



THE CITY OF
GREATER GEELONG

SALEYARDS PRECINCT PLAN SUMMARY & FAQs

MAY 2020

HAVE
YOUR
SAY

SUMMARY AND FAQs

WHY ARE WE DOING THIS?

The Saleyards site is owned by Council. It has been closed to livestock sales since 2017 and we need to find a future use for the site. This use should complement the residential surroundings, proximity to the North Geelong train station and parkland. The surrounding sites have also been considered as part of the planning including the former Target site.

In 2019 we held a community workshop to look at what the future use could be. Some amazing ideas were generated and we have used these ideas to prepare a Precinct Plan for the site and surrounds. We are now seeking your feedback.

HOW IS THE PLAN USED?

The Plan is used to guide the use and development of the precinct. It sets out a vision, high level design principles and an implementation plan.

Regardless of who may ultimately deliver development in the precinct the principles and guidelines established in the Plan need to be followed. It will also set out the public and private investment required to ensure infrastructure delivery is achieved.

The Plan is a guiding document. Detailed designs for layouts, roads, buildings and parks still need to be worked out, however, they will need to meet the principles established in this Plan.

WHAT DOES THE PLAN SAY?

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

More detailed designs and development plans will need to have regard to this framework .

FRAMEWORK PLAN – LAND USE AND LAYOUT PLAN



WHAT ARE THE DESIGN PRINCIPLES FOR THE SITE?

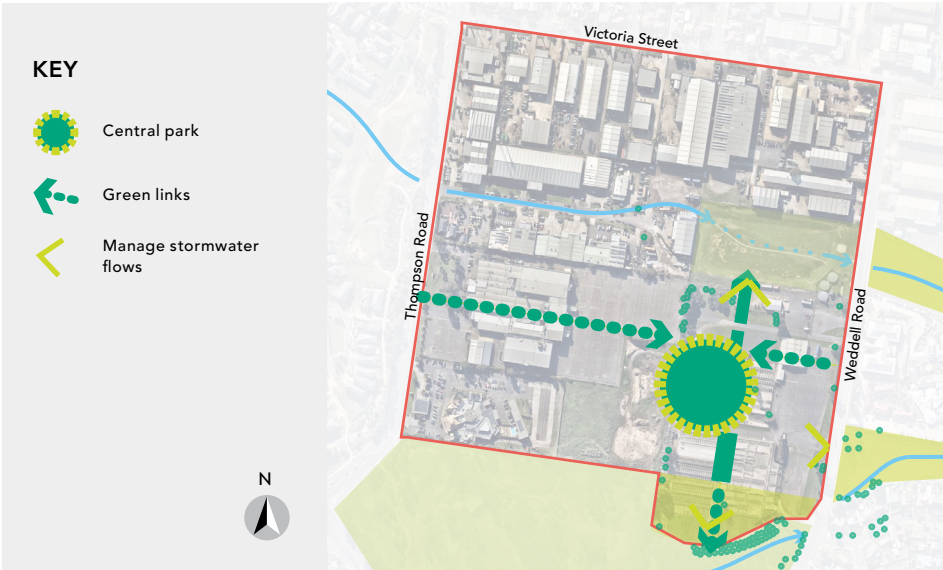
Along with the framework plan seven design principles have been established for the precinct:

Visualisation of the plaza with main parkland beyond. Housing looks over the green spaces.



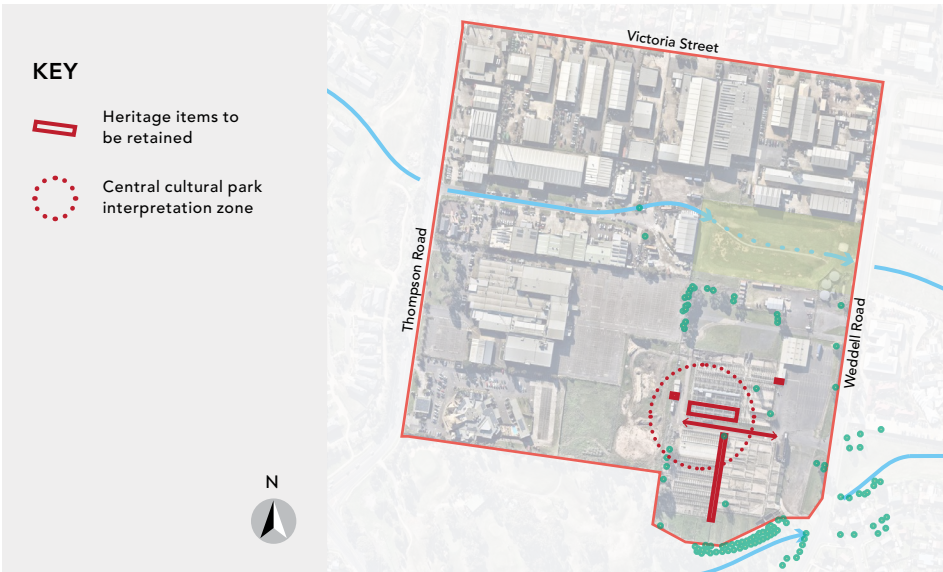
1
PROVIDE SPACIOUS
PUBLIC OPEN SPACE AND
IMPROVED HABITAT

- Provide a multi-purpose open space that links to the surrounding open space network.
- Create a new central park which provides opportunities for cultural interpretation, play and recreation.
 - Manage stormwater overland flows
 - Create green links that provide habitat for local species.



2
RESPECT THE HERITAGE
OF THE SITE

- Maintain and enhance the heritage values of the Saleyards in particular:
- Interpret the elements of significance, the cattle and sheep pens, ramp, bluestone drain and central thoroughfare in a central public open space.
 - Interpret the historical function of the site as a livestock saleyard.

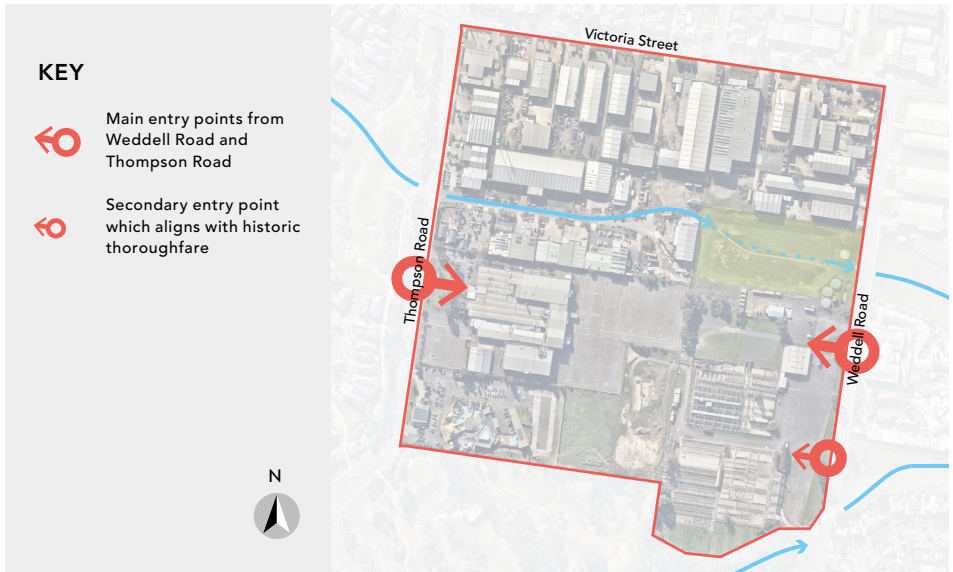


3

CONNECT TO SURROUNDING STREETS

Maximise site permeability and vehicular connections to the site

- Prioritise vehicular access from Weddell and Thompson Street as the main entry points to the site.
- Provide a secondary entry point to the site on Weddell Street which aligns with the historic thoroughfare.

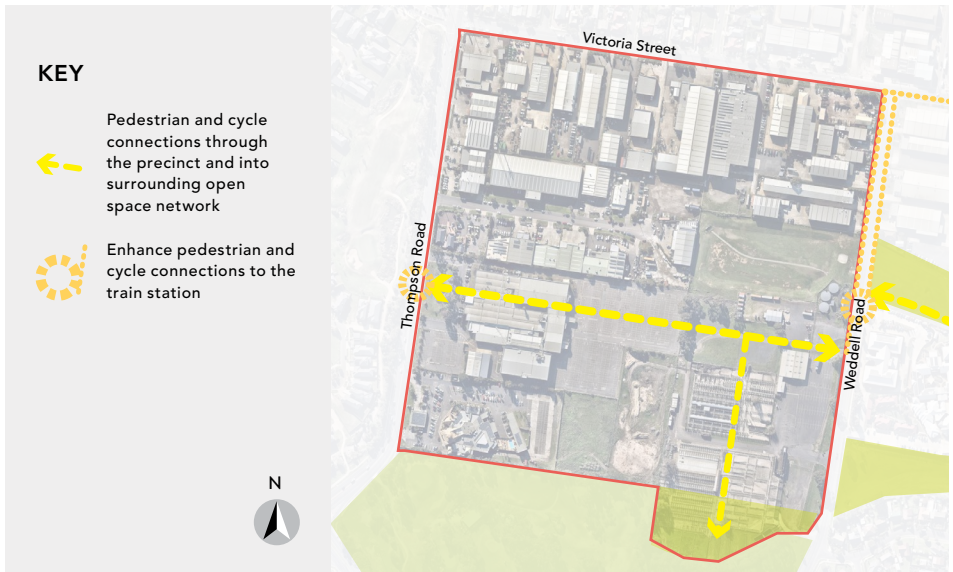


4

ENHANCE PEDESTRIAN AND BICYCLE NETWORKS THROUGH THE PRECINCT

Enhance pedestrian and bicycle networks through the precinct by:

- Prioritising a direct east west connection through the development
- Enhancing pedestrian and cycle connections to the train station
- Create a north/ south connection to connect to the reserves to north and south.



5

PROVIDE A COMMUNITY NODE

Create a community node off Weddell Street to support a range of uses for the new neighbourhood. The node may include services, small scale retail, gathering spaces



6

PROVIDE A CRITICAL MASS FOR HOUSING

Provide a critical mass of housing and other activities to support transport and services.

The residential precinct will provide a mixture of building types that are not provided by existing building stock in the surrounding neighbourhoods, including different typologies, tenures and adaptable and affordable housing. Buildings will demonstrate diversity in architectural expression with different architectural 'hands' within each street and development block.



7

CREATE A FRAMEWORK THAT SUPPORTS BEST PRACTICE ENVIRONMENTALLY SENSITIVE DESIGN

Ensure that the future urban design framework supports:

- Generating minimal waste during construction and operation
- Minimise greenhouse gas generation through the development's life cycle.
- Energy efficient building design
- Generating more energy than used
- Water sensitive urban design in streets and public parks.
- Minimise water use and maximise water reuse.
- Allowing for schemes such as car sharing.



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



KEY

- CULTURAL PARK**
A central meeting place for passive recreation as well as reflection of the animal ramp and latrines shed.
- PLAZA ONE**
A plaza space adjacent to mixed use development which utilises the sunny side of the street for outdoor dining.
- PLAZA TWO**
A smaller plaza space at the western entry to the site, adjacent to the apartment buildings.
- BLUE STONE LINEAR PARK**
A linear park which incorporates the historic blue stone drain and shelter.
- LINEAR POCKET PARKS**
Linear pocket parks which provide visual links to the adjacent public open space as well as providing amenity and address for the developments.
- SHARED PATH**
A 3.0m shared path will connect from Thompson Street to Weddell Road. On road cycle paths will be provided on Weddell Road.
- EAST WEST GREEN LINK**
The main East West Street will be developed as a slow speed street which provides a generous green link through the precinct.
- BLUESTONE PEDESTRIAN PRIORITY STREET**
This street will feature a raised narrow blue stone pavement and retention of the existing blue stone drainage channel that runs north - south through the site.
- DRAINAGE RESERVE**
The drainage reserve could be reshaped with landscape enhancements to improve its appearance and water treatment outcomes. Possible wetlands development with native planting and walking loops.
- CROWN LAND**
This parcel of crown land could be developed to add to the public open space offering of the precinct and surrounding neighbourhood. It could include walking tracks, tree planting and re-vegetation/ water detention space. There may be potential for some residential development.

4-6 STOREY APARTMENT 	Perimeter block apartments are the highest density residential type proposed in the precinct. Developments will include central green communal open spaces. Provision of green roofs will be encouraged to provide additional communal space. Maximum site coverage: 80% Vehicular access/ parking: basement or semi basement
3-4 STOREY MIXED USE 	Mixed use units have no frontage setback, a higher ground floor ceiling height and a ground-floor at the same level as the street. Minimum lot size: 85m2 Maximum Site Coverage: 100% Vehicular access/ parking: at grade garage access from rear lane
3 STOREY MAISONETTE 	A Mainsonette is four or more separate apartments within a single 3 storey structure that share a common service core - effectively a small scale apartment building that reads like a single larger house on a large lot. Minimum lot size: 600m2 Maximum Site Coverage: 70% Vehicular access: at grade garage access from rear lane
3 STOREY ROW HOUSE WITH NO REAR COURTYARD 	The 3 storey rowhouse is own its own title, found within a larger comprehensive development focused around a shared central amenity area. It is defined by 100% site coverage within its own lot, deriving private amenity from decks and rooftop gardens. Minimum lot size: 85m2 Maximum Site Coverage: 100% Vehicular access/ parking: at grade garage access from rear lane
2-3 STOREY ROW HOUSES WITH REAR COURTYARD 	The row house (terrace or attached unit) has one or two attached sides. This type of development includes duplexes at the end of the block. Minimum lot size: 190m Maximum site coverage: 70%

WHERE ARE WE IN THE PROCESS?



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

HOW WILL THE FRAMEWORK PLAN AND DESIGN PRINCIPLES BE USED TO DELIVER A DEVELOPMENT?

They provide guidance on how the site should be used (layout and uses) and developed (look and feel).

Upon finalisation of the draft Plan the use and development principles will be included in planning controls for the site. This will include zone and overlay requirements which will help deliver the overall objectives for the site.

WHAT ARE THE PROPOSED PLANNING CONTROLS FOR THE SITE?

Planning controls will be developed after we have considered the feedback to the draft Precinct Plan. They will form part of the phase 3 community consultation.

HOW WILL FEEDBACK TO THE DRAFT PRECINCT PLAN BE USED?

Feedback will be used to further refine the draft framework plan, design principles and concept plans. It will also help inform planning controls to guide the use and development of the site.

WILL I GET A RESPONSE TO MY FEEDBACK?

You will receive confirmation we have received your feedback. Officers will address matters raised in the feedback as part of the report to Council in mid-late 2020.

WHAT ARE THE NEXT STEPS?

Officers will consider the feedback to the draft and finalise the Precinct Plan. Planning controls will then be prepared to implement the Plan.

The final Precinct Plan and proposed planning controls will go to a Council meeting (mid-late 2020) for consideration and adoption. If the Plan is adopted, Officers will commence the planning scheme amendment process to introduce the planning controls (policy, zones and overlays) for the site into the Greater Geelong Planning Scheme.

Alongside developing planning controls Council will need to consider capital works investment in the public spaces and infrastructure, the finalisation of a drainage strategy for the broader catchment and a development strategy to sell land and/ or partner with the development industry to deliver the precinct.

WILL THERE BE AN OPPORTUNITY TO PROVIDE FEEDBACK ON THE FINAL PRECINCT PLAN AND PLANNING CONTROLS?

Yes. As part of the planning scheme amendment process there will be a formal 4 week exhibition period and opportunity to make further submissions. This will be phase 3 of the public consultation.

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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