Barwon River
Levee
Bank
13th Beach
Residential Estate & Golf Course
Murtnaghurt Lagoon
Lake Connewarre State Game Reserve
Village Park
Thirteenth Beach Rd
Bluestone School Rd
Geelong Rd
Bridge Rd

Prepared by City of Greater Geelong - September 2017

Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.

Barwon Heads Structure Plan
Map No. 02

Legend
- SETTLEMENT BOUNDARY
- INDICATIVE ROUND THE HEADS TRAIL
- KEY VIEWS
- INCREASED HOUSING DIVERSITY AREA
- TOWN CENTRE
- STAGE C 13TH BEACH RESORT
- PROTECT & ENHANCE AREAS OF SIGNIFICANT LANDSCAPE, ENVIRONMENTAL & RECREATIONAL VALUE
- PROTECT FOR SCENIC & ECOLOGICAL VALUES
- PROTECT FOR RESOURCE & SCENIC VALUES

APPLY PROPOSED OVERLAYS
- APPLY INCREMENTAL CHANGE DDO
- APPLY IHDA DDO
- APPLY ENVIRONMENTAL SIGNIFICANCE OVERLAY

ZONE CHANGES
- REZONE TO GENERAL RESIDENTIAL 1
- REZONE TO NEIGHBOURHOOD RESIDENTIAL - BH INCREMENTAL
- REZONE TO NEIGHBOURHOOD RESIDENTIAL -WCA

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- REZONE TO NEIGHBOURHOOD RESIDENTIAL -WCA

- Settle Farming Zone land from the settlement boundary
- Protect the unique character of Barwon Heads as a coastal village
- Retain the comprehensive development zone for Stage C 13th Beach Resort
- Support 'Round the Heads Trail'
- Support the development of a coastal path along Thirteenth Beach Road
- Remove the IHDA south of Bridge Road
- Protect existing street trees & informal landscaping in street
- Extension to IHDA to be tested with community through engagement
- Improve cycling & pedestrian linkages throughout town