

FAQs – Avalon Corridor Strategy

What is the Avalon Corridor Strategy?

The Avalon Corridor Strategy (ACS) is a strategic land use plan prepared by Hansen Partnership for the City of Greater Geelong and Wyndham City Council, in collaboration with the Victorian Department of Environment, Land, Water and Planning (DELWP). It has been developed in response to Plan Melbourne 2017-2050 policy directions as well as similar policy objectives within the G21 Regional Growth Plan (2013) and Greater Geelong Settlement Strategy (2020).

What does the Avalon Corridor Strategy aim to do?

The ACS seeks to maintain a 'green break' between Greater Geelong (Lara) and Metropolitan Melbourne (Werribee) to protect significant cultural, landscape and biodiversity values and safeguard important infrastructure and assets, such as Avalon Airport and the Western Treatment Plant. It also establishes a high-level Framework Plan to guide land use decision making in the Avalon Corridor, such as the location and extent of future development.

What changes are proposed for the Avalon Corridor?

The ACS largely seeks to protect what is already contained within the Avalon Corridor. New planning controls may be introduced in the future to achieve this and existing controls may be reviewed, such as the Significant Landscape Overlay for the Foothills of the You Yangs (SLO1).

No new residential development will occur in the Avalon Corridor, beyond that which is already planned for Lara West. Any new commercial and industrial development will be contained to land around Avalon Airport and Werribee Junction.

The ACS also considers State Government transport and infrastructure projects that will impact on future land use, such as the Outer Metropolitan Ring (OMR) Transport Corridor, Bay West Port and Geelong Fast Rail.

Whilst the ACS recognises these projects, it does not necessarily have an ability to influence or change their outcomes, given their significance to the State. It is anticipated that the community will have an opportunity to provide feedback on these individual projects sometime in the future via the relevant authorities.

How many additional jobs will be supported by the proposed employment precincts within the Avalon Corridor?

According to economic analysis undertaken by Ethos Urban, the proposed Avalon Employment Precinct and Werribee Junction PSP are expected to support approximately 36,000 ongoing jobs. This will provide one quarter of additional jobs that will be needed in Greater Geelong and Wyndham by 2041.

What types of jobs will be supported by these employment precincts?

The proposed Avalon Employment Precinct will contain industrial and commercial activities that complement the ongoing functioning of the airport. While it is too early to name exact organisations or activities that will call this new precinct home, a possible example to look to is the existing Cotton On distribution centre to the east of the airport.

The Werribee Junction PSP is similarly expected to include employment uses focussed on industry and logistics. Further information on this PSP can be found on the Victorian Planning Authority's website.

How will the existing landscape character of the Avalon Corridor be protected?

Protection of existing landscape character is a key objective of the ACS. The majority of the Avalon Corridor area north of the Princes Freeway will be preserved as an agricultural and rural landscape setting for the You Yangs (Wurdi Youang) and as part of the Western Grassland Reserve. A review of SLO1 is proposed as a further action of the ACS, with a view to strengthening landscape character protections. Sensitive landscape interface treatments (e.g. vegetation planting) will be required around new developments near Avalon Airport.

How will cultural heritage values be protected?

The Avalon Corridor contains a number of significant cultural heritage values, as identified through a Cultural Heritage Assessment prepared by Unearthed Heritage and the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC). Recommendations from this assessment have been built into the draft ACS. Further work will be required to assess potential impacts on Wadawurrung cultural heritage and identify appropriate management measures.

How will environmental and ecological values be protected?

A comprehensive analysis of existing environmental conditions within the Avalon Corridor was undertaken by Ecology & Heritage Partners and was used to inform the draft ACS and Framework Plan. The analysis identified the need to protect key ecological values such as significant flora and fauna species and important ecosystems such as Ramsar listed wetlands and the Western Grassland Reserve. Further work will be required to assess potential environmental impacts of future development within the Avalon Corridor and to identify appropriate management measures.

How will the new noise contours for Avalon Airport affect my property?

In 2020, Avalon Airport commissioned GHD to undertake a revised Australian Noise Exposure Concept (ANEC) analysis of future airport operations. The 2020 ANEC analysis models the second parallel runway identified under the 2015 Master Plan, though does not model the potential third cross runway. The ANEC analysis be used to produce a new Australian Noise Exposure Forecast (ANEF), which is currently with Airservices Australia for approval.

While Avalon Airport have indicated that the existing north-south runway is likely to meet projected demand for the duration of the 2015 Master Plan (up to 2035), the proposed ANEF is included within the draft ACS as it has helped to determine future land use within the Avalon Corridor to 2050. Avalon Airport will consult with the community separately to the ACS process, before the proposed ANEF is finalised.

How can I have my say?

The second round of community engagement will commence on Wednesday 11 August at 9:00am and conclude on Tuesday 21 September 2021 at 5:00pm. Please visit www.yoursay.geelongaustralia.com.au/ for details on the various engagement activities through which you can have your say.

Activities include online consultation workshops, one-on-one interviews and the online feedback form. Please note that any official submissions should be made in writing, through the online feedback form, email or post.

I live in Wyndham City Council – can I still provide input?

Feedback from both Greater Geelong and Wyndham community members and stakeholders is being collected via the same Have Your Say page, hosted by the City of Greater Geelong. If you want to contact Wyndham City Council to discuss a particular matter, please refer to contact details on the Have Your Say page.

Why are you asking for community feedback now?

In November 2016 we listened to community views and aspirations for the Avalon Corridor and used these to guide the development of the draft ACS and Framework Plan. We are now coming back to the community to seek further input before finalising the ACS. In this next stage of consultation, we would appreciate your feedback on the draft ACS and Framework Plan, including the key principles, future land uses and proposed areas for further work (such as possible planning instruments).

Will you really listen to what I have to say?

Greater Geelong and Wyndham welcome your input and views. While we cannot always cater for everyone's needs, it is important that we hear from anyone in the community that wants to have their say on this project. We will listen to your views, report back to you on what was heard during the consultation period and let you know how community input has influenced our decisions.

Please note that the draft Avalon Corridor Strategy considers a number of matters of State significance, such as the proposed location of the new Bay West Port and expansion of Avalon Airport. As mentioned, both councils have limited influence over these matters, but we will ensure to pass on a summary of the information received to the relevant agencies and departments, as appropriate.

I can't attend a community consultation session – how can I contribute?

An online feedback form will be available on the Have Your Say page from the beginning of the consultation period. Alternately, both Wyndham and Greater Geelong community members and stakeholders can email feedback to:

Avalon_CorridorStrategy@geelong.vic.gov.au.

I am not comfortable using online tools, can I provide feedback another way?

You can call us directly or send your written feedback via post to: Coordinator Strategic Planning, City of Greater Geelong, Wadawurrung Country, PO Box 104, Geelong VIC 3220.

How was feedback from the last round of community engagement used?

Feedback obtained during community engagement workshops held in November 2016 was used to directly inform the development of the draft Avalon Corridor Strategy and associated Framework Plan. Outcomes from the first round of engagement can be found in the Consultation Report included in the 'Document Library' of the Have Your Say page.

What are next steps for the Avalon Corridor Strategy?

Once the Avalon Corridor Strategy has been updated following community consultation, the Framework Plan will be incorporated into both the Greater Geelong and Wyndham Planning Schemes via a planning scheme amendment. A number of other potential planning scheme amendments may also support implementation of the Avalon Corridor Strategy, such as possible changes to zones and overlays.