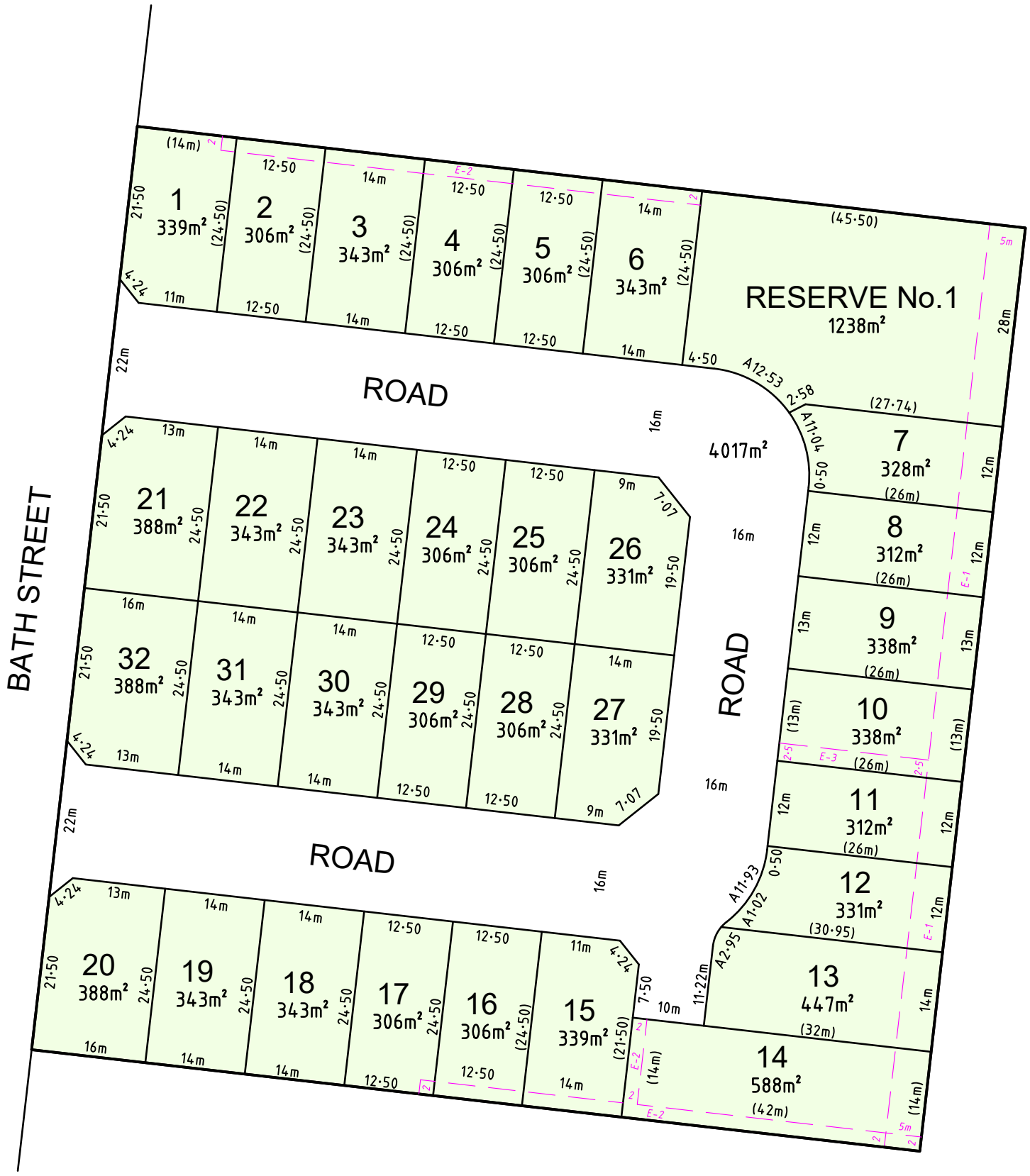
City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

10 & 20 BATH STREET, LARA, 3212

PROPOSED SUBDIVISION

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

MGA2020
ZONE 55



PLAN OF PROPOSED SUBDIVISION:

E-1 - Drainage and Sewerage Easement 5m Wide
E-2 - Drainage Easement 2m Wide
E-3 - Sewerage Easement 2.5m Wide

SCALE 1:750 @ A3

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 *info@swansonsurveying.com.au*
www.swansonsurveying.com.au

FILE REF. 14303 PPOS03V10

SHEET 1 OF 4

CLIENT: L. BISINELLA DEVELOPMENTS PTY LTD
CO-ORDINATE DATUM: MGA2020
DRAFTED: LPM
QA: MA

NOTATIONS

This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres

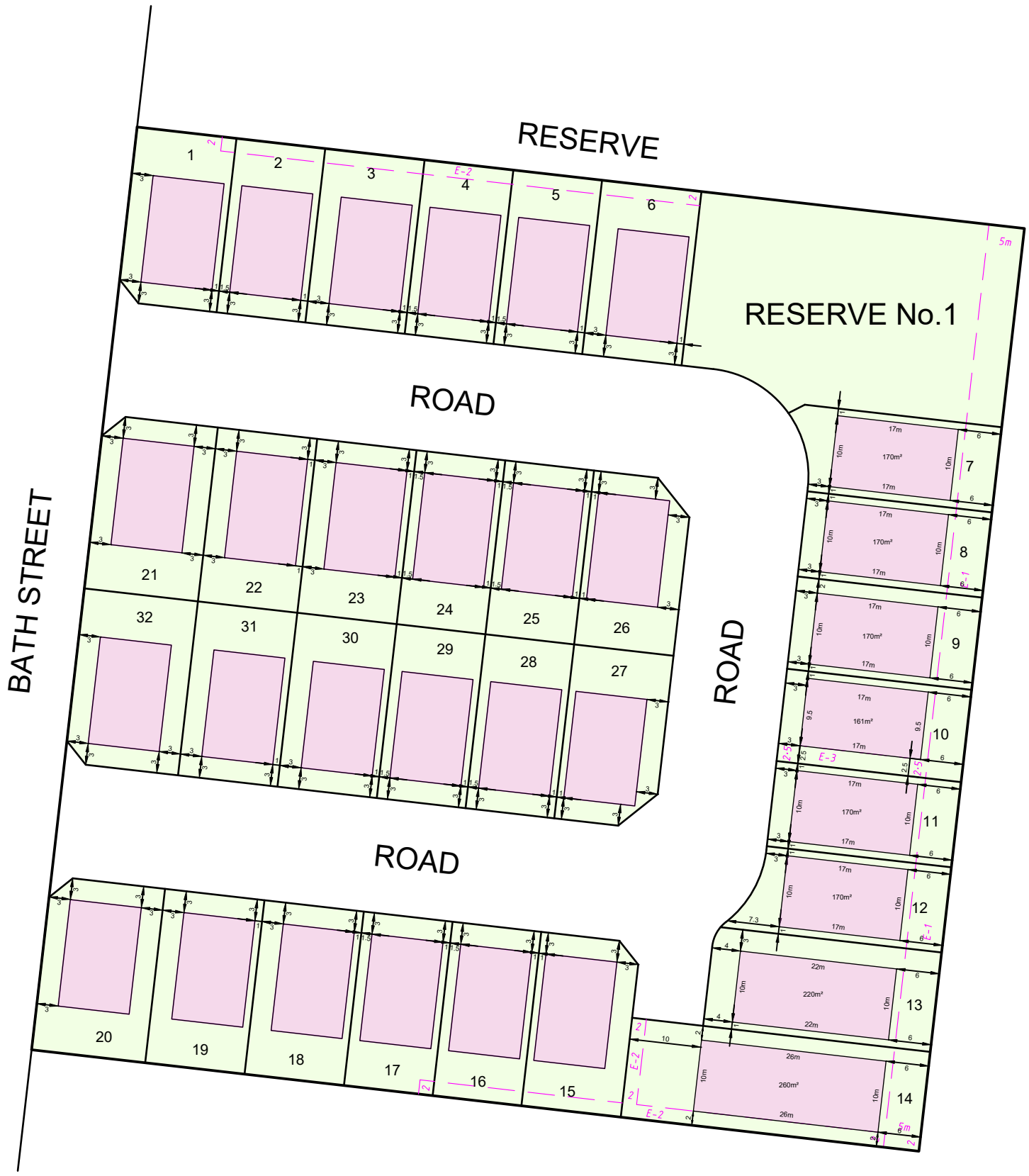
City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

10 & 20 BATH STREET, LARA, 3212

PROPOSED SUBDIVISION & INDICATIVE BUILDING ENVELOPES

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

MGA2020
ZONE 55



PLAN OF PROPOSED SUBDIVISION:

All building envelopes are shown thus:

and unless otherwise noted, are 150m²
(10m x 15m).

SCALE 1:750 @ A3

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Swanson Surveying

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 *info@swansonsurveying.com.au*
www.swansonsurveying.com.au

FILE REF. 14303 PPOS03V10

SHEET 2 OF 4

CLIENT: L. BISINELLA DEVELOPMENTS PTY LTD
CO-ORDINATE DATUM: MGA2020
DRAFTED: LPM
QA: MA

NOTATIONS

This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

10 & 20 BATH STREET, LARA, 3212

GARDEN AREAS

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

MGA2020
ZONE 55



GARDEN AREA TABLE						
	GARDEN AREA		PARKING AREA		BUILDING ENVELOPE	
	m^2	%	m^2	%	m^2	%
LOT 1	180	53%	9	3%	150	44%
LOT 2	147	48%	9	3%	150	49%
LOT 3	184	54%	9	3%	150	44%
LOT 4	147	48%	9	3%	150	49%
LOT 5	147	48%	9	3%	150	49%
LOT 6	184	54%	9	3%	150	44%
LOT 7	149	45%	9	3%	170	52%
LOT 8	133	43%	9	3%	170	54%
LOT 9	159	47%	9	3%	170	50%
LOT 10	168	50%	9	3%	161	48%
LOT 11	133	43%	9	3%	170	54%
LOT 12	151	46%	9	3%	170	51%
LOT 13	215	48%	12	3%	220	49%
LOT 14	278	47%	50	9%	260	44%
LOT 15	180	53%	9	3%	150	44%
LOT 16	147	48%	9	3%	150	49%

GARDEN AREA TABLE						
	GARDEN AREA		PARKING AREA		BUILDING ENVELOPE	
	m^2	%	m^2	%	m^2	%
LOT 17	147	48%	9	3%	150	49%
LOT 18	184	54%	9	3%	150	44%
LOT 19	184	54%	9	3%	150	44%
LOT 20	229	59%	9	2%	150	39%
LOT 21	229	59%	9	2%	150	39%
LOT 22	184	54%	9	3%	150	44%
LOT 23	184	54%	9	3%	150	44%
LOT 24	147	48%	9	3%	150	49%
LOT 25	147	48%	9	3%	150	49%
LOT 26	172	52%	9	3%	150	45%
LOT 27	172	52%	9	3%	150	45%
LOT 28	147	48%	9	3%	150	49%
LOT 29	147	48%	9	3%	150	49%
LOT 30	184	54%	9	3%	150	44%
LOT 31	184	54%	9	3%	150	44%
LOT 32	229	59%	9	2%	150	39%

PLAN OF PROPOSED SUBDIVISION:

SCALE 1:750 @ A3

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Swanson Surveying

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 *info@swansonsurveying.com.au*
www.swansonsurveying.com.au

FILE REF. 14303 PPOS03V10

SHEET 3 OF 4

CLIENT: L. BISINELLA DEVELOPMENTS PTY LTD
CO-ORDINATE DATUM: MGA2020
DRAFTED: LPM
QA: MA

NOTATIONS

This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres

City of Greater Geelong, Statutory Planning - Date Received 28/09/2026

10 & 20 BATH STREET, LARA, 3212

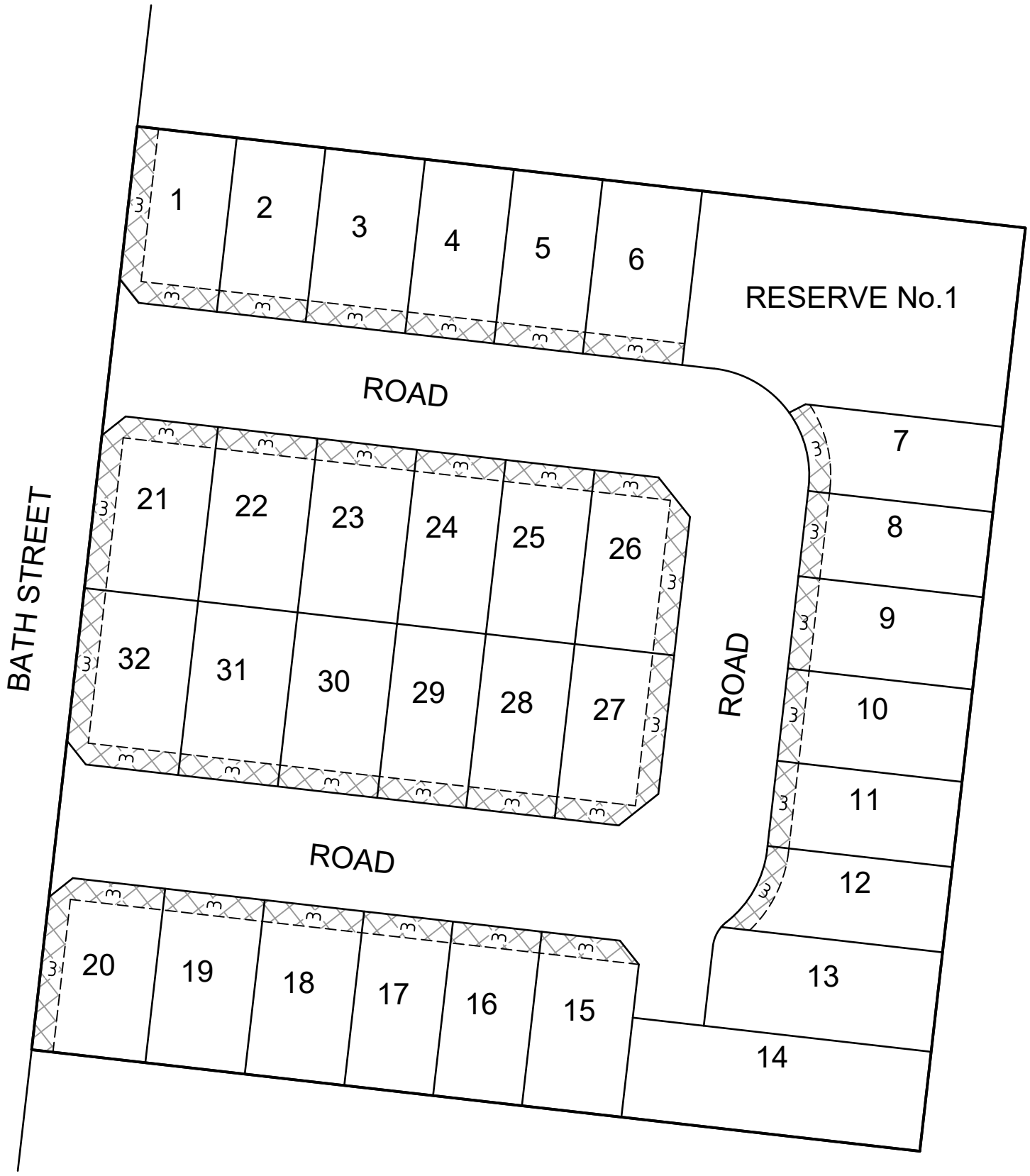
PROPOSED RESTRICTION

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

CREATION OF RESTRICTION

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

MGA2020
ZONE 55



PLAN OF PROPOSED SUBDIVISION:

CREATION OF RESTRICTION A:

Upon registration of this Plan of Subdivision the following restriction is created:

Lot burdened	Lot/s benefited	Lot burdened	Lot/s benefited
1	2	18	17, 19
2	1, 3	19	18, 20
3	2, 4	20	19
4	3, 5	21	22, 32
5	4, 6	22	21, 23, 31
6	5	23	22, 24, 30
7	8	24	23, 25, 29
8	7, 9	25	24, 26, 28
9	8, 10	26	25, 27
10	9, 11	27	26, 28
11	10, 12	28	25, 27, 29
12	11, 13	29	24, 28, 30
15	14, 16	30	23, 29, 31
16	15, 17	31	22, 30, 32
17	16, 18	32	21, 31

EXPIRY DATE: NOT APPLICABLE

DESCRIPTION OF RESTRICTION A:

Buildings shall not be located in the area shown thus ▨ except for encroachments expressly permitted under the Building Regulations 2018 (Vic) or any subsequent regulations.

DEFINITIONS

The meaning of the terms used in Restrictions A are set below:
"Building" has the same meaning as in the Building Act.
"Building Act" means the Building Act 1993 (Vic) and any re-enactment or replacement of the Act.

SCALE 1:750 @ A3

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Swanson Surveying

SWANSON SURVEYING PTY. LTD.
ABN 53 626 291 647
GEELONG - MELBOURNE - BALLARAT
1300 990 075 *info@swansonsurveying.com.au*
www.swansonsurveying.com.au

FILE REF. 14303 PPOS03V10

SHEET 4 OF 4

CLIENT: L. BISINELLA DEVELOPMENTS PTY LTD
CO-ORDINATE DATUM: MGA2020
DRAFTED: LPM
QA: MA

NOTATIONS

This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres