



THE CITY OF
GREATER GEELONG

SALEYARDS PRECINCT PLAN SUMMARY & FAQs

MAY 2020



SALEYARDS PRECINCT PLAN

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SUMMARY AND FAQs

WHY ARE WE DOING THIS?

The Saleyards site is owned by Council. It has been closed to livestock sales since 2017. We are now looking to provide guidance on the future use and development of the site through the preparation of the draft precinct plan.

HOW IS THE PLAN USED?

The Plan sets out a vision, high level design principles and an implementation plan. It will have to be followed as part of any future detailed proposal for the site.

It will also inform planning controls for the site such as zones and overlays and development agreements to provide infrastructure and social housing.

WHAT DOES THE PLAN SAY?

A framework plan has been developed to set out a general layout and location of various uses.

WHAT ARE THE DESIGN PRINCIPLES FOR THE SITE?

Along with the framework plan seven design principles have been established for the precinct:

- 1 Provide spacious public open space and improved habitat.
- 2 Respect the heritage of the site.
- 3 Connect to surrounding streets.
- 4 Enhance pedestrian and bicycle networks through the precinct.
- 5 Provide a community node.
- 6 Provide a critical mass for housing.
- 7 Create a framework that supports best practice environmentally sustainable design.

WHAT COULD THE PLAN ACHIEVE?

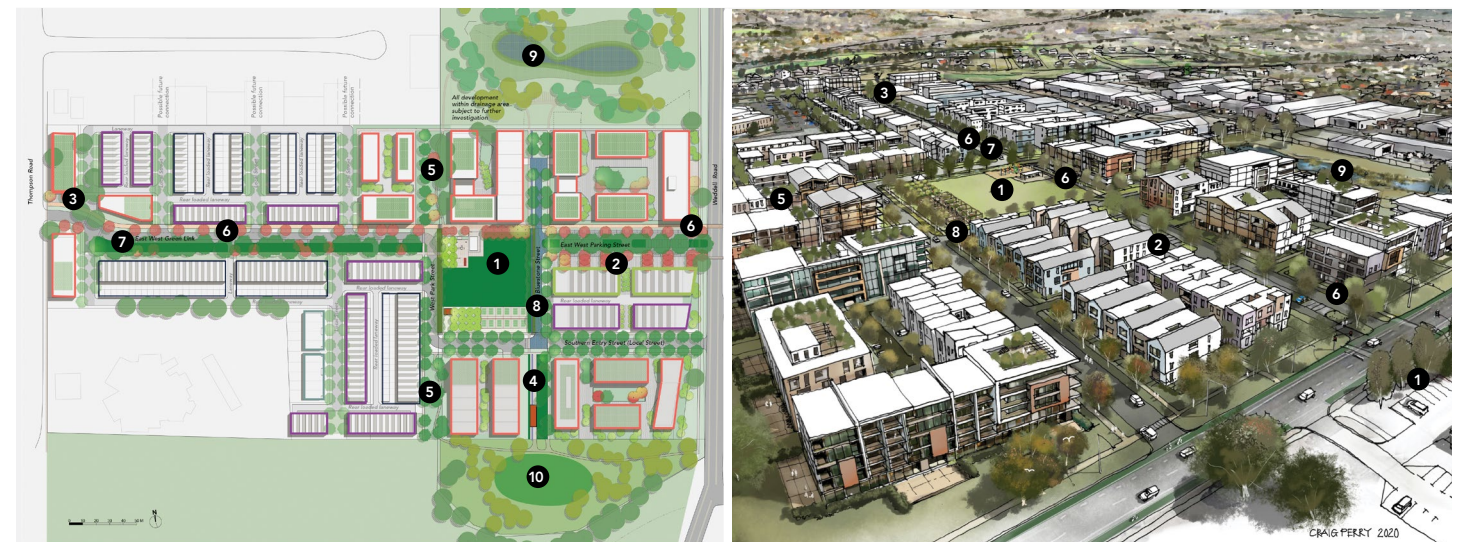
We have developed a concept using the framework plan and design principles as guidance to show what this site could achieve.

The concept should not be seen as a final approved development. It is aspirational concept of what could be achieved based on the framework and design principles established in the precinct plan.

- A mixed residential precinct. The concept delivers approximately 660 dwellings in a mix of houses, townhouses and medium rise (up to 6 stories) apartments including affordable and social housing opportunities

- Buildings sitting in a parkland setting
- Parking accommodated in garages, basement parking and on-street parking
- Complementary retail and commercial spaces such as cafes and offices provided at ground level to support the local community
- Parkland, plazas and green links for public and community use utilising indigenous plants
- Preservation and interpretation of the historic use of the site and the heritage assets
- Focus on environmentally sustainable design

VISUALISATION OF THE CONCEPT – MIXED HOUSING SET IN PARKLAND AND GREEN SPACE



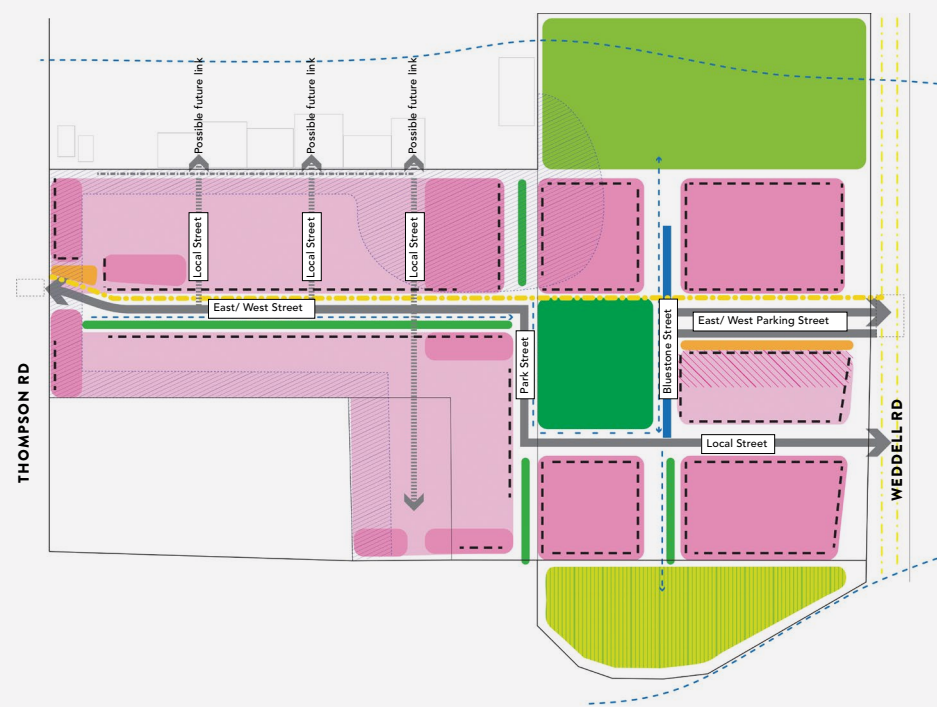
KEY

- | | | |
|--------------------------|--|---|
| 1 CULTURAL PARK | 6 SHARED PATH | 4-6 STOREY APARTMENT |
| 2 PLAZA ONE | 7 EAST WEST GREEN LINK | 3-4 STOREY MIXED USE |
| 3 PLAZA TWO | 8 BLUESTONE PEDESTRIAN PRIORITY STREET | 3 STOREY MAISONETTE |
| 4 BLUE STONE LINEAR PARK | 9 DRAINAGE RESERVE | 3 STOREY ROW HOUSE WITH NO REAR COURTYARD |
| 5 LINEAR POCKET PARKS | 10 CROWN LAND | 2-3 STOREY ROW HOUSES WITH REAR COURTYARD |

FRAMEWORK PLAN – LAND USE AND LAYOUT PLAN

KEY

- Mixed use
- High density residential development
- Noise attenuation area
- Public roads
- Public roads (location flexible)
- Laneway (future road, pending development of industrial sites)
- Intersection upgrade
- Public roads - blue stone treatment
- Green links
- Frontage to address public realm
- Open space - central park
- Plaza
- Open space - central park (potential for some residential)
- Key pedestrian/ cycle link
- Heritage items
- Water sensitive urban design



WHERE ARE WE IN THE PROCESS?



WHEN WILL THE SITE BE READY FOR DEVELOPMENT?

The planning scheme amendment process can take between 12-18 months. Once the planning controls are in place Council will be in a position to consider development proposals and options.

WHO CAN I CONTACT FOR MORE INFORMATION?

All project materials and feedback activities can be found on the City's website www.geelongaustralia.com.au/yoursay

We can send a hard copy of the draft plan if you do not have access to the internet.

If you wish to speak to a planner please contact Strategic Planning on 52725078. Feedback closes on Sunday 9th August 2020.

CITY OF GREATER GEELONG

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