

AMENDMENT C276

Hams Road & Anglesea Road, Waurm Ponds

Land at Hams Road and Anglesea Road, Waurm Ponds, is approximately 24 hectares and is currently in the Farming Zone.

The landowners, Echin Pty Ltd. and Waurm Ponds Trust, are seeking a rezoning of the land for residential purposes, known as Amendment C276.

On 24 June 2014, Council resolved to support the public exhibition of Amendment C276 to the Greater Geelong Planning Scheme.

What land is affected?

The subject land to be rezoned for residential purposes is:

- 35 Hams Road
- 151-229 Anglesea Road

The amendment also affects land within the Geelong Ring Road reserve (Sections 4B & 4C), the Powercor substation at 25 Hams Road and Barwon Water owned land between the subject land and railway. (See aerial plan below).



What is Amendment C276?

The main element of the amendment proposes to rezone 35 Hams Road and 151-229 Anglesea Road, Waurm Ponds, from Farming Zone to General Residential Zone (Schedule 1).

Other amendments to the planning scheme include:

- A new *Development Plan Overlay* applied to 35 Hams Road and 151-229 Anglesea Road- to help coordinate the subdivision and development of the land for residential purposes.
- Rezone the Powercor substation from *Farming Zone* to *General Residential Zone (Schedule 1)*- to remove a remnant piece of Farming Zone.
- Rezone part of the Geelong Ring Road (Sections 4B & 4C) from *Farming Zone* to *Road Zone Category 1*- to reflect the use of the land for transport purposes.
- Rezone Barwon Water land from *Farming Zone* to *Public Use Zone 1*- to reflect its public use.
- Delete the *Public Acquisition Overlay* from the Geelong Ring Road (Sections 4B & 4C) and the land to be rezoned for residential purposes- to remove a redundant planning control.

What is likely to be developed?

The rezoning of the land for residential purposes will provide for:

- A range of housing types and densities.
- Public open space in the form of a linear reserve, which will include the retention of the natural west-east waterway and a shared pedestrian/ bicycle path along the waterway connecting to the existing road and shared path network.
- Upgrading works to Hams Road and Ghazeepore Road.
- New intersection arrangement at the Hams Road and Ghazeepore Road junction.
- Contributions towards local community infrastructure.

Can I make a submission to C276?

Yes. Submissions should be received by: **Monday 8 September 2014** and addressed to:

The Coordinator
Strategic Implementation
City of Greater Geelong

Either by:

- post to - PO Box 104, GEELONG VIC 3220
- email to - strategicplanning@geelongcity.vic.gov.au

Where can I go for more information?

The amendment is available for viewing at:

- Council offices, 100 Brougham St, Geelong;
- Waurm Ponds Library, 140 Pioneer Rd, Geelong;
- "Have your Say" section of Council's website at www.geelongaustralia.com.au; and
- DTPLI website at www.dtpli.vic.gov.au/publicinspection

You can call us on 5272 4820 or email: strategicplanning@geelongcity.vic.gov.au for assistance.

