

21.15 WANDANA

03/03/2016
C333

21.15-1 Key issues and influences

28/01/2010
C129(Part 1)

Wandana Heights is a significant urban fringe location at the gateway to the Barrabool Hills.

The elevation of land in Wandana provides sweeping views over urban Geelong, the Barwon River Valley and the ocean.

The area has a close relationship with Buckley Falls Park, one of the City's significant natural bushland reserves. The Buckley Falls Park Management Plan contains important considerations for the future development of the area.

Council has for some time supported the staged development of Wandana within the limits of the Geelong Ring Road.

21.15-2 Objective

28/01/2010
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- To provide for the orderly, staged development of Wandana.
- To safeguard the Barwon River ecosystem and enhance its recreational potential, and the overall environmental integrity of the area.
- To provide a safe and convenient access and movement system for all forms of transport that maximises permeability throughout the development and minimises the effects of traffic movements on nearby areas.
- To provide an integrated system of open space which links to the Barwon River.
- To provide for commercial and community facilities in appropriate locations.
- To provide appropriately located scaled and designed residential development when viewed from the Barwon River, Buckley Falls Park or nearby lookouts.
- To encourage retention of significant vegetation.
- To encourage development that responds to natural landscape features.

Strategies

- Manage land use and development generally in accordance with the Structure Plan map included in this Clause.
- Direct medium density development into central and flat locations.
- Require larger lots on slopes greater than 10%.
- Require smaller lots on gentle slopes and flat land.
- Locate a small neighbourhood shopping centre so that it has direct access to the collector street system.
- Locate community facilities central to the Wandana area and ensure that they are accessible via the collector street and public open space systems.
- Ensure that leisure facilities and passive and active open space areas are connected to the commercial/community/school centre.
- Extend the Buckley Falls Park around the Barwon River.
- Provide a 150-200 metre setback public open space reservation along the south side of the Barwon River.

- Avoid residential development that is visually intrusive when viewed from the Barwon River, Buckley Falls Park or nearby lookouts.
- Require the landscaping of properties adjacent to the Barwon River environs with appropriate indigenous species.
- Retain significant stands of trees through sensitive subdivision and development plans.
- Minimise the number of cul-de-sacs throughout the development and link any cul-de-sacs with public open space reservations
- Direct traffic to identified outlets on Barrabool and Scenic Roads as shown on the Wandana Structure Plan map included in this Clause.
- Discourage through traffic from outside the area entering the collector street network.
- Design the collector street network to encourage low vehicle speeds and avoid the need for later Local Area Traffic Management plans.
- Ensure that all street alignments minimise earthworks, follow ridgelines and utilise opportunities to minimise landscape impact.
- Upgrade the intersections of the collector street system with Scenic and Barrabool Roads to cope with additional traffic.
- Ensure that the collector streets are capable of accommodating a public transport route.
- Incorporate bicycle and pedestrian paths into the road and public open space system.
- Segregate bicycle and pedestrian paths from roads and ensure that they have gentle gradients.
- Prohibit direct residential access to Barrabool and Scenic Roads.
- Encourage the use of drainage/detention reserves for recreation.
- Connect the Ceres Lookout and Buckley Falls with a permeable system of linked open spaces through Wandana.
- Ensure that open space is provided on land which is useable, accessible and attractive.
- Provide local parks within walking distance of all dwellings.

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Implementation

These strategies will be implemented by:

Applying zones and overlays

Applying the relevant zones and overlays

Requiring a detailed Outline Development Plan and Section 173 Agreement to be prepared prior to rezoning land for residential development and considering applications for subdivision and development.

Implementing a Development Plan Overlay and Section 173 Agreement, together with the 5% open space contribution required under the Subdivision Act 1988, to achieve the open space requirements for the Wandana area.

References

Wandana Structure Plan, City of Greater Geelong, 1998.

Buckley Falls Management Plan, Department of Conservation and Natural Resources, 1990.

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Wandana Structure Plan map

