



# Victoria Government Gazette

No. S 144 Monday 8 August 2005

By Authority, Victorian Government Printer

## Planning and Environment Act 1987

### GREATER GEELONG PLANNING SCHEME

Notice of Amendment

Amendments C113, C114 and C115

Geelong Bypass Section 3 – Fyansford to Waurm Ponds

PS Authorization No A0073

VicRoads has prepared an Environment Effects Statement (EES) and associated Planning Scheme Amendment (PSA) documentation for the proposed Geelong Bypass Section 3 between Fyansford and Waurm Ponds, together with corridors for possible future link roads to the Princes Highway West and the Surf Coast Highway and other related changes. The EES examines potential route alignments for the seven-kilometre section, between south of the Hamilton Highway, Fyansford and the Princes Highway, Waurm Ponds, identifying two alternative options. The EES also investigates opportunities for the future development of a road link between the Geelong Bypass at Waurm Ponds, the Princes Highway West and the Surf Coast Highway.

VicRoads has also prepared Amendments C113, C114 and C115 to the Greater Geelong Planning Scheme. Only one of these Amendments is anticipated to proceed to adoption. In accordance with section 9(1) of the **Planning and Environment Act 1987** (“the Act”), the Minister for Planning has authorised VicRoads to prepare amendments relating to options for Section 3 of the Geelong Bypass. Accordingly, VicRoads is the Planning Authority for the purposes of the Act.

The land affected by the Amendments is:

- additional land outside the existing Geelong Bypass reservation which is proposed to be acquired to enable the construction of Options 1 or 2 of the Geelong Bypass, as shown in the EES;
- land where a Heritage Overlay is proposed to be deleted;
- land at or near the crossing of the Barwon River, Fyansford, which is proposed to be rezoned to Road Zone 1;
- areas shown as corridors for possible links between the Princes Highway, the Surf Coast Highway and the Princes Highway West as shown in Figure 1 of proposed clause 21.26 of the Greater Geelong Planning Scheme; and,
- for Amendments C114 and C115, land between the existing urban area at Wandana Heights and Highton and the proposed Geelong Bypass alignment which is recommended for strategic investigation of future land use.

The Amendments would change the Greater Geelong Planning Scheme by amending the Local Planning Policy Framework and by indicating the additional land to be reserved relating to the implementation of the Geelong Bypass Section 3. The proposed Amendments would also include associated changes to zoning maps, and changes to other overlay maps and schedules in the Greater Geelong Planning Scheme.

The EES report (Volume 1), the Plans including the PSAs, (Volume 2) and the consultants’ reports (Technical Supplement), will be on exhibition from Monday 8 August 2005 until Friday 16 September 2005 and will be available for public inspection, free of charge, during normal office hours at the following locations: Department of Sustainability and Environment, Level 4, corner of Little Malop and Fenwick Streets, Geelong; City of Greater Geelong, City Hall, Gheringhap Street, Geelong; VicRoads Geelong Bypass Project Office, 444 Princes Highway, Corio; VicRoads South West Regional Office, 180 Fyans Street, South Geelong; and Department of Sustainability and Environment, Planning Information Centre, 8 Nicholson Street, East Melbourne.

The EES will also be available on VicRoads website: [www.vicroads.vic.gov.au/geelongbypass](http://www.vicroads.vic.gov.au/geelongbypass).

**SPECIAL**

Any person who may be affected by the Planning Scheme Amendments and any other interested persons and organisations wishing to comment on the EES and/or Amendments C113/C114/C115 are invited to make written submissions by Friday 16 September 2005. Submissions should be forwarded to: Manager, Planning Investigations, VicRoads, 60 Denmark Street, Kew, Vic. 3101.

Submissions lodged in relation to the EES and Amendments will be treated as public documents. Following the public exhibition phase and receipt of submissions, it is anticipated that a Panel Inquiry will be convened – submitters may be heard at the public hearings regarding their written submission. The Panel will be appointed under the **Environment Effects Act 1978** and the **Planning and Environment Act 1987**. Persons or organisations lodging submissions should state whether or not they wish to be heard at the Panel hearings.

Copies of all submissions received on the exhibited documents will be forwarded by VicRoads to Planning Panels Victoria.

CLIVE MOTTRAM  
Manager, Planning Investigations

---

This page was left blank intentionally

## craftsmanpress



The *Victoria Government Gazette* is published by The Craftsman Press Pty Ltd with the authority of the Government Printer for the State of Victoria

© State of Victoria 2005

This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act.

Address all enquiries to the Government Printer for the State of Victoria  
Level 2 1 Macarthur Street  
Melbourne 3002  
Victoria Australia

### How To Order

	<b>Mail Order</b>	<b>Victoria Government Gazette</b> Level 1 520 Bourke Street Melbourne 3000 DX – 106 Melbourne
	<b>Telephone</b>	(03) 9642 5808
	<b>Fax</b>	(03) 9600 0478
	<b>email</b>	gazette@craftpress.com.au
	<b>Retail &amp; Mail Sales</b>	<b>Victoria Government Gazette</b> Level 1 520 Bourke Street Melbourne 3000
	<b>Telephone</b>	(03) 9642 5808
	<b>Fax</b>	(03) 9642 0478
	<b>Retail Sales</b>	<b>Information Victoria</b> 356 Collins Street Melbourne 3000
	<b>Telephone</b>	1300 366 356
	<b>Fax</b>	(03) 9603 9920

Price Code A