



6.6

Waurm Ponds South

1 - Investigation Area Context

1.1 Total area of land within investigation area

261.836 ha (gross land area).

1.2 Definition of investigation area:

The Waurm Ponds South investigation area comprises the existing rural living subdivision and the Boral/Blue Circle quarry land holdings located between the Princes Highway and Waurm Ponds Drive (refer Figure 59 and 60).

The eastern-most rural living lots are adjacent to established residential land in Waurm Ponds (Principle 2). Given that these rural living lots form part of a wider 'rural living' precinct, an investigation area that is larger than just the contiguous land holdings has been selected. Including all of the rural living lots plus the Boral/Blue Circle quarry land holdings into the investigation area enables a more holistic consideration of the settlement boundary options in this location.

1.3 Current Zoning and Overlays:

The land within the investigation area is located within the Rural Living Zone and Special Use Zone Schedule 7 – Earth and Energy Resources. The properties within the investigation area are also partially impacted by the Significant Landscape Overlay – Schedule 3 (Waurm Ponds Valley) and the Design and Development Overlay – Schedule 6 (Waurm Ponds Quarry Environs).

The above zones and overlays are shown at Figures 61 to 63.

A photo montage of the existing site context of the investigation area is shown at Figure 64.

1.4 Investigation Area & Surrounds:

The land within the Waurm Ponds South investigation area is rural in nature and lots in the northern part of the area are highly fragmented. Lots in this area comprise established dwellings in a relatively high quality semi-rural setting. There are a number of wineries located in northern section as well as the Waurm Ponds Community Hall and Tennis Court.

The southern part of the investigation area comprises the Boral/Blue Circle quarry land holding which is undergoing rehabilitation works. Land to the north of the investigation area contains the following uses:

- Deakin University
- Epworth Hospital
- Christian College Geelong Senior School
- Marcus Oldham College

To the east of the investigation area is the suburb of Waurm Ponds which comprises an established residential area as well as the Waurm Ponds Shopping Centre.

Geelong Growth Investigation Areas

Waurm Ponds - Southern Area Investigation Area

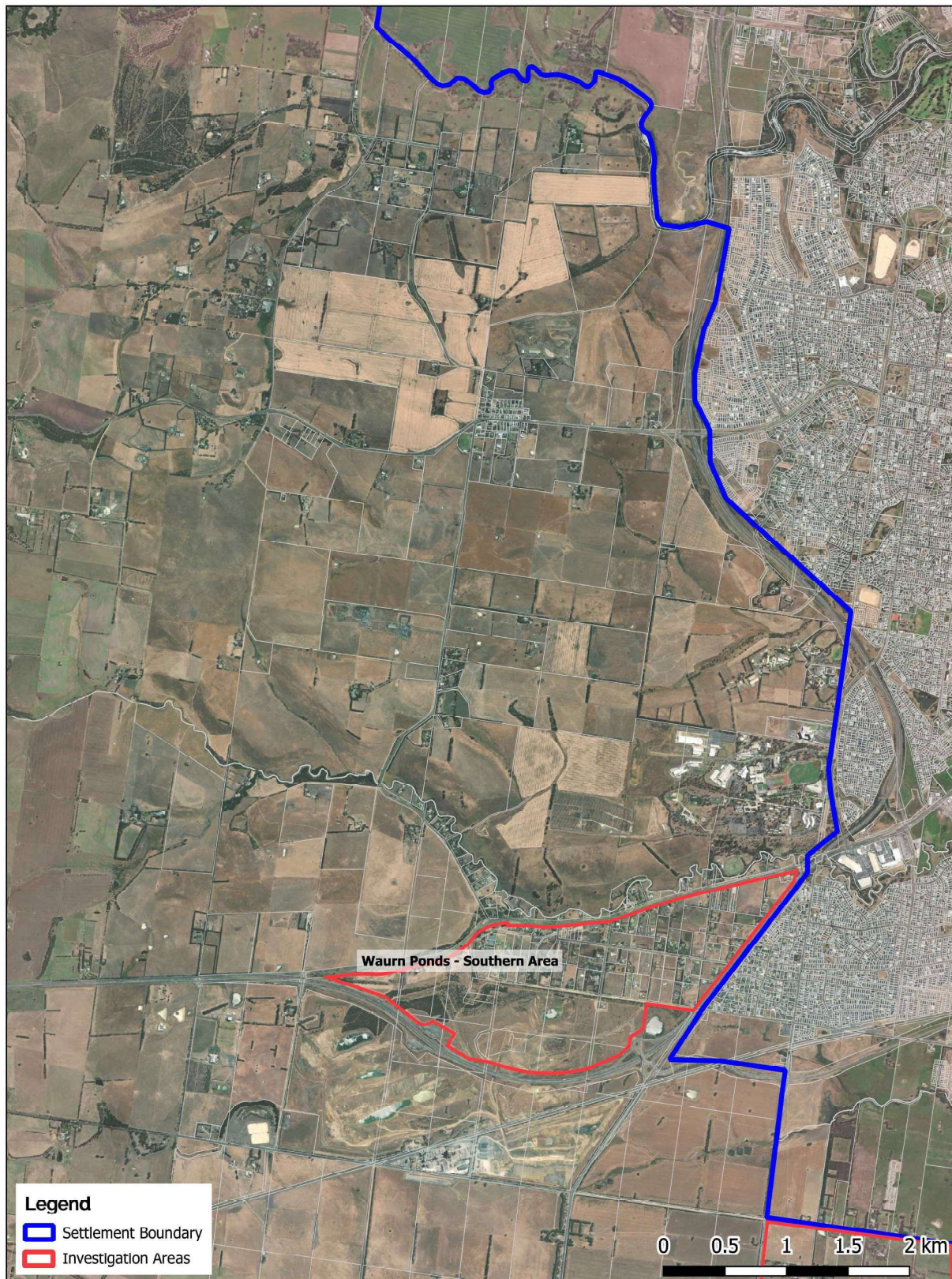


Figure 59. Waurm Ponds South – Aerial Cadastral Plan.

Geelong Growth Investigation Areas

Waurm Ponds - Southern Area Investigation Area

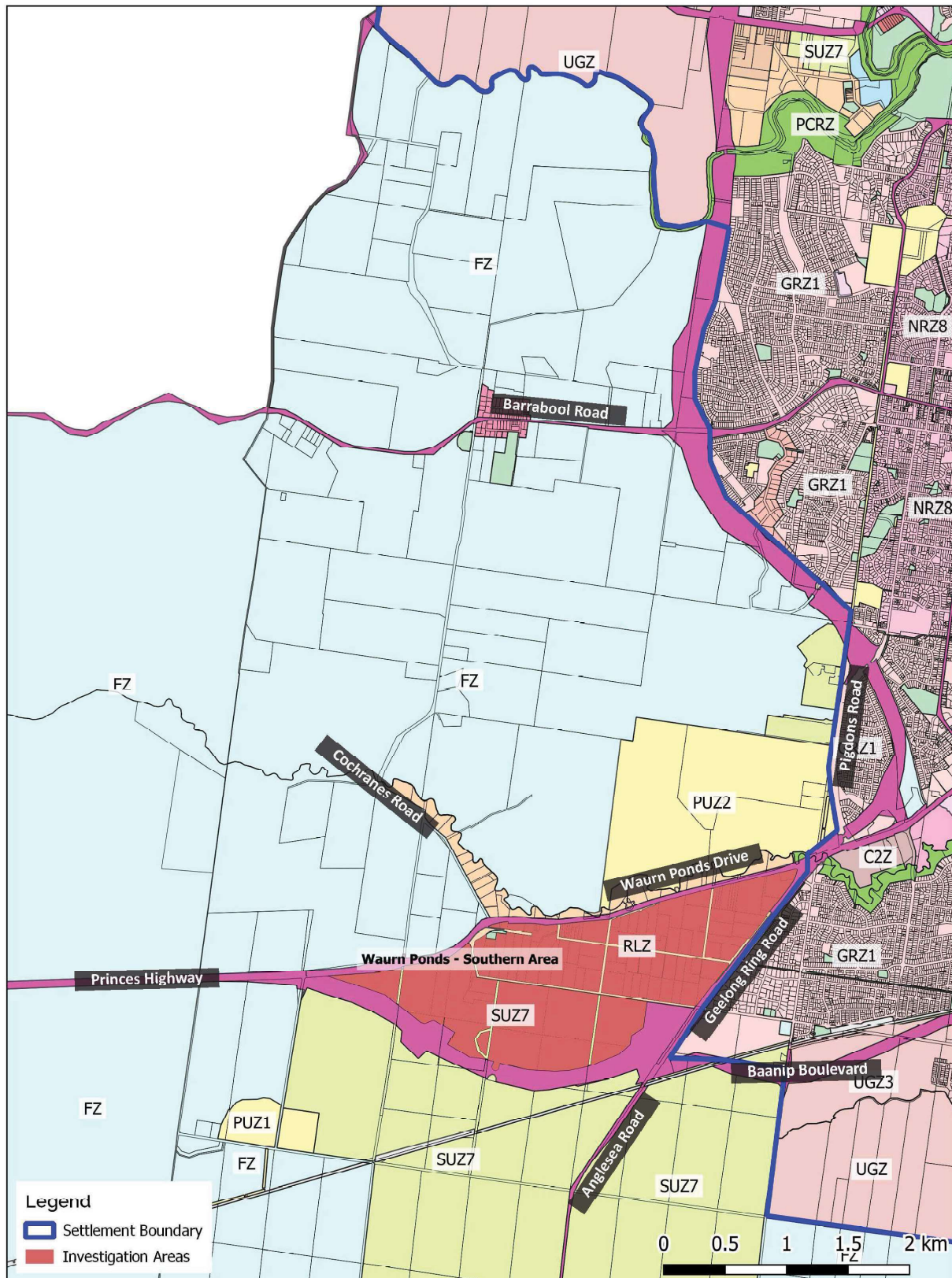


Figure 60. Waurm Ponds South – Investigation Area Plan.

Geelong Growth Investigation Areas

Waurn Ponds - Southern Area - Zoning

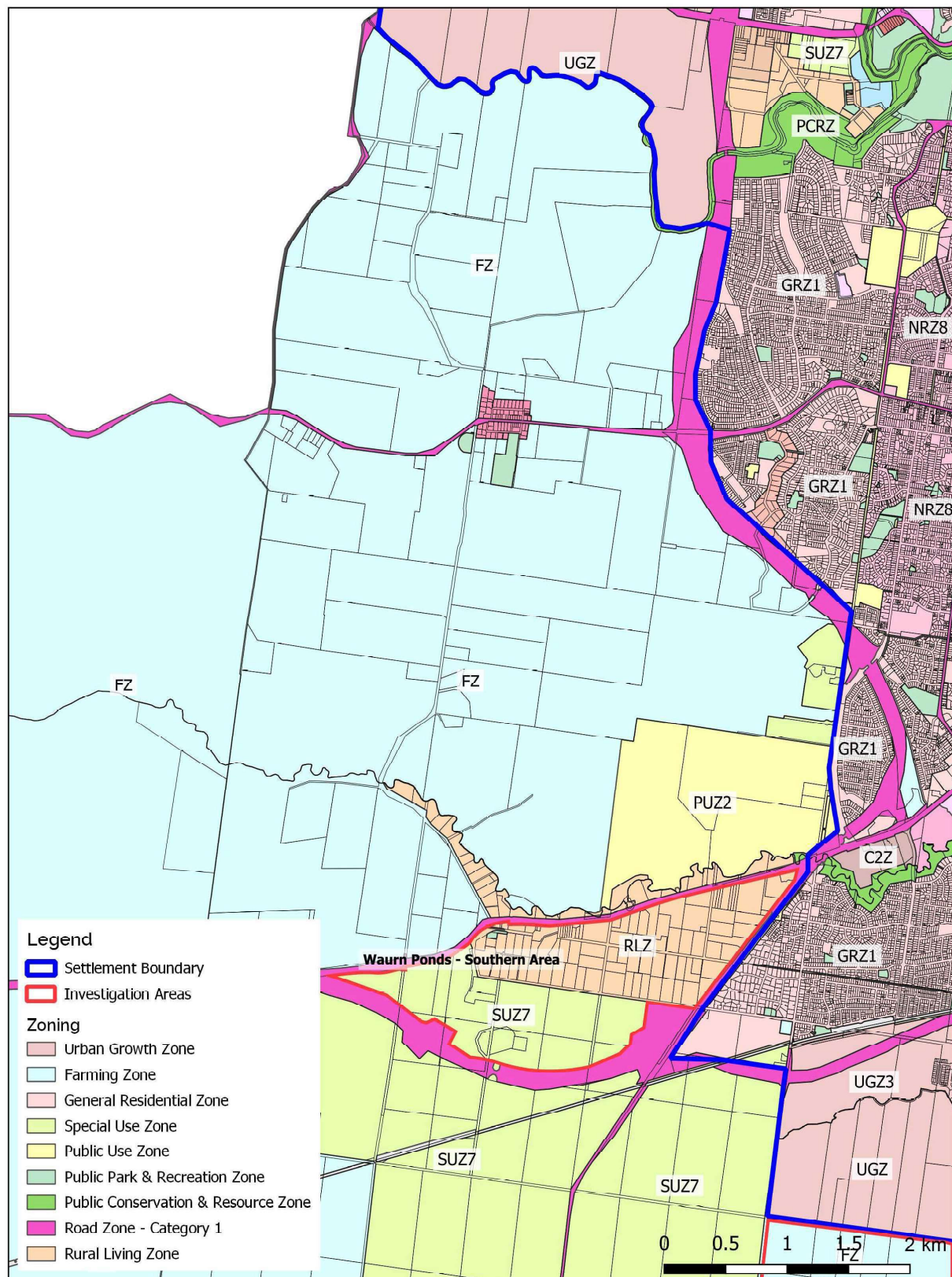


Figure 61. Waurn Ponds South – Zoning Plan.

Geelong Growth Investigation Areas Waurn Ponds - Southern Area - Overlays

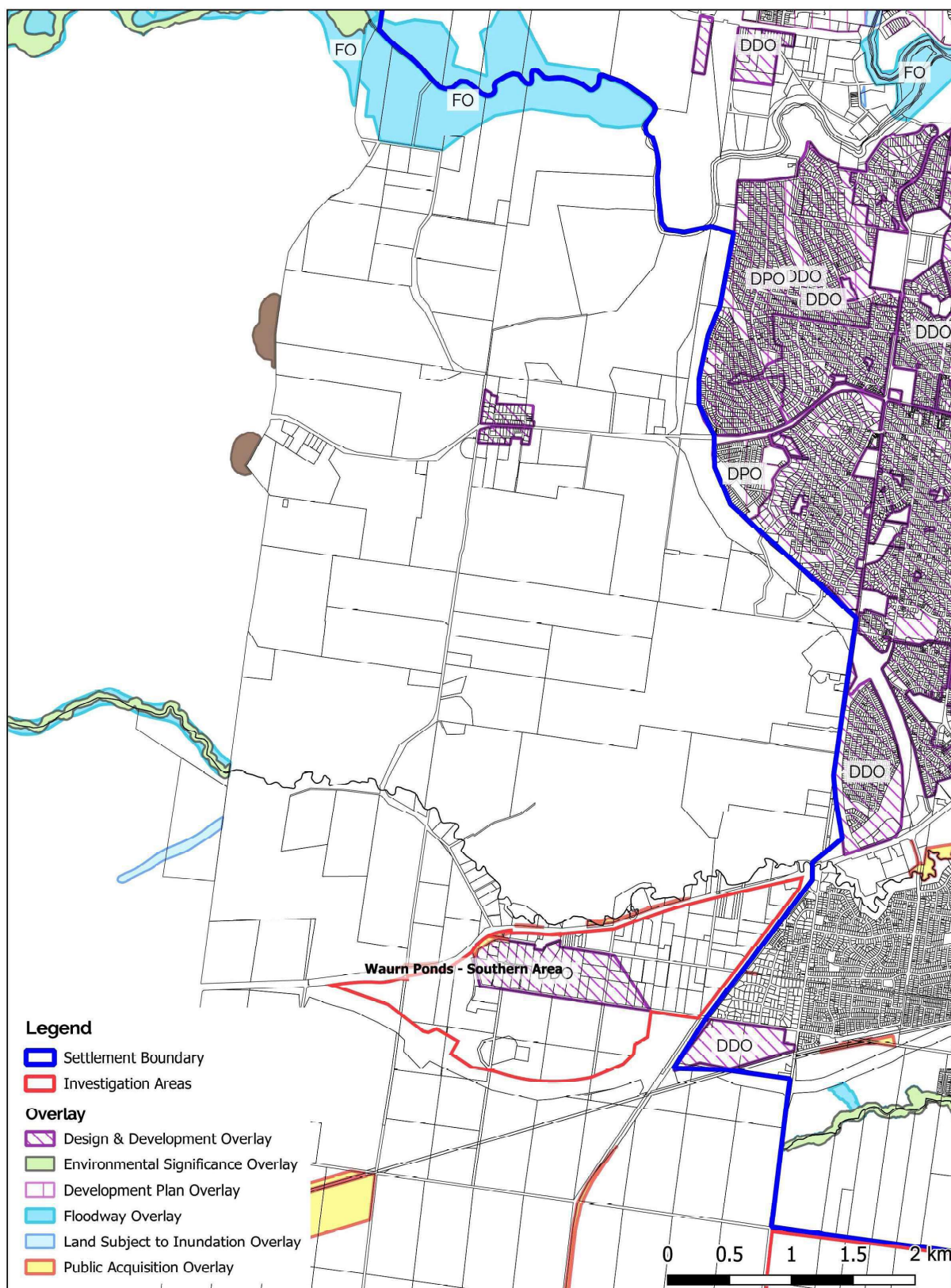


Figure 62. Waurn Ponds South – Overlays Plan 1.

Geelong Growth Investigation Areas Waurm Ponds - Southern Area - Overlays

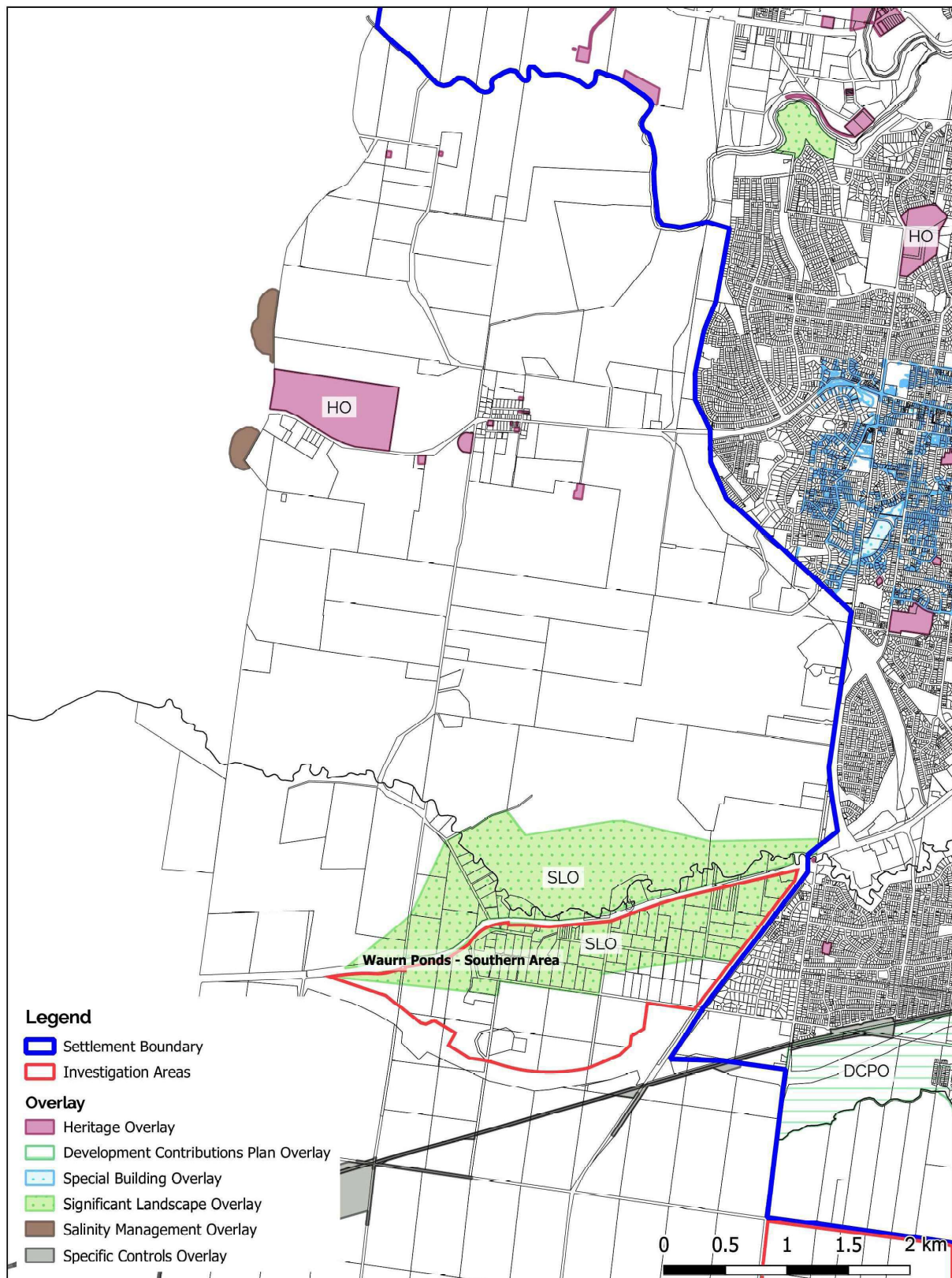


Figure 63. Waurm Ponds South – Overlays Plan 2.



Figure 64. Waurin Ponds South – Photo Montage.

2 - Summary of Recent Submissions in Relation to the Settlement Boundary

Boral made the following submission to the Geelong Settlement Strategy (Planning Scheme Amendment C395) relating to land within the Waurin Ponds North area:

The Boral land holdings (including land north of the Princes Freeway) should:

- (a) be rezoned to Urban Growth Zone; and
- (b) designated in local policy (either as revisions to the Settlement Strategy and Northern and Western Geelong Growth Areas Framework Plan, or separately) as -
 - i. a growth area;
 - ii. within the Urban Growth boundary.

The Independent Panel that considered submissions to Amendment C395 concluded the following in respect to this submission:

- The Boral land could be designated in the Settlement Strategy for further investigation to meet the municipality's future housing needs at the end of its extractive use and resolution of the DAL process.
- There is insufficient strategic justification for the Boral land to be identified as a growth area or rezoned to Urban Growth Zone as part of this Amendment.

[Boral also made submissions to the Surf Coast DAL Standing Advisory Committee regarding the Protected Settlement Boundary proposed in the draft Statement of Planning Policy. Whilst this submission references both the northern and southern Boral land holdings, the submission largely deals with the southern land holding within the Surf Coast DAL area, which Boral submitted should be identified as urban in the Statement of Planning Policy.]

3 - Assessment of Investigation Area Against Suitability Criteria

The land within the Rural Living Zone in this investigation area is designated as a 'Rural Living Area' under the Geelong Settlement Strategy.

This Strategy identifies this area as 'no expansion' (refer Figure 65) and it contains a Direction to limit rural-living developments to the existing zoned land.

The Strategy also notes the following in relation to rural living activities:

"These areas provide lifestyle and housing choice, but are considered inefficient to service and residential development is generally contrary to the objective of maintaining a farmed, rural landscape in these areas."

The Geelong Settlement Strategy does not support expansion of rural living activities beyond the existing Rural Living zone boundary in this location nor does it support the conversion of this area from rural living to urban living.

Given the above policy settings, this investigation area has not been subject to a detailed assessment against the settlement boundary assessment criteria.

However, the following is a broad assessment of this investigation area against the relevant assessment criteria:

- The Princes Highway is a logical and enduring settlement boundary in this location. There are no features within the investigation area that represent a more logical or enduring boundary than this. Inclusion of the entire investigation area into the settlement boundary would create a narrow and relatively isolated peninsula of urban development that would neither be large enough to function as a self-contained neighbourhood nor be well connected to facilities within the existing urban area (Criteria 1.1).
- The northern part of the investigation areas (land within the RLZ) forms part of a significant rural landscape, recognised under the Greater Geelong Planning Scheme (SLO3 – Waurin Ponds Valley). This overlay identifies that the Waurin Ponds Valley is comprised of smoothly rounded hills sloping steeply to a flat-bottomed, meandering river valley. The valley is identified as a strategic location at the westerly entrance to Geelong which contains important view lines and scenic qualities. The overlay seeks to ensure the scenic values of the Princes Highway through the Waurin Ponds Valley are not compromised by inappropriate development and to protect and enhance the Waurin Ponds Valley as an entrance feature to Geelong.
- The existing rural living development within this area is generally compatible with the landscape character objectives contained within SLO3. However urban residential development would create a significant intrusion into scenic values of this existing valued landscape setting (Criteria 4.3).
- The land on the southern portion of the investigation area is covered by the Significant Landscape Overlay (Schedule 3 – Waurin Ponds Valley). Altering the settlement boundary in this location would likely contravene the purposes of this overlay.
- This area is also located between the existing settlement boundary and the urban break identified in the Geelong Settlement Strategy. Urban residential development would have an adverse effect on the landscape character of this urban break (Criteria 4.4).
- Whilst this area is located relatively close to the Waurin Ponds Train station, the design of the Princes Freeway does not make provision for direct road or public transport access to the station from this location. The area is located over circa 3km by road away from this station (Criteria 8.1).

- Land within the investigation area is highly fragmented and converting this area from rural to urban residential would present many challenges from both a sequencing and servicing perspective (Criteria 8.2).
- The area is not of sufficient scale to be able to create a new residential neighbourhood and therefore the cost-effectiveness and sustainability of delivering utility and community services to this area is likely to be a significant challenge (Criteria 8.2).
- Given the area's relative isolation from the existing urban areas of Geelong, inclusion of this area within the settlement boundary would necessitate the provision of additional community infrastructure, which is inconsistent with one of the 5 main principles established to guide the Long Term Boundary review under the Geelong Settlement Strategy.

Initial consultation with Barwon Water has identified the following:

- This area would be difficult to service
- This land is a lot higher than the where the existing water network can supply
- The area would need its own water system
- There is no capacity in the existing adjoining sewer system

Whilst the land to the south of the RLZ is not fragmented, it is more remote from urban services and facilities than the RLZ land. If the existing RLZ remains used for rural living purposes, then the land to its south would not be suitable for urban residential development for the following reasons:

- The area is not contiguous with established or planned future urban residential areas.
- The area is not well connected to established or planned urban residential areas – it is isolated from urban Geelong by the Princes Freeway and existing rural living area.
- On its own, the area is not of a sufficient size to support the range of social infrastructure needed to support a self-contained neighbourhood.

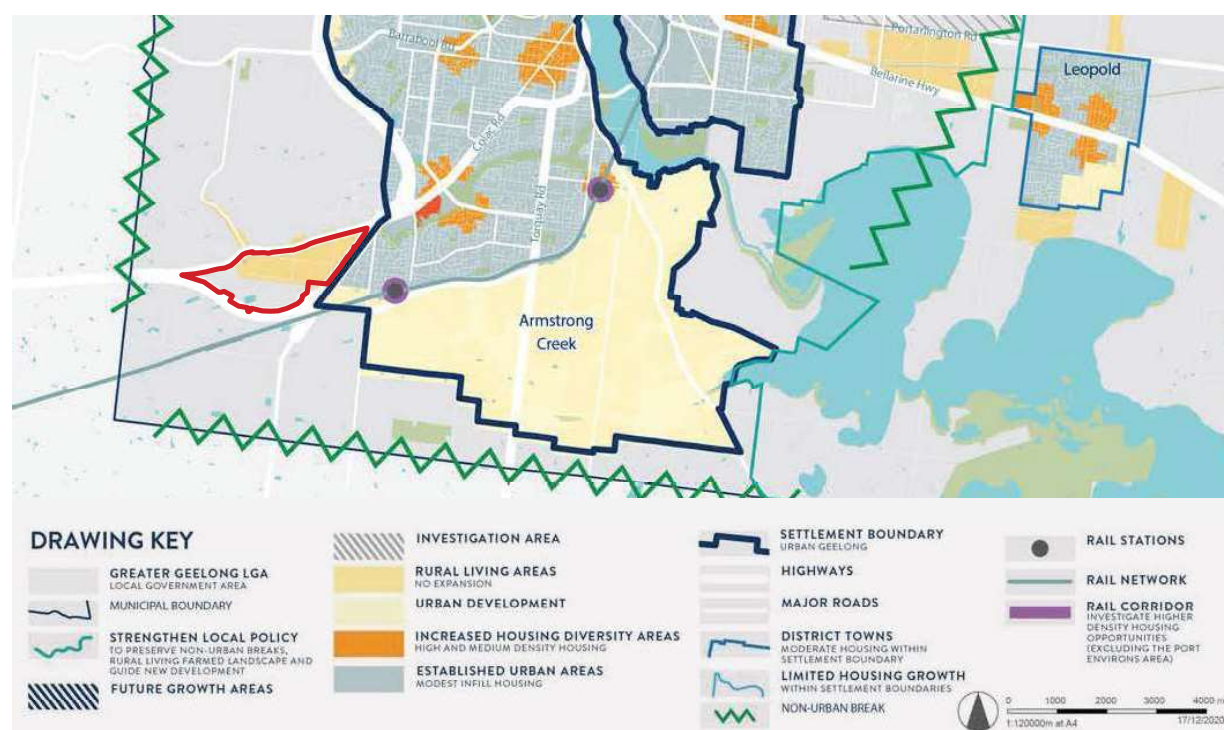


Figure 65. Extract from Geelong Settlement Strategy, Figure 1A (Waurn Ponds South investigation area shown in red).



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Lara North