



6.3

Sparrovale

1 - Investigation Area Context

1.1 Total area of land within investigation area

659,512 ha (gross land area).

1.2 Definition of investigation area:

The Sparrovale investigation area comprises rural land generally located between the Armstrong Creek Growth Area and the Barwon River (north of Lake Road) (refer Figures 30 and 31).

The majority of the allotments in this area adjoin land within the Urban Growth Zone that is identified for urban residential purposes under the Armstrong Creek Growth Area Framework Plan.¹

Whilst there are some allotments that do not, the whole of the area between the existing settlement boundary has been included in order to enable a holistic assessment of the area.

Whilst land to the north of the investigation area adjoins land within the Urban Growth Zone, this land is identified in the Armstrong Creek Growth Area Framework Plan for employment purposes. This land was not included in the investigation area for this reason.

1.3 Current Zoning and Overlays:

The land within the investigation area is located within the Farming Zone.

All of the land within the investigation area is included within the Flood Overlay.

A Public Acquisition overlay applies to a large area of land in the northern portion of the area.

The above zones and overlays are shown at Figures 32 to 34.

¹ Refer Clause 21.11 of the Greater Geelong Planning Scheme.

Geelong Growth investigation areas

Sparrovale Investigation Area

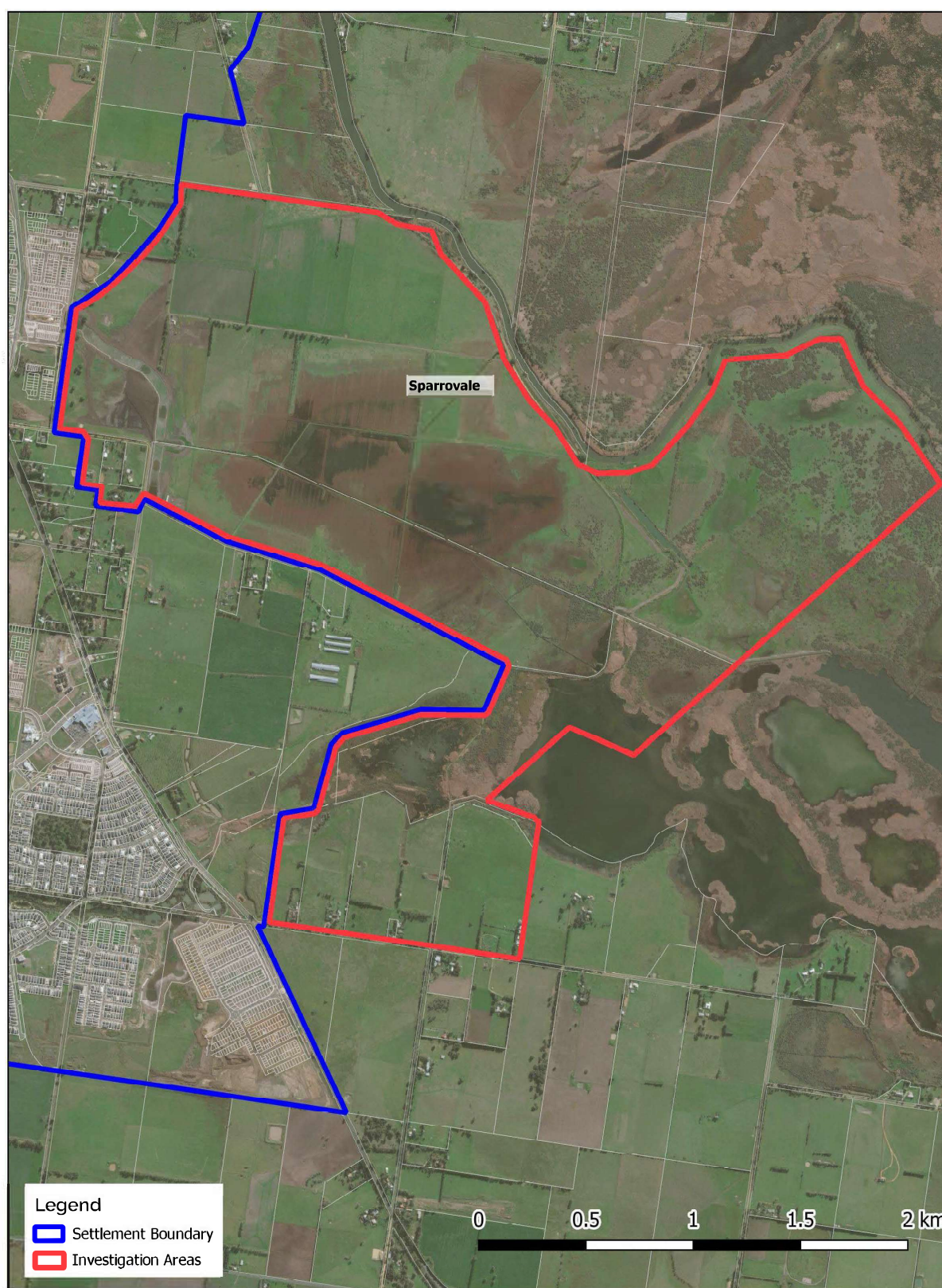


Figure 30. Sparrovale – Aerial Cadastral Plan.

Geelong Growth investigation areas
Sparrovale Investigation Area

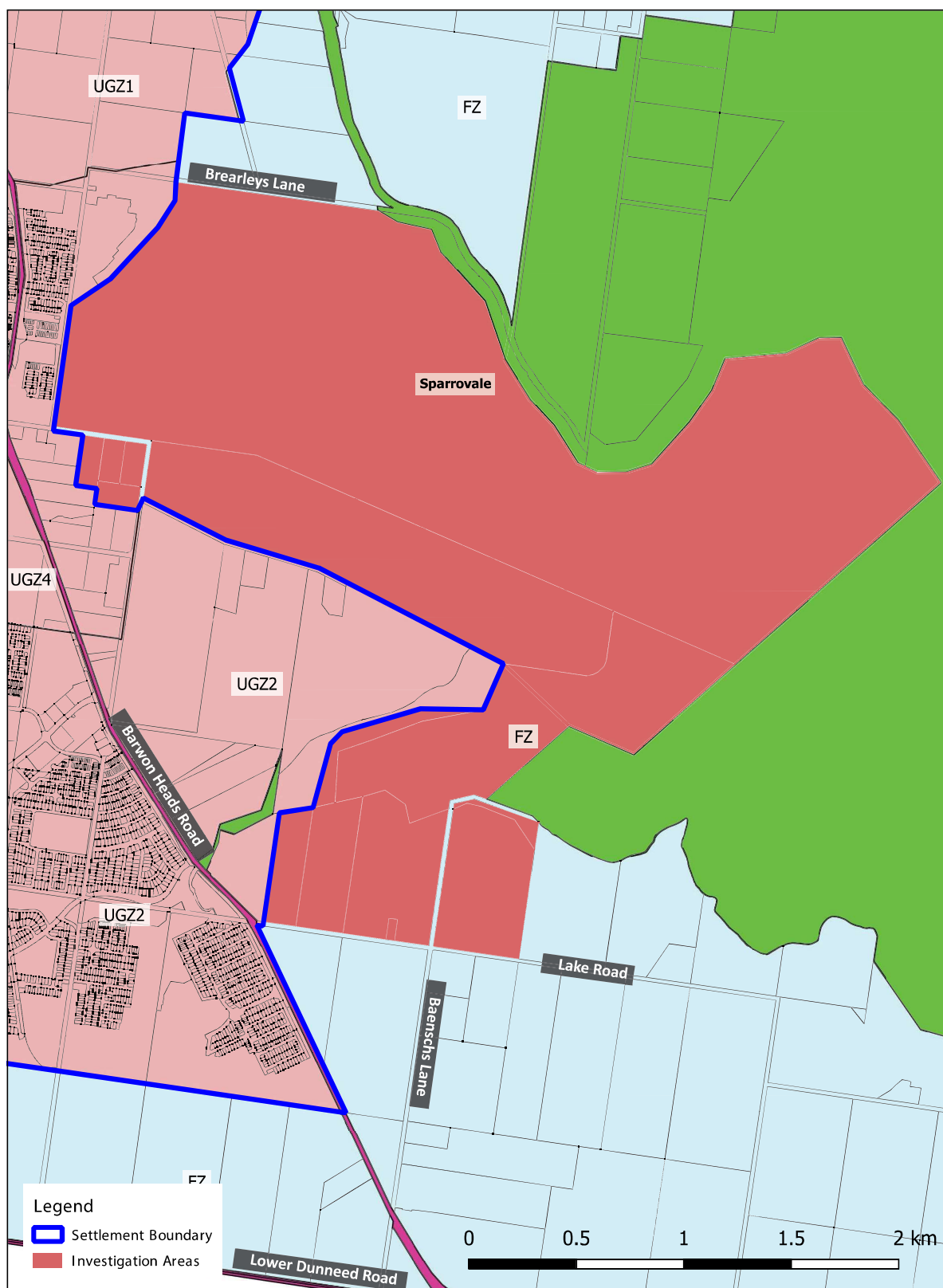


Figure 31. Sparrovale – Investigation Area Plan.

Geelong Growth investigation areas Sparrovale - Zoning

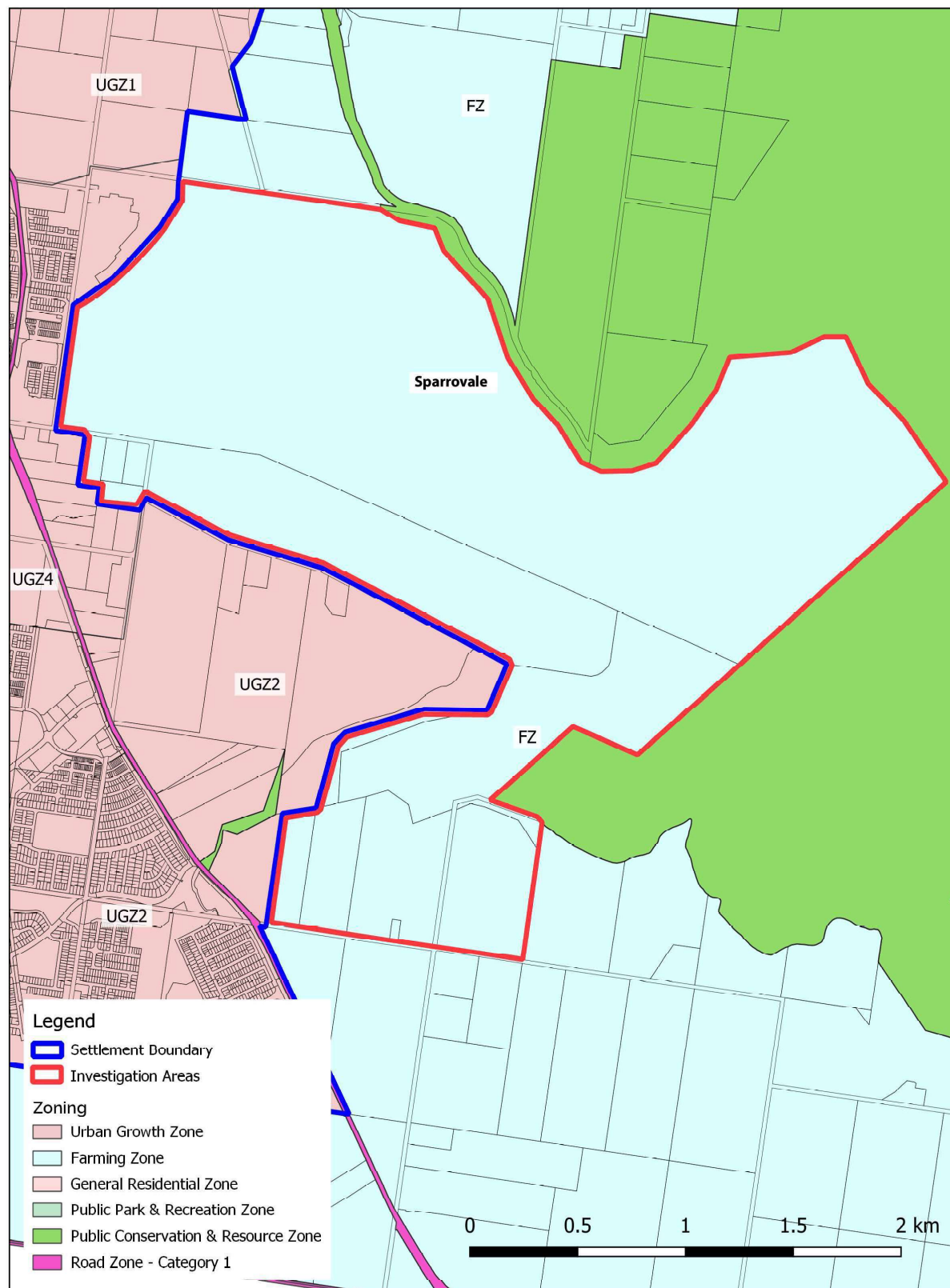


Figure 32. Sparrovale – Zoning Plan.

Geelong Growth investigation areas

Sparrovale - Overlays

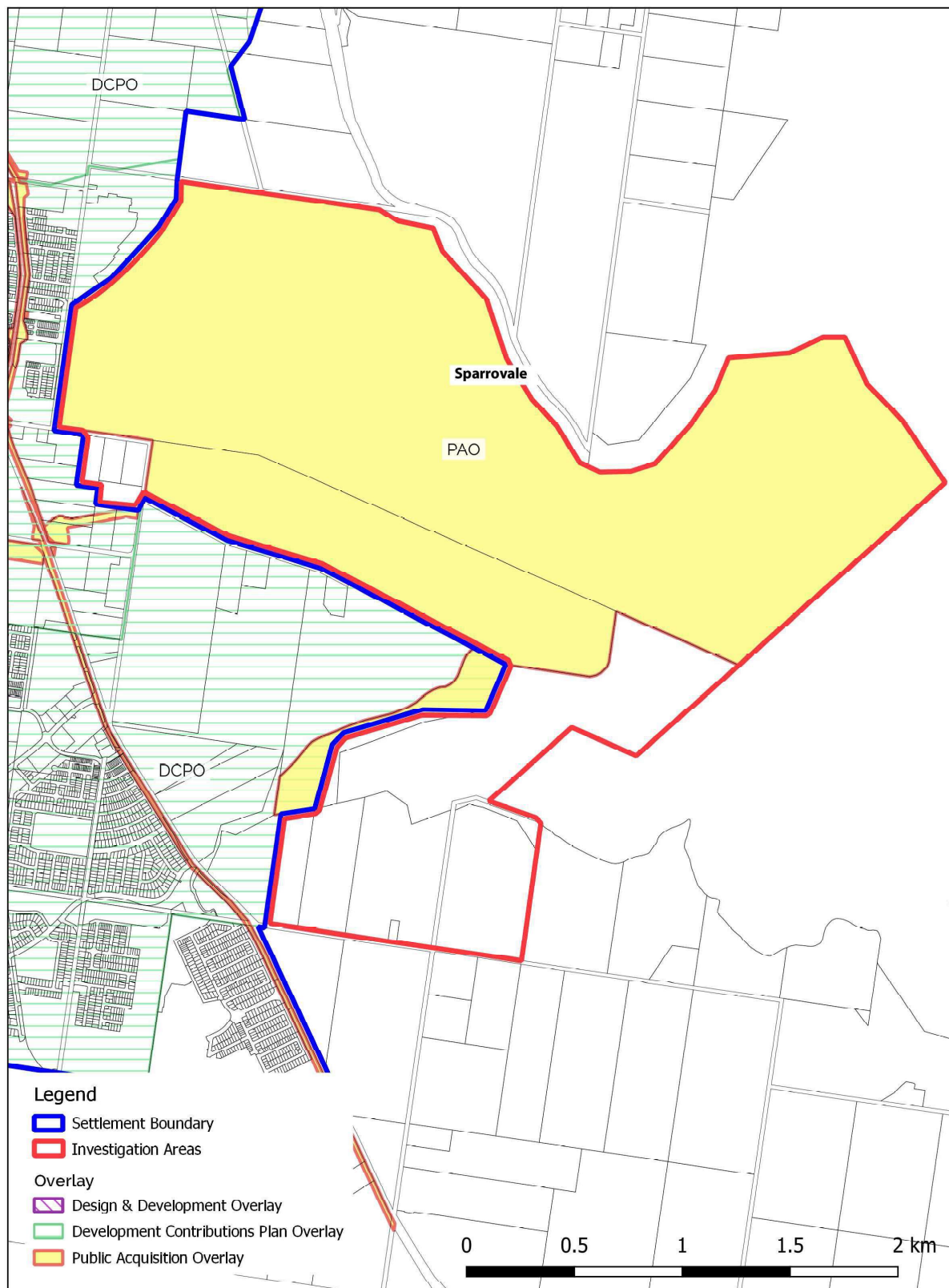


Figure 33. Sparrovale – Overlays Plan 1.

Geelong Growth investigation areas Sparrowvale - Overlays

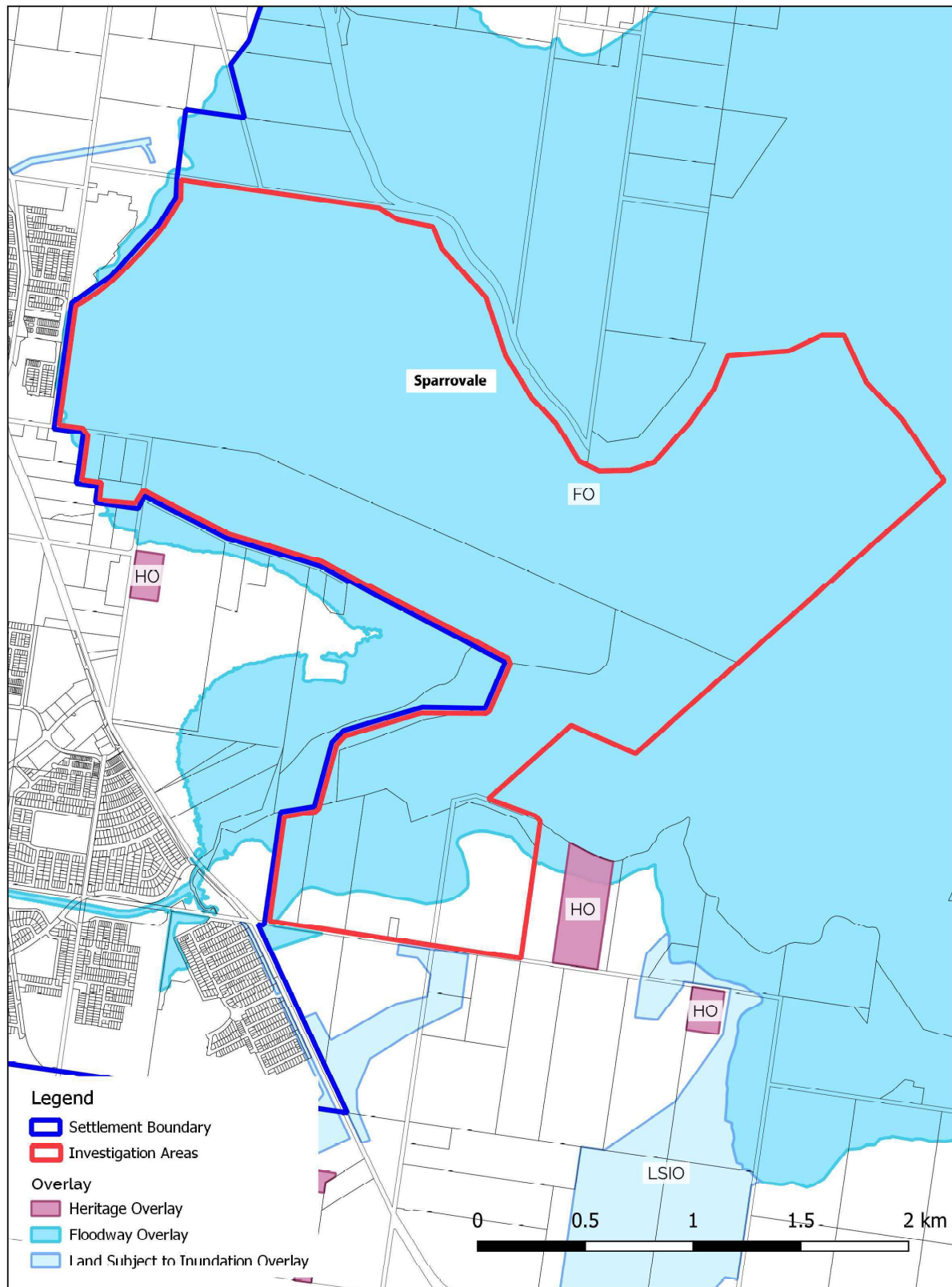


Figure 34. Sparrowvale – Overlays Plan 2.

1.4 Investigation Area & Surrounds:

All of the land within the investigation area is affected by flooding, and the majority of the northern part of the investigation area will form part of the future Sparrovale Wetlands open space complex.

The City of Greater Geelong owns a large portion of this land (refer Figure 35) and/or is intended to be licensed by Council for parkland purposes.

Council adopted the Sparrovale-Ngubityoorree Wetlands Master Plan in July 2021 (refer Figure 37). The master plan provides for a 500-hectare nature reserve comprising a mix of natural and constructed wetlands which will be developed over three phases:

- Phase One (2019-2022): completion of major drainage infrastructure works, pest plant and animal control, protection of threatened flora and fauna;

- Phase Two (2022-2030): establishment of public reserve, plus continued pest plant and animal control and revegetation; and
- Phase Three (2030-2040): connection of the Barwon River Trail to Geelong, and promotion of Sparrovale Wetlands as a key tourism, environmental, cultural and recreational site for the region.

Land in the southern portion of the investigation area comprises Armstrong Creek at its interface with the adjacent Hospital Swamp. The majority of the Land to the south of Armstrong Creek is (along Lake Road) is affected by flooding.

Land to the immediate west of the investigation area forms part of the Armstrong Creek Growth area, and a Precinct Structure Plan (SP) has been approved for this area (refer Figure 36).

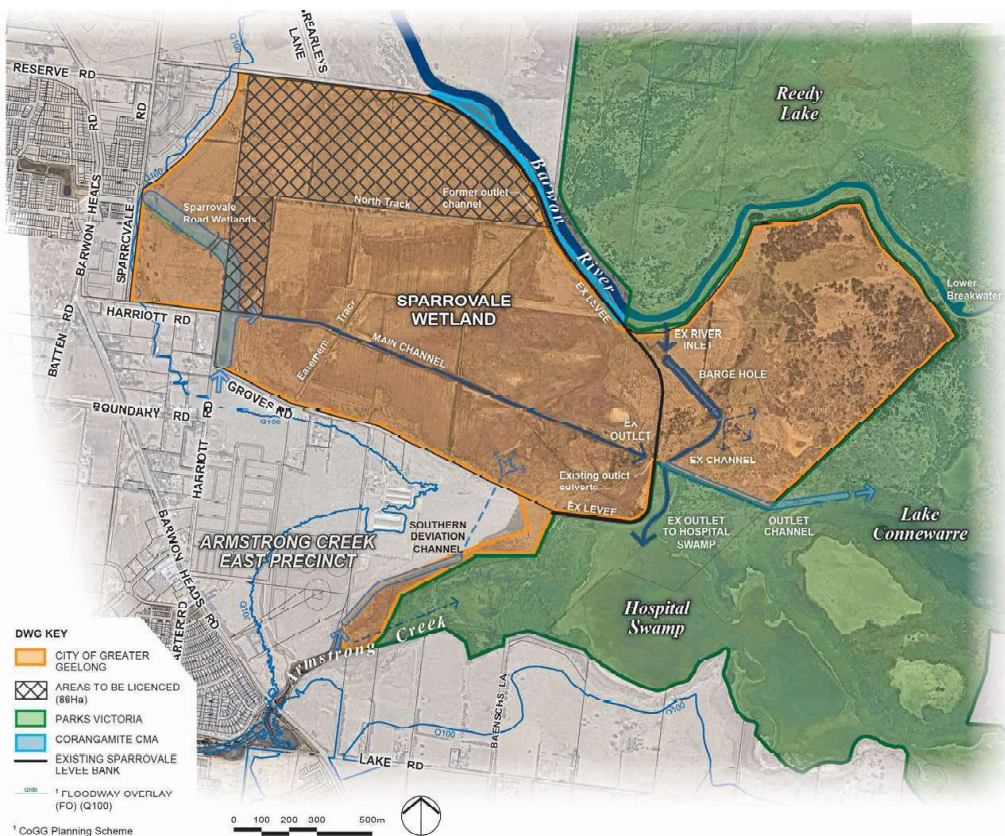


Figure 35. Sparrovale-Ngubityoorree Wetlands area – land ownership and management.

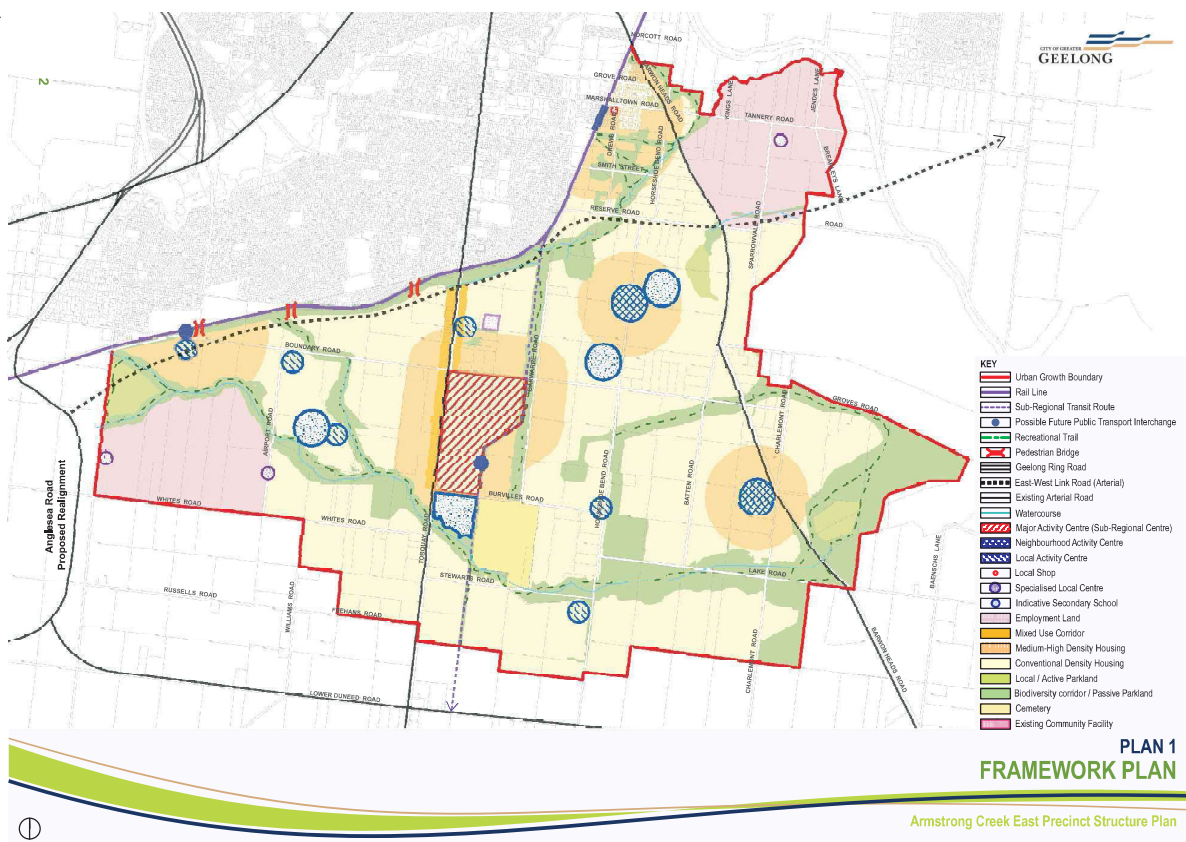


Figure 36. Armstrong Creek East Precinct Structure Plan (2010).

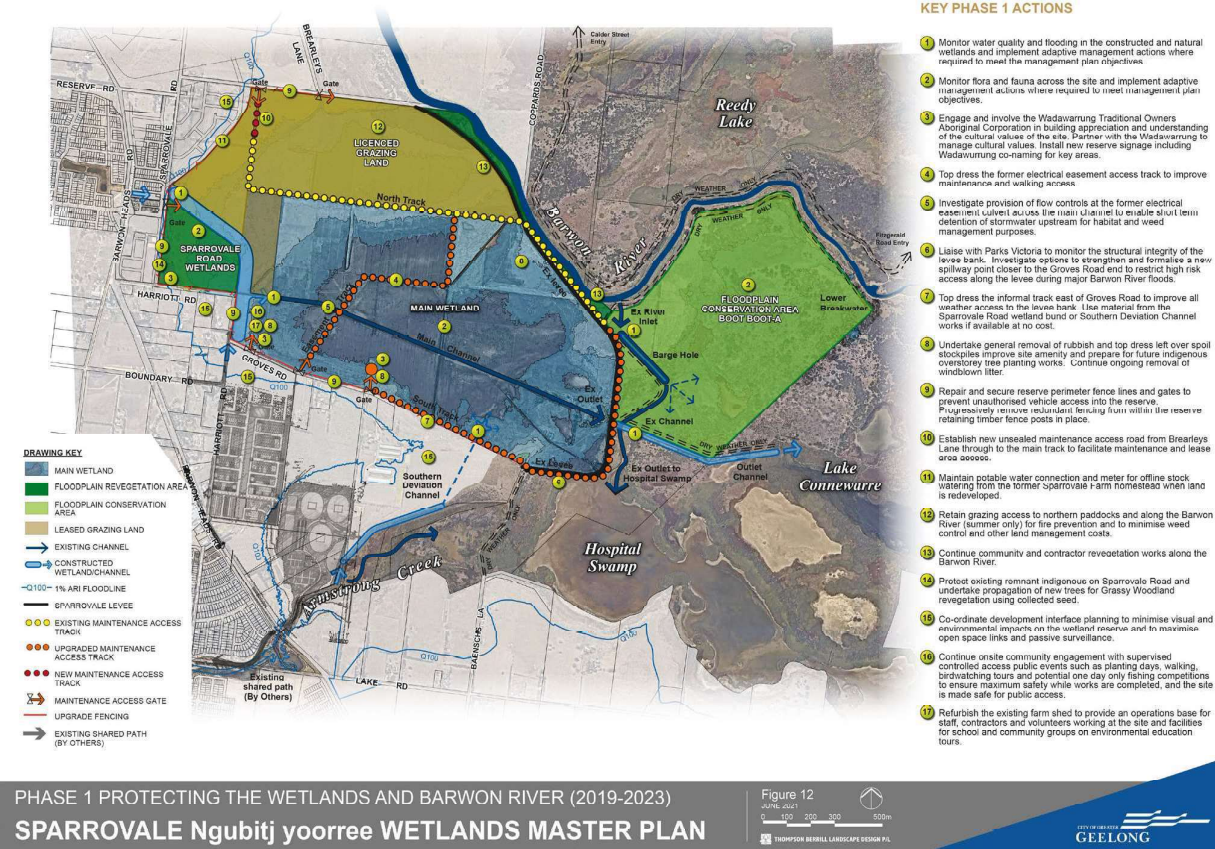


Figure 37. Sparrovale-Nubityj yoorree Wetlands Master Plan Phase 1.

2 - Assessment of Investigation Area Against Suitability Criteria

The following is an assessment of the investigation area against the Long Term Boundary review Decision Criteria.¹

Northern Section:

In the northern part of the investigation area, the boundaries of the Armstrong Creek PSP and the Sparrovale-Nubityj yoorree Wetlands Master Plan largely dovetail into each other, and the existing settlement boundary is both logical and enduring for these areas for this reason.

However, there are small number of privately owned land holdings located along the west and south side of Harriots Road which are located outside of the current settlement boundary but are not proposed for inclusion within the Sparrovale-Nubityj yoorree Wetlands reserve (refer Figure 36).

These lots are currently located within the Farming Zone and a Flood Overlay applies to them. The recent updated to flood modelling in this area has confirmed that these lots remain either wholly or substantially within the 1 in 100 year floodplain and Amendment C339 proposes to apply a combination of Flood Overlay and LSIO to these properties (refer Figure 38).

The Wetlands Reserve masterplan proposes a constructed wetlands channel within the Wetlands reserve to the north and west of these land holdings. It is not clear what assumptions are been included within the updated flood modelling regarding the future wetlands works (including the above-mentioned channel) within the proposed Wetlands Reserve would impact on the flood impacts on these properties. Any further analysis undertaken in relation to this would be a future action and is not able to be known as part of this project.

No further property-specific information has been identified in relation to these properties as part of the current desktop review of the Geelong Settlement Boundary.

¹ Given the physical context of this investigation area, and the limited range of factors that will influence the location of the settlement boundary in this location, this investigation area has not been subject to a detailed assessment against the full settlement boundary assessment criteria.

The abovementioned land holdings which are located outside of both the Wetlands Reserve and the current Settlement Boundary could potentially be included within the Settlement Boundary if it can be demonstrated that all or part of these land holdings could be developed for urban residential purposes.

If Council were of a mind to make a change to the settlement boundary, a more detailed review of the flooding and other constraints is warranted before determining to include these land holdings within the Geelong Settlement Boundary.

Southern Section:

The existing settlement boundary in this location (defined by the Armstrong Creek Growth Area Framework Plan and the Urban Growth Zone) is considered to be logical and enduring boundary. No alternative logical or enduring boundary has been identified in this location, based on consideration of the following factors:

- Large parts of the land holdings on the southern part of the investigation area (between Armstrong Creek and Lake Road), are encumbered by flooding constraints.
- The portions of the land holdings located outside of the current Flood Overlay are relatively small and irregularly shaped, and they are not contiguous with urban residential land within the nearby Armstrong Creek Growth area. This area is physically separated from the Armstrong Creek Growth Area by Barwon Heads Road and it is located between 1-3km from the nearest town centre to the north. As a result, future residents in this area would not enjoy walkable access to local community infrastructure.
- This Review does not recommend that any of the land to the south of Lake Road be included within the Settlement Boundary, and if this position is adopted then the land to the north of Lake Road will not form part of any wider future urban residential area south-west of Barwon Heads/Lake Road.

- Urban development within this area will result in an encroachment onto fringes of the environmentally sensitive Hospital Swamp/Lake Connewarre environs. This would require sensitive management to ensure that the habitat values of these adjoining areas are not adversely affected.

In addition to the above initial consultation with Barwon Water has identified the following:

- The whole of the investigation area drains away from the existing sewer network and is located within the floodplain.
- Any new development would need dedicated sewer infrastructure.
- Sewerage infrastructure should not be located in the floodplain due to the environmental risks that this presents.

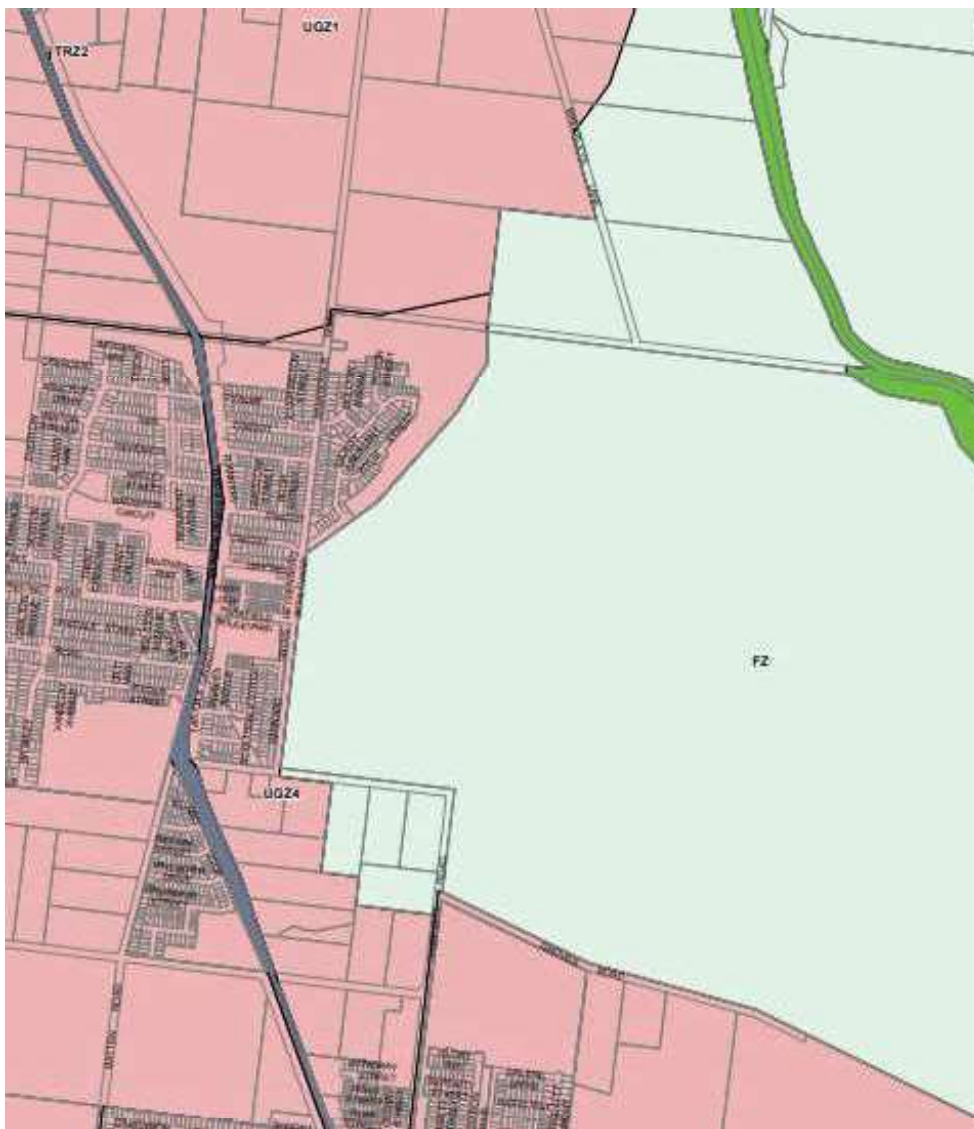


Figure 38. Existing zone boundaries.



Figure 39. Draft revised Flood Overlay and LSIO Maps (Amendment C339)