of native plants	P & SS CD	Long	Investigate
13.3	Support community action groups to assist in planting and consult to determine priority locations	E & NR	Short	In progress
13.4	Consider a café/kiosk at Moorpanyal Park as part of the next review of the park's masterplan	E & NR S & R	Medium	Investigate
13.5	Support and complement existing programs for residents on gardening and related topics, such as Workskil and via Neighbourhood Houses	P & SS	Short	Investigate
13.6	Determine opportunities for community public arts projects (refer to 12.2 and 12.3), including approaches to way-finding signage and pause places.	A & C CP DPCD	Short	Investigate
Principle 14 - Increase social and cultural connection through integrated community precinct planning		Lead Agency	Timing	Status
Actions				
14.1	Ensure collaboration of local and state government agencies (especially DEECD) and community organisations to plan for integrated community precinct planning, to include a mix of family, children, community, health and learning environments	CD FS DPCD DEECD DH DHS	Short	Ongoing
14.2	Prepare/update and implement concept planning for the development of three key integrated community precincts (including multifunctional family services and shared facilities) at:	CD CP S & R	Medium	Investigate

1. Norlane / North Shore at Windsor Park 2. Corio at Hendy Street / Rosewall 3. Corio West and Purnell Road / Cloverdale.			
14.3 Redevelop the Alkira Avenue shops	DHS CP	Short	In progress
14.4 Develop a plan to support traders and potential tenants at Labuan Square	CD PS & ED	Short	In progress
14.5 Prepare a masterplan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including creation of an arts and culture space to service northern Geelong (see also 3.1 & 12.1)	S & R A & C	Short	Develop
Principle 15 - Improve the health and well-being of people living in Corio and Norlane Actions	Lead Agency	Timing	Status
15.1 Update and consolidate existing audits of public and private health and community service facilities along with current service provision, as a precursor to developing a coordinated approach.	DH BH DHS Medicare Local CD	Short	Investigate
15.2 Conduct a primary care needs assessment	DH BH Medicare Local	Short	Investigate
15.3 Undertake a site options analysis for integrated health and community services facilities.	DH CD	Short	Investigate
15.4 Investigate a public/private partnership model for delivery of health and community services..	DH DHS BH CD FS	Short	Investigate
15.5 Support a proactive and collaborative approach to prevention community health initiatives which build community capacity and ownership.	CD FS BH DH	Short	In progress
15.6 Use existing partnership and governance arrangements to initiate the development of a Corio and Norlane Social Integrated Infrastructure Plan.	DH DPCD	Short	Investigate
Principle 16 - Provide active and passive open space to meet the needs of residents and visitors Actions	Lead Agency	Timing	Priority
16.1 Prepare/update and implement Master Plans incorporating Open Space, Sport and Recreation, Parks and Community Infrastructure (where appropriate) for: <ul style="list-style-type: none"> • Stead Park • Windsor Park • Evans Reserve • Shell Reserve • Connections Park • Flinders Peak Reserve • Sutcliffe Reserve (cash contributions in lieu of public 	S & R	Ongoing	Ongoing

	open space to be made during any future residential subdivision of 270-302 Plantation Rd) <ul style="list-style-type: none"> • Hendy Street Reserve 			
16.2	Consider the trade/disposal of poorly configured or surplus small land parcels (i.e. pocket parks) that are underutilised and do not provide adequate amenity or surveillance, as identified in: <ul style="list-style-type: none"> • Council's Study of Open Space Networks, 2001. • Corio Norlane Structure Plan Background Report – Local Open Space assessment • Council's Play Strategy 	S & R CS & PM	Medium	Investigate
16.3	Trade priority public open space identified in the Communities in Corio Norlane Strategy Map and the Rosewall Concept Plan	CS & PM	Short	Ongoing
16.4	Identify a prioritised list of upgrade to passive open space reserves (i.e. 'pocket parks') to be retained, and embed in Council budgets	S & R	Medium	Investigate

3.4 Acronyms used in the Table

City of Greater Geelong Departments

A & C	Arts & Culture
CP	Capital Projects
City D	City Development
C & M	Communications & Marketing
CD	Community Development
CS & PM	Corporate Strategy & Property Management
ES	Engineering Services
E & NR	Environment & Natural Resources
FS	Family Services
P & SS	Parks & Support Services
PS & ED	Planning Strategy & Economic Development
S & R	Sport & Recreation

State Government Departments and Agencies

BH	Barwon Health
DEECD	Department of Education & Early Childhood Development
DH	Department of Health
DHS	Department of Human Services
DPCD	Department of Planning & Community Development
DSE	Department of Sustainability & Environment
DoT	Department of Transport
EPA	Environment Protection Authority
PTV	Public Transport Victoria
VR	VicRoads

4.0 Review

It is appropriate that the Structure Plan is reviewed every five years.

At the next review the findings of the G21 Regional Growth Plan should be considered. Any new growth areas to the north or west of Corio and Norlane will have implications for these suburbs.

It would also be appropriate to monitor lot supply and development in Corio and Norlane to see if the opportunities outlined in the Structure Plan are being pursued.

A quarterly review of the progress of the Actions listed in the Implementation Plan shall be conducted by the Corio and Norlane Urban Renewal Project Management Group (or equivalent).

Appendices

Appendix 1 - Enquiry By Design Participants

Consultant Study team

A team of consultants were appointed to facilitate the Enquiry By Design and prepare plans and text as a basis for the Structure Plan.

Mike Scott	Project Manager Lead facilitator	Planisphere
Kirsten Bauer	Co-facilitator Landscape Architect/Urban Designer	Aspect Studios
Matt Ainsaar	Land Economist	Urban Enterprise
Geoff Falk	Architect	FPPV Architects
Manesha Ravji	Transport Engineer	GTA
Kate Pleban	Planner/Urban Designer	Planisphere

Core team

The process was led by a core team of Council and State Government representatives, under the supervision of Peter Smith of the City of Greater Geelong, assisted by Peter Schembri and Liz Everist:

Adam Lorensene	Senior Strategic Planner	Vic Roads
Aimee Wescombe	Traffic Engineer	CoGG
Alison McFarlane	Regional Planner	DPCD
Cathy Walker	Community Development Officer	CoGG
Cr Kylie Fisher	Councillor - Corio Ward	CoGG
David Cross	Regional Facilities Manager	Dept of Education & Early Childhood Development
Felix Hemingway	Manager Urban Design	CoGG
Genevieve Twyford	Social Planner	CoGG
Graeme Vellacott		Dept of Transport
Jake McMin	Senior Recreation Development Officer	CoGG
Jenny Wilson	Project Manager - Major Developments Branch, Property Delivery Group	Dept of Human Services
John Bryce	Senior Development Engineer	CoGG
John Hedditch	Manager Public Health & Regional Planning	Dept of Health
John Murray	OoH Manager - Local Project Team	Dept of Human Services
Jon Shields	Project Manager	Dept of Human Services
Kate Kerkin	Social Planner	K2 Planning P/L
Liz Everist	Corio Norlane Project Officer	DPCD
Matt Wilson	Subdivision Engineer	CoGG
Peter Schembri	Senior Strategic Planner	CoGG
Peter Smith	Coordinator – Strategic Implementation	CoGG
Virginia Todd	Partnership Broker	DPCD

“Close-in” stakeholders

Bill Johnsen	Senior ED Project Officer	CoGG Economic Development
Brian Sherritt	Regional Director	Vic Roads
Bruce Humphries	Co-ordinator Environmental Planning & Waterways	CoGG Environment & Natural Resources
Darren Hall	Director	Insite Architects
David Braiden	Project Manager	Shell Company of Australia
Des Moyle	Pastor	Cloverdale Baptist Church
Frank Giggins	Co-ordinator	CoGG Family Services
Jani Chambers	Strategic Planner	CoGG Planning Strategy
Ken Massari	Principal	Tallis St Campus, Northern Bay P-12
Leon Yates	Senior Project Manager	Dept of Transport
Lisa Pitre	Development Manager	Regional Development Victoria
Liz Wood	Social Planner	CoGG Community Development
Mario Grgic	Sales Manager	Harcourts Real Estate
Mark Kennedy	Corio Norlane DAB Chair	Corio Medical Clinic
Mervyn Primmer	Corio Shopping Centre Management	Corio Shopping Centre
Michael King	Owner/Developer of 12-20 Fairbairn Drive, Corio	MBK Geelong Pty Ltd
Michael Martinez	Chief Executive Officer	Diversitat
Paul Grgurich	National Manager - Real Estate	Shell Company of Australia
Peter Boyle	Team Leader - Urban Design	DPCD
Peter Lanigan	Landowner 240 Bacchus Marsh Rd	Reachy Pty Ltd
Robert Luff	Shop Owner Labuan Square/ Developer	NewDeco Homes / Reliance RE
Robyn Madeley	Corio Shopping Centre Management	Corio Shopping Centre
Scott Randall	Director Building	Barwon Health
Steve Riccardi	Director	Local Builder/Developer
Sue Morgan	Regional Health Promotion Advisor	Dept of Health
Toby O'Connor	Chief Executive Officer	St Laurence
Trevor Pickering		Dept of Justice

Community Advisory Panel

Nominations were called for a Community Advisory Panel, and the following were appointed. This group was briefed and trained by Kate Kerkin of K2 Planning, assisted by Liz Everist.

Cameron Price	Norlane resident
Dianne Pont	Norlane resident
George Taylor	Norlane West resident
John Holliday	Norlane West resident
Peter Senkins	Corio resident
Sandra Anderson	Norlane resident