



**S96A Application For Combined Rezoning, Subdivision
& Development Of Car Park & Road Works
Supporting MACS**

**On Behalf Of
Multicultural Aged care Services Geelong Inc (MACS)
At De Stefano Drive, North Geelong**

January 2015

Fadgyas Planning Associates Pty Ltd
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1. Introduction & Background

This application is made on behalf of Multicultural Aged Care Services Geelong Inc (MACS) which owns and operates a large aged care facility at 100 Weddell Road North Geelong. With the recent completion of the Jordan Wing this facility currently supports 8 independent living units and 161 high and low care beds with associated on-site car parking for staff and visitors.

(Refer Locality Aerial - Attachment 1)

The popularity of this facility has seen on-going incremental expansions/upgrades, undertaken in stages in recent years. Stage 1 provided for the refurbishment and limited expansion of the Borrelia Wing and the re-establishment of the primary car parking area to the northern part of the site, accessible from Weddell Road rather than De Stefano Drive. This Stage was permitted under permit no 968/2011 approved 26 October 2011. Stage 2B (Permit 29/2013) provided for the recently completed 30-bed Jordan Wing and ancillary site works providing enhanced accessibility, and maintenance and storage sheds at the south-eastern corner of the site. This stage included the acquisition of some of the adjoining public land from the City of Greater Geelong and its concurrent rezoning for residential purposes. Stage 3C (Permit 655/2013) facilitated engineering/drainage works supporting Stage 2B. A separate application has recently been made to construct a sheltered drop-off and pick-up bay near the southern entry into the complex abutting the Jordan Wing (amendment to permit 29/2013).

As the site has been developed it has become apparent that the accessibility to, and amenity of the site could be significantly enhanced by further modest improvements including increasing by providing additional car parking in excess of the requirements of the Planning Scheme. Hence, with the formal closure of De Stefano Drive and its acquisition by MACS (from the City of Greater Geelong) it is proposed to re-develop the area comprising De Stefano Drive. The proposed car park and road works will require the additional excision of a small strip of land (576 square metres) from the public reservation abutting the southern alignment of De Stefano Drive, to supplement the area of the current Drive and facilitate the construction of more than 60 additional car parking spaces.

2. Proposal – Stage 2D

Subdivision & Deletion Of Reservation Restriction

- Two-lot subdivision of the reservation abutting De Stefano Drive to excise a 576 square metre strip along the southern alignment of the Drive (115.38m x 5m), and the removal of the Reservation restriction from the lot. Consolidation of the subdivided strip with the whole of De Stefano Drive (following its acquisition from Council) and the abutting land to the north-east owned by MACS.

(Refer Subdivision Plans - Attachment 2)

Site Works

- Reconstruction of the widened area of the (former) De Stefano Drive to provide a car park for at least 60 vehicles. The proposed new parking bays will be predominantly at 90 degrees, but some parallel spaces on both alignments are also proposed.
- Earthworks as required along the southern interface of area to be excised with the existing Reserve and associated drainage works to Council's requirements.

(Refer Stage 2D Development Plans - Attachment 3)

Rezoning

This includes:

- The rezoning of the 576 square metre strip of land being excised from the adjacent Reserve and to be purchased from the City of Greater Geelong. This land to be rezoned to General Residential Zone, Schedule 1 - consistent with the balance of the land in the adjoining MACS facility.
- The rezoning of the western part of De Stefano Drive (approximately 1270 square metres being part of Road R1 on PS 328825V) to be purchased from the City of Greater Geelong – to General Residential Zone, Schedule 1 - consistent with the balance of the land in the adjoining MACS facility.

Note:

The northern part of De Stefano Drive was zoned for residential purposes under Amendment C289 (10 April 2014) and has since been used as part of the area used for the newly constructed Jordan Wing (Permit 29/2013).

(Refer Proposed Rezoning Plan & Statutory Documentation - Attachment 4)

3. Site and Surrounds

The site is developed with the Multicultural Aged Care Facility (MACS) and includes five main wings. They comprise the Bella Chara Wing – a supported residential services wing which is a high care facility with 60 beds. Mary Costa House is located in the centre of the property and this is a 30 bed high care facility. The Borrela wing is a low care facility with 40 beds located at the eastern end of the property. In the south west corner of the site are the Department of Human Services Independent Living Units. The most recently completed development is the 30-bed Jordan Wing located at the southern end of the site between the Independent Living Units and the Borrela Wing (Refer TP01 at Attachment 3).

MACS is located on the east side of Weddell Road directly opposite the Geelong Saleyards and surrounded by a large drainage reserve which channels stormwater under the Geelong – Melbourne Railway Reservation (east) and ultimately out into Corio Bay. The site is well-elevated above the drainage reserve and consequently enjoys the amenity provided by the open parklands of the abutting Reserve.

Vehicle access to the site is from Weddell Road (traditionally) using De Stefano Drive, which has been partially closed and sold to MACS (northern part) and is now part of the Jordan Wing's site. This road has been used as a limited access for the contractors completing the construction of the Jordan Wing. In the meantime the main access into the facility has been via the new entrance to the north of Bella Charra House. The western part of De Stefano Drive is being purchased by MACS, and is proposed to be re-developed as a car park to support the overall needs of the MACS facility.

Neighbouring residential dwellings are located 70 - 75 metres south of the site abutting Coxon Parade. The Geelong Saleyards are located approximately 60m west and land to the north and north-west is mostly industrial.

(Refer Photographs – Attachment 5)

Title details

The proposed development and rezoning will be undertaken within the following titles.

- Part Road Reservation R1 (1270 square metres approximately) on PS 328825V – Vol 10164 Folio 726
- Part Lot 2 (576 square metres) on PS 313723N - Vol 10082 Folio 520

(Refer Titles - Attachment 6)

4. Planning Controls

4.1 Existing Controls

Current Site

The current MACS site is almost wholly within the General Residential Zone, Schedule 1 (Clause 32.08) excluding the western part of De Stefano Drive proposed to be purchased from Council and developed with car parking. De Stefano drive has provided the primary access to the site for many years prior to its partial incorporation into the site for the development of the Jordan Wing.

Proposed Extension Of Site

The western part of De Stefano drive is within the Public Park and Recreation Zone (PPRZ- Clause 36.02) as is the smaller portion of land abutting the southern alignment (576 square metres). Both of these areas are to be acquired from Council.

Notwithstanding that the proposed development and subdivision could be undertaken separately under the current zone (PPRZ) with the consent of the relevant public land manager (i.e. Council) it is seen as more appropriate to rezone the land concurrently with the subdivision and development application.

The additional land proposed to be acquired to complete Stage 2D comprises two separate parcels of land, namely the western end of De Stefano Drive (1270 square metres) and a smaller portion abutting to the south (576 square metres) along the southern alignment of De Stefano Drive. These areas proposed for acquisition and rezoning are wholly within

the Public Park and Recreation Zone - PPRZ (Clause 36.02) surrounding the MACS site. The total are of land to be rezoned is approximately 2413 square metres (refer attachments 2 and 3).

Subdivision

Subdivision in the General Residential Zone, Schedule 1 is regulated at Clause 32.08-2, and a permit is required notwithstanding that the land is only being excised from the Public Park and Recreation Zone for consolidation into the MACS site. The concept subdivision plans are included at Attachment 2

Subdivision in the Public Park and Recreation Zone is regulated at Clause 36.02-2, and a permit is required for subdivision. The only qualification is that an application must have the consent of the public land manager. This consent applies to both the subdivision and any use and/or development.

Comment

This proposal has the necessary consent from the public land manager.

4.2 Proposed Zone- General Residential Zone, Schedule 1

The whole of the area proposed for this Stage 2D development is to be concurrently rezoned to General Residential Zone, Schedule 1 (Clause 32.08) having the following purposes:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good success to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

(Refer Zone Plan - Attachment 7)

Use Definition

The proposal is for the construction of a car park and associated works including drainage works and earthworks to support the supporting the use of the site by MACS as a *Residential Aged Care Facility*, as defined at Clause 74 of the Scheme.

A car park is included at Section 2 of Clause 32.08-1and is conditioned so that it:

Must be used in conjunction with another use in Section 1 or 2.

Comment

In this case the proposed car park will be used in conjunction with the existing MACS facility which is defined as *Residential Aged Care Facility*, a Section 1 use in the Scheme.

Buildings and Works

Pursuant Clause 32.08-6 a permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-1.

4.3 Overlays

There are no overlays applicable to any of the land included within this proposal.

4.4 Other Provisions

There are no other provisions applicable to any of the land included within this proposal. The proposal does not increase the residential capacity of the facility, hence neither car parking nor bicycle parking assessments are required.

4.5 Decision Guidelines

Clause 32.08-10 of the General Residential Zone, Schedule 1 provides that in addition to the Decision Guidelines at Clause 65, the Responsible Authority must consider, as appropriate the following:

4.5.1 General

- The State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- Any other decision guidelines specified in a schedule to this zone..

Comment

The relevant policy frameworks are discussed at Section 4.6 following, however it is evident that nothing in this proposal is inconsistent with the purposes of the zone, noting that the outcome simply enhances the operational capacity and overall amenity of the facility. There are no decision guidelines specified in Schedule 1.

4.5.2 Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.

Comment

This proposal does not create new residential lots in a residential area and has no adverse effect on the residential buildings to the north.

4.5.3 Non-residential use and development

Comment

Notwithstanding that a car park is a non-residential use, this proposal will support the existing residential use of the site by MACS. Given the limited nature of the works there is little likelihood that the car park is in any way inconsistent with the relevant guidelines.

4.6 Planning Policies

There are unlikely to be any strategies/policies at either State or Municipal levels that mitigate against such a micro-level proposal. However, the following are seen as being supportive.

SPPF

Clause 10.04 Integrated decision making provides that:

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Clause 11 Settlement provides that:

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 16.02-3 Residential aged care facilities seeks:

To facilitate the timely development of residential aged care facilities to meet existing and future needs.

Strategies include:

Ensure local housing strategies, precinct structure plans, and activity centre structure plans provide for residential aged care facilities.

Encourage planning for housing that:

- *Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.*
- *Enables older people to live in appropriate housing in their local community.*

Comment

The State level policies are relatively silent about such a micro-level proposal, but suffice to say that any improvement to operational efficiency and the amenity of the facility must be seen as being consistent with relevant policies.

LPPF – MSS

Comment

There are no municipal strategies or local policies that provide any guidance whatsoever for such a low-key proposal. However, whilst the City has no specific guidance for aged care facilities but it clearly supports this facility, as evidenced by its recent approvals of Stages 2A, 2B and 2C. The proposal will sit comfortably within its retirement/aged care context and it creates no adverse impacts for the nearest residential area to the south.

5. Decision Guidelines - Clause 65

These Guidelines are additional to the Decision guidelines at Clause 32.08-10 (Refer Section 4.5 above) and provide criteria under two sub-sections including:

- Clause 65.01- Approval of an application or plan.
- Clause 65.02 - Approval of an application to subdivide land.

Clause 65.01 – Approval of an application or plan:

- It is consistent with all relevant policies in the SPPF and LPPF, and it provides for the construction of a car park, and associated drainage and earthworks to be used in conjunction with the abutting MACS facility.
- It is consistent with the purposes of the zone as it provides supporting amenities for the adjoining facility.
- It is consistent with the orderly planning of the area as it provides for improved efficiency in the operation of the facility without any adverse effects on the amenity of residents or the neighbours.
- The proposal does not rely on the need for additional urban infrastructure. Stormwater will be drained to the Council's piped underground drainage system or directed to the nominated legal point of discharge.
- There is no native vegetation on the site. In any case the site will be appropriately landscaped to provide a high level of amenity for residents and visitors.
- The proposal does not contribute to land degradation.
- The land is neither flood nor erosion prone, or at risk from fire hazard.
- **Clause 65.02 – Approval of an application to subdivide land.**
- The proposal adjoins and supports the existing MACS facility to its north. Land to the south is a stormwater drainage reserve zoned PPRZ.
- The proposal will have no adverse effects on the drainage of adjoining properties.

- No new residential lots are being created. The subdivision is solely required to provide for a new car park for at least 60 vehicles.
- No new roads are proposed.

6. Strategic Assessment Guidelines

The Strategic Assessment Guidelines provide a set of criteria (a checklist) under which planning scheme amendment requests will be reviewed including:

- Need for the amendment.
- Compliance of amendment with Act (objectives of planning in Victoria).
- How does it address environmental and social and economic effects.
- How does the amendment address relevant bushfire risk.
- Does the amendment comply with relevant Ministerial Directions.
- Compliance with State Planning Framework.
- Compliance with Local Planning Framework.
- Does amendment make proper use of VPP.
- Views of relevant agencies.
- How does amendment address relevant requirements of Transport Integration Act 2010.
- Impact of amendment on responsible authority.

6.1 Need For The Amendment

The Amendment is needed:

- To re-develop De Stefano Drive as a controlled accessway to the southern part of the site and a car park to support the MACS facility, providing 60 or more spaces in addition to the statutory requirement already provided by the facility.
- To recognise the most appropriate zoning of land purchased from the Council for the proposal, i.e. General Residential Zone, Schedule 1.

6.2 Compliance With Objectives Of Planning In Victoria

The amendment implements the objectives of Planning in Victoria by addressing the following relevant objectives set out in Section 4 of the *Planning and Environment Act 1987*.

- (a) *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

(c) *To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

(g) *To balance the present and future interests of all Victorians.*

The proposal seeks to facilitate the development of a car park and controlled access whilst also ensuring that the whole of the development is contained within the appropriate residential zone.

6.3 How Does The Amendment Address The Environmental Effects And Any Relevant Social And Economic Effects?

The amendment is seen as being strongly positive in terms of social and economic effects. MACS (Multicultural Aged Care Services Geelong Inc) already operates a large aged care facility at the site which currently supports 8 independent living units and 161 high and low care beds with associated on-site car parking for staff and visitors. The additional car parking will enhance the operational efficiency of the site was also enhancing the accessibility and amenity of the site.

6.4 How Does The Amendment Address Relevant Bushfire Risk?

Bushfire risk is not relevant to this amendment, and the associated subdivision and car park development.

6.5 Does The Amendment Comply With Relevant Ministerial Directions?

The amendment complies with the Ministerial Direction on *The Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

6.6 Compliance With SPPF

The proposed rezoning of the relevant reservation area simply ensures that the appropriate zone is used for a proposed car park supporting a primary residential use. The State policy relevant to aged care facilities (Clause 16.02-3) supports this proposal. Relevant (albeit limited) supporting policy measures are detailed at Section 4.5 of this report.

6.7 Compliance With LPPF

The Responsible Authority has no relevant strategies/policies that impact in any way on this proposal.

6.8 Proper Use Of VPP

The General Residential Zone, Schedule 1 is an entirely appropriate tool for this proposal, being consistent with the zone under which the existing MACS facility operates. The amendment complies with the Ministerial Direction on *The Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

6.9 How Does The Amendment Address Views Of Relevant Agencies?

The City of Greater Geelong is the Responsible Authority for the area, and the amendment is being undertaken with its support. The site is already occupied by the expansive existing MACS facility. Whilst some land is being purchased from the City of Greater Geelong (currently within the adjoining land zoned PPRZ) to provide land for the proposal, other relevant agencies will be notified during the processing of the application by the Responsible Authority.

6.10 How Does The Amendment Address Relevant Requirements Of The Transport Integration Act 2010?

No requirements of the Transport Integration Act are relevant to this amendment.

6.11 Impact On Responsible Authority's Resources/Administrative Costs

There will be no impact whatsoever on the resources of the Responsible Authority.

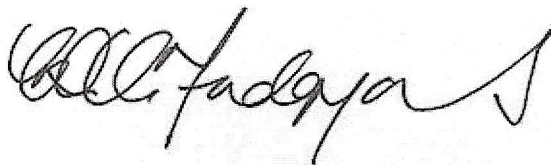
7. Conclusion

It is clear from any assessment that this important re-development of the site in support of the existing aged care facility warrants the Council's, the Government's and the community's unreserved support.

In addition to providing valuable additional car parking to support the functioning of the facility it also better controls access to the site. Notwithstanding that this proposal requires a small rezoning of reserved land to enable this proposal to proceed, the rezoning of the land is uncontroversial.

No adverse amenity impacts are foreseen for the future residents, or the neighbours.

This is a valuable project which meets all required planning policies and guidelines, and one which the Council is invited to support with confidence. Council is also invited to recommend the fast-tracking of this proposal to the Minister for Planning to avoid unnecessary delays to project implementation.

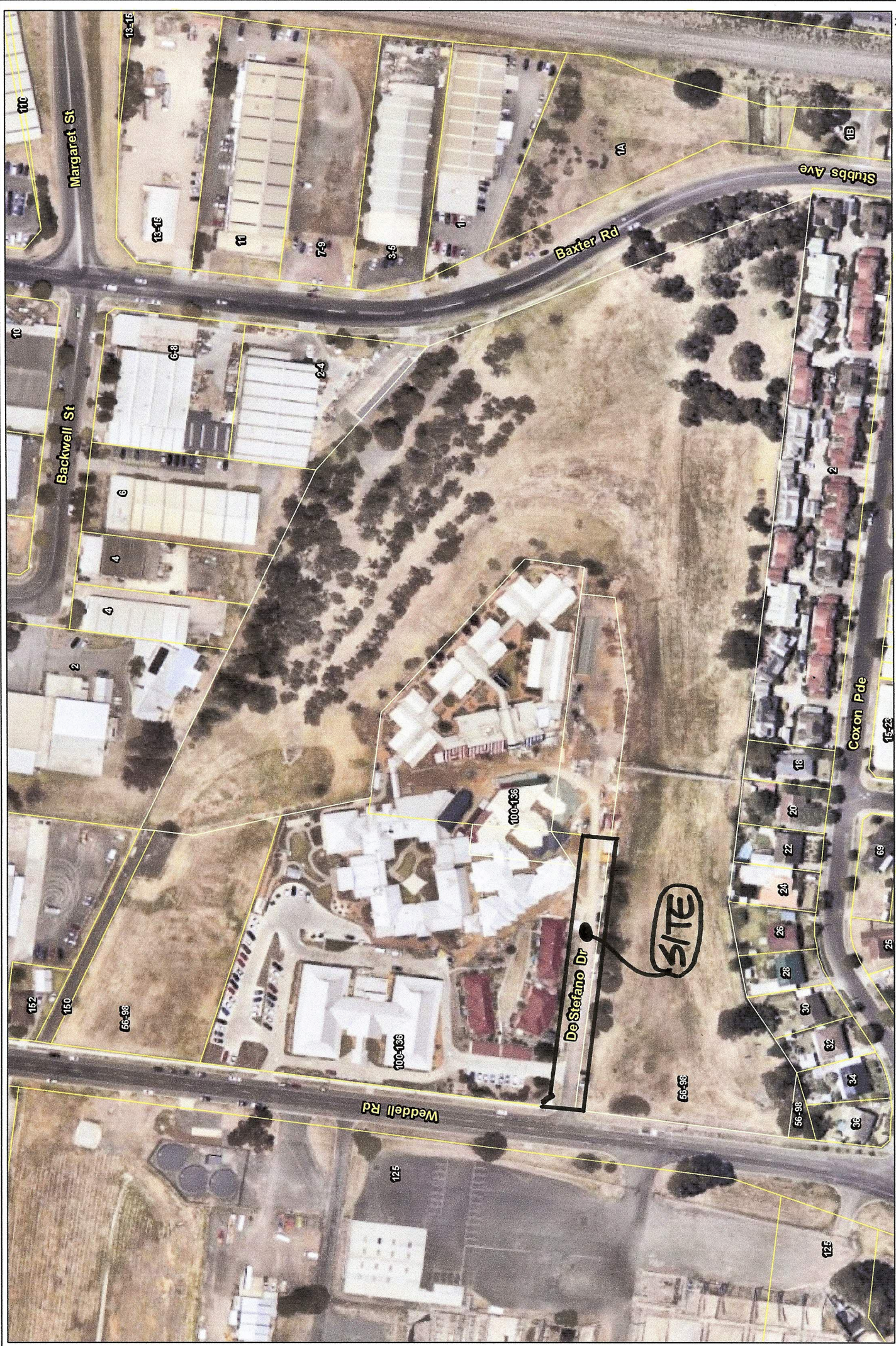


C. L. G. Fadgyas
Director & Principal
Fadgyas Planning Associates Pty Ltd

27 January 2015

MACS North Geelong


Attachment 1 – Locality Aerial



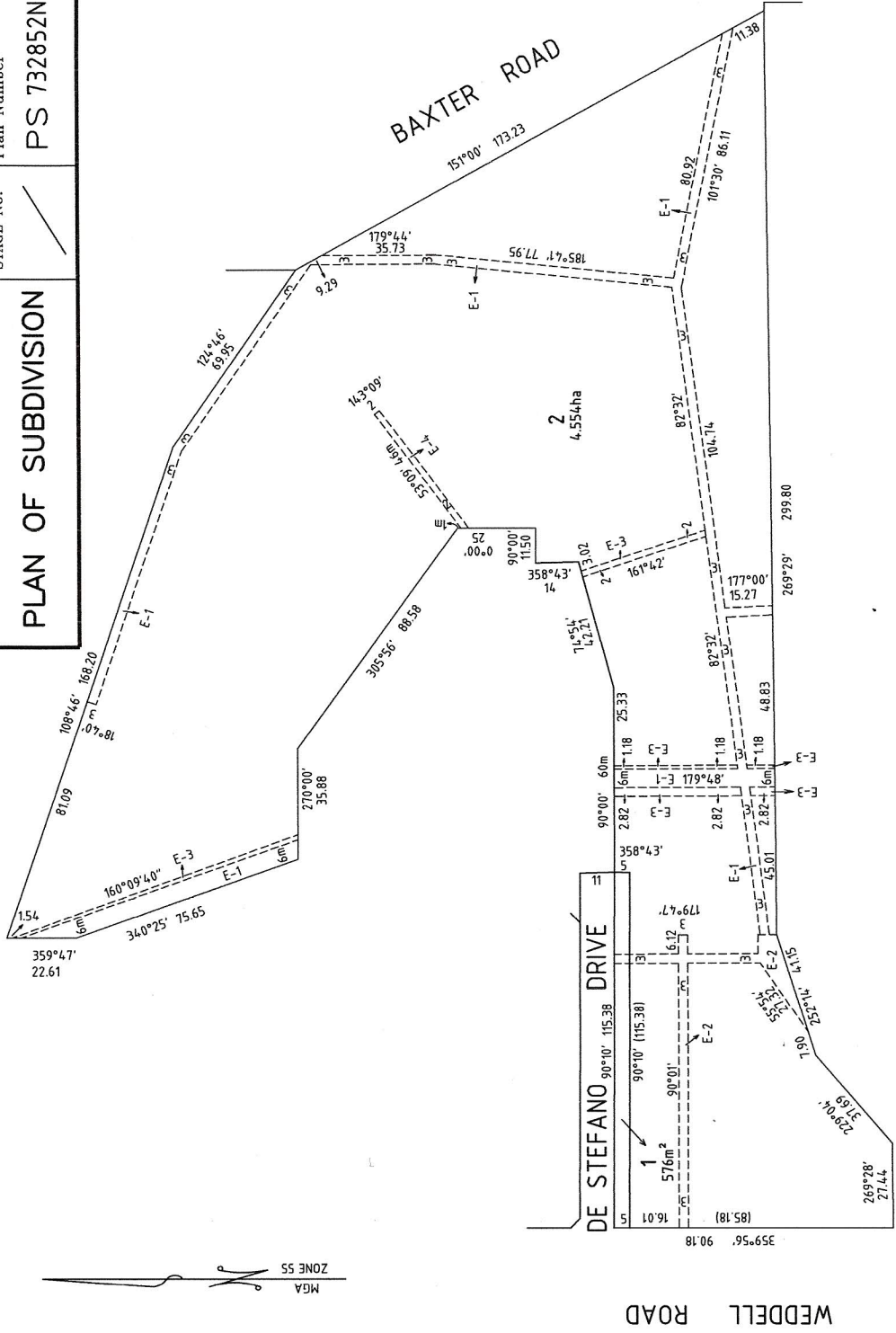
Prepared by City of Greater Geelong - 23 January 2015 (Aerial Imagery - November 2014)
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.

MACS North Geelong

Attachment 2 – Subdivision Plans

PLAN OF SUBDIVISION		STAGE NO. /	LRS USE ONLY EDITION	Plan Number PS 732852N
Location of Land Parish: MOORPANYAL Township: - Section: - Crown Allotment: 71(PT) & 74(PT) Crown Portion: - Title Reference: 11253/302 Last Plan Reference: 2/PS707056G Postal Address: 56-98 WESSELL STREET (at time of Subdivision) NORTH GEELONG 3215 MGA94 Co-ordinates E 267 548 (of approx. centre of land N 5776 865 Zone: 55 in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF GREATER GEELONG REF: 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
NIL	NIL			
Notations				
STAGING This is /is not a staged subdivision Planning Permit No. DEPTH LIMITATION DOES NOT APPLY				
<p>THIS IS A SPEAR PLAN</p> <p>THIS PLAN IS BASED ON SURVEY This survey has been connected to permanent marks no(s) 430, 431 In Proclaimed Survey Area No. -</p>				
Easement Information				LRS USE ONLY
Legend A - Appurtenant Easement E - Encumbering Easement R Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / /
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG	PS120987	LAND IN PS120987
E-2	SEWERAGE	SEE DIAG	PS115783	LAND IN PS115783
E-3	SEWERAGE	SEE DIAG	PS313723N	GEELONG AND DISTRICT WATER BOARD
E-4	DRAINAGE	2	PS313723N	CITY OF GEELONG
				LRS USE ONLY PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles Sheet 1 of 2 Sheets
Rodney Martin & Associates Pty.Ltd.  GEELONG WEST A.C.N. 053 461 073 45 Pokington Street, Geelong West 3218. Ph.(03)52 293788, Fx (03)52 293782		LICENSED SURVEYOR (PRINT).....RODNEY IAN MARTIN SIGNATURE... <u>DIGITALLY SIGNED</u> ... DATE / / REF 14066 VERSION 1		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

STAGE NO. / PLAN OF SUBDIVISION / PLAN NUMBER PS 732852N



Sheet 2

Rodney Martin & Associates Pty.Ltd.
 GEELONG WEST
 45 Pokington Street, Geelong West 3218. Ph: (03)52 283788, Fx: (03)52 283782
 A.C.N. 053 461 073

SCALE
 12.5 0 12.5 25 37.5 50 62.5
 LENGTHS IN METRES

ORIGINAL SCALE SHEET SIZE
 1:1250 A3

LICENSED SURVEYOR (PRINT).....RODNEY JAN MARTIN
 SIGNATURE.....
 REF 14066 VERSION 1

DATE / /
 COUNCIL DELEGATE SIGNATURE

PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT	LRS use only EDITION	LTO use only PS732854J
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Location of Land
Parish: MOORPANYAL
Township: -
Section: -
Crown Allotment: 71(PT) & 74(PT)
Crown Portion: -
Title Reference:
Last Plan Reference: ROAD R-1/PS328825V
Postal Address: WEDDELL ROAD
 NORTH GEELONG 3215
MGA Co-ordinates
 (of approx. centre of land in plan) **E** 267 472 **N** 5776 865 **Zone:** 55

COUNCIL CERTIFICATION AND ENDORSEMENT
COUNCIL NAME: CITY OF GRAETER GEELONG REF:
 1. This plan is certified under Section 6 of the Subdivision Act 1988.
 2. This plan is certified under Section 11(7) of the Subdivision Act 1988.
 Date of original certification under Section 6. / / 200
 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.
 Council Delegate
 Council Seal
 Date / /
 Re-certified under Section 11(7) of the Subdivision Act 1988.
 Council Delegate
 Council Seal
 Date / /

LRS use only
 STATEMENT OF COMPLIANCE/
 EXEMPTION STATEMENT
 RECEIVED
 DATE / /

LRS use only
 PLAN REGISTERED
 TIME
 DATE / /
 Assistant Registrar of Titles

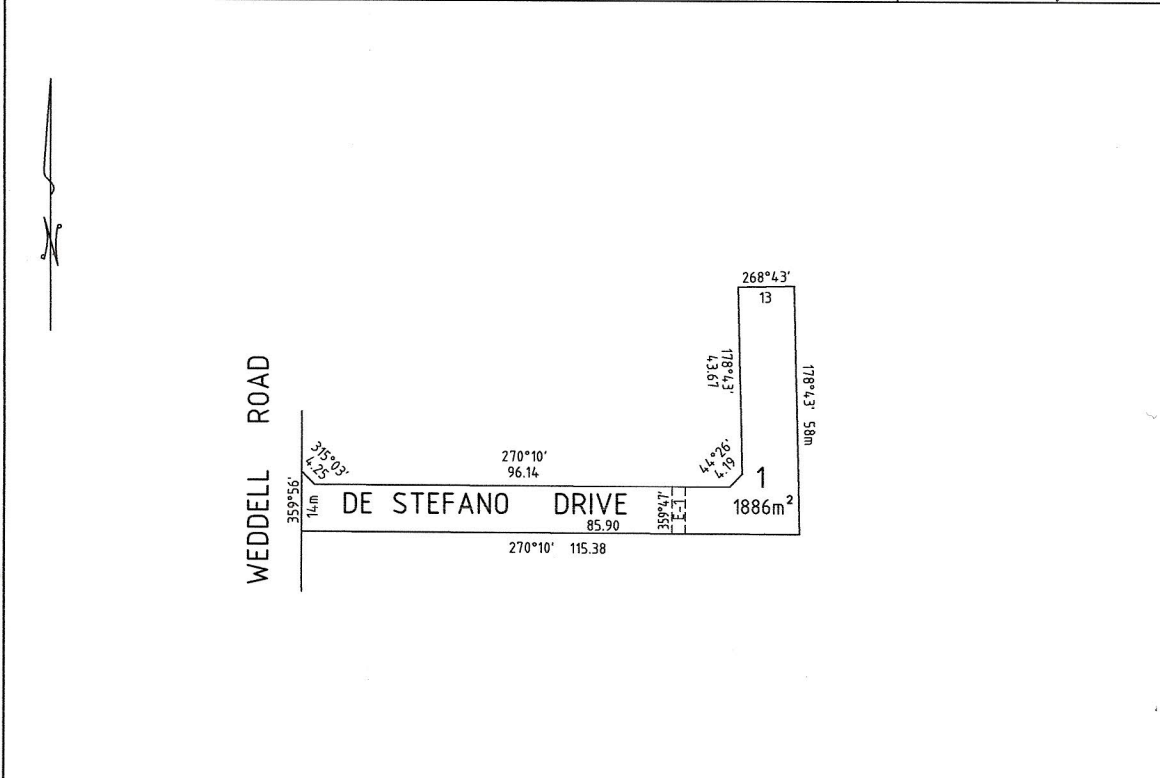
Notations
DEPTH LIMITATION
 DOES NOT APPLY

Easement Information

Legend A - Appurtenant Easement E - Encumbering Easement R Encumbering Easement (Road)

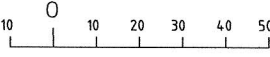
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3m	PS328825V	GEELONG AND DISTRICT WATER BOARD
E-1	DRAINAGE	3m	PS115783	LOTS ON PS115783
E-1	SEWERAGE	3m	PS115783	LOTS ON PS115783

THIS IS A SPEAR PLAN
PURPOSE OF PLAN: Removal of reserve status from the whole of lot 1 hereon formerly being De Stefano Drive.
GROUND(S) FOR REMOVAL:
 Planning Permit No.
SURVEY
 THIS PLAN IS/IS NOT BASED ON SURVEY
 This survey has been connected to permanent marks no(s) -
 In Proclaimed Survey Area No.



Rodney Martin & Associates Pty.Ltd.

 GEELONG WEST A.C.N. 053 461 073
 45 Pakington Street, Geelong West 3218. Ph.(03)52 293788, Fx (03)52 226540.

ORIGINAL SCALE
 SHEET SIZE A3 SCALE 1:1000

 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) RODNEY IAN MARTIN
 SIGNATURE: digitally signed DATE / / 2006
 REF 12018 VERSION 3

Sheet 1 of 1 Sheets
 DATE / /
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

PLAN OF CONSOLIDATION

LRS use only
EDITION

LTO use only
PC374212K

Location of Land
Parish: MOORPANYAL
Township: -
Section: -
Crown Allotment: 71(PT) & 74(PT)
Crown Portion: -
Title Reference:
Last Plan Reference: PC353696B
Postal Address: 56-98 WEDDELL ROAD
 NORTH GEELONG 3215
MGA Co-ordinates
 (of approx. centre of land in plan) **E** 267 548 **Zone:** 55
N 5776 865

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF GREATER GEELONG REF:
 1. This plan is certified under Section 6 of the Subdivision Act 1988.
 2. This plan is certified under Section 11(7) of the Subdivision Act 1988.
 Date of original certification under Section 6. / / 200
 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.
 Council Delegate
 Council Seal
 Date / /
 Re-certified under Section 11(7) of the Subdivision Act 1988.
 Council Delegate
 Council Seal
 Date / /

LRS use only
 STATEMENT OF COMPLIANCE/
 EXEMPTION STATEMENT
 RECEIVED
 DATE / /

LRS use only
 PLAN REGISTERED
 TIME
 DATE / /
 Assistant Registrar of Titles

Notations

DEPTH LIMITATION
 DOES NOT APPLY

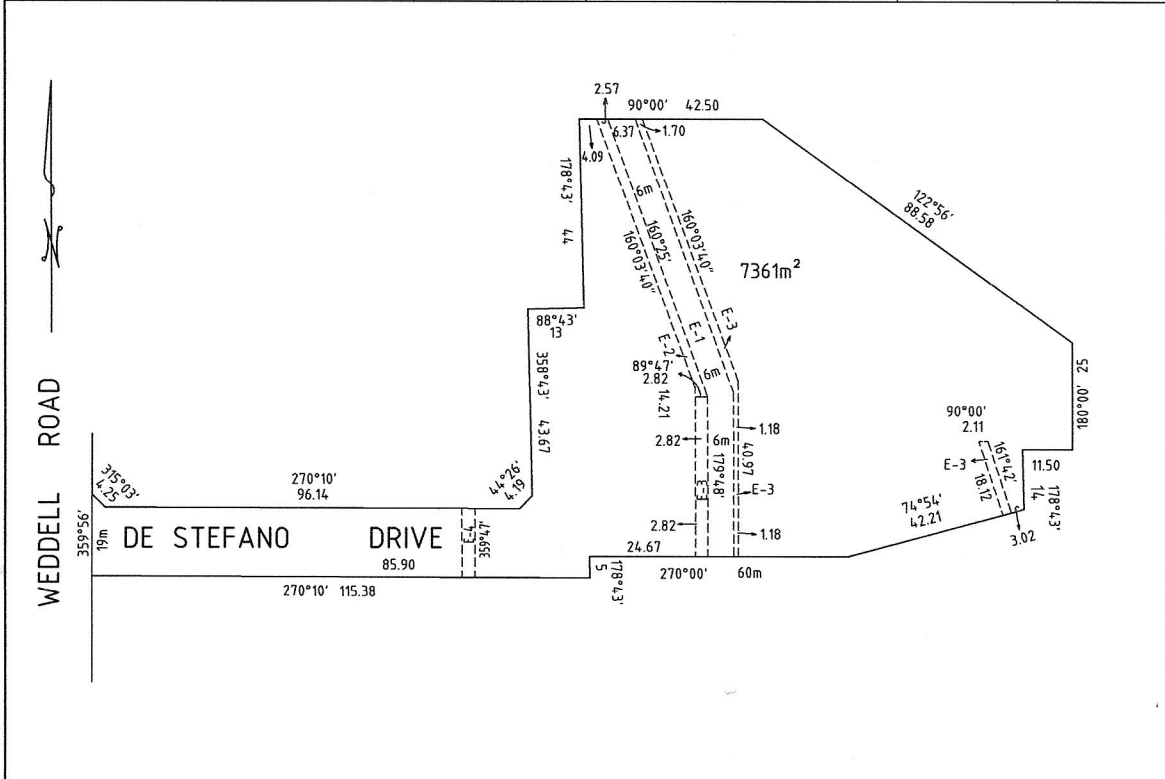
THIS IS A SPEAR PLAN

Easement Information

Legend A - Appurtenant Easement E - Encumbering Easement R Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	6m	PS120987	LAND IN PS120987
E-2	SEWERAGE	SEE DIAG	PS313724L	GEELONG AND DISTRICT WATER BOARD
E-3	SEWERAGE	SEE DIAG	PS313723N	GEELONG AND DISTRICT WATER BOARD
E-4	DRAINAGE	3	PS115783	LOTS ON PS115783
E-4	SEWERAGE	3	PS115783	LOTS ON PS115783
E-4	SEWERAGE	3	PS328825	GEELONG AND DISTRICT WATER BOARD

SURVEY
 THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY
 This survey has been connected to permanent marks no(s) 430, 431 in Proclaimed Survey Area No.



Rodney Martin & Associates Pty.Ltd.



GEELONG WEST A.C.N. 053 461 073
 45 Pakington Street, Geelong West 3218. Ph.(03)52 293788, Fx (03)52 226540.

ORIGINAL SCALE

SHEET SCALE 1:1000

SCALE 0 10 20 30 40 50

LENGTHS ARE IN METRES

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 SIGNATURE...digitally signed... DATE / / 2006
 REF 12018C VERSION 2

Sheet 1 of 1 Sheets

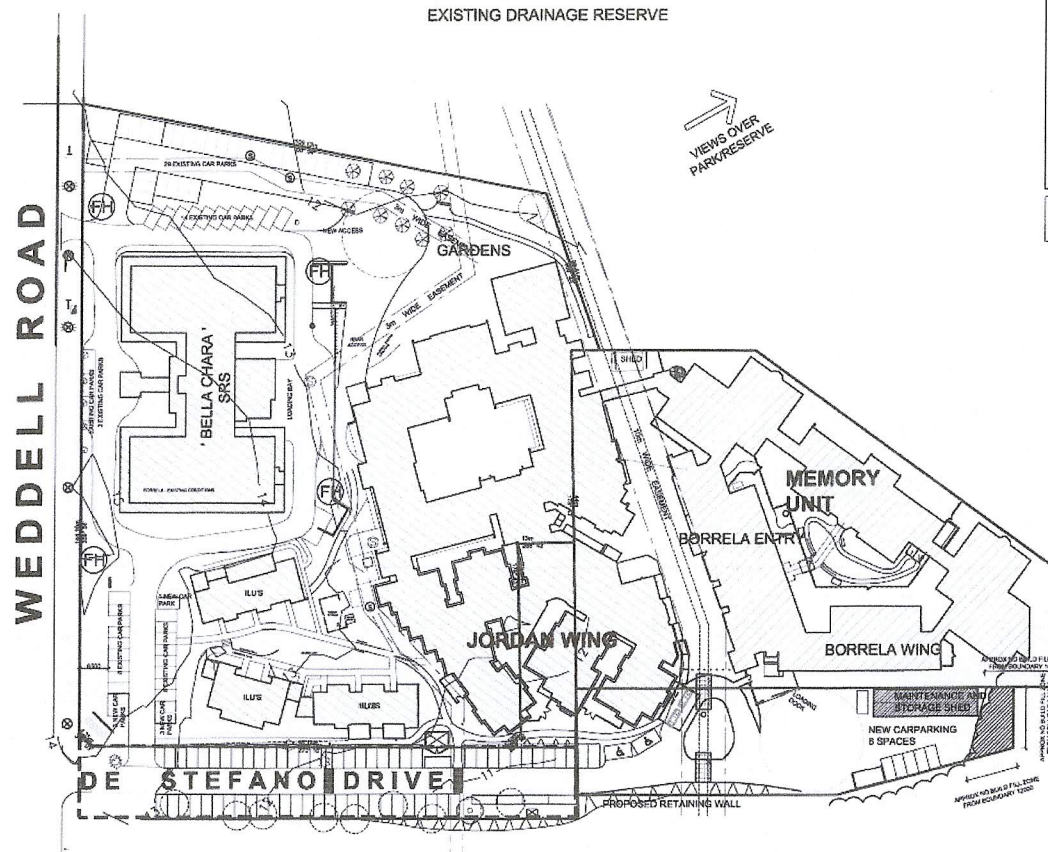
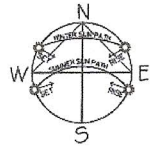
DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

MACS North Geelong

Attachment 3 – Stage 2D Development Plans



PROPOSED STAGING

1. - PROPOSED CARPARKING AND POD OF FOUR BEDS AND UPPER LEVEL STAFF ROOM
 1. - MARY COSTA HOUSE - RELOCATE PIANO ROOM AND CREATE NEW RESIDENTS ROOM
 1. - MARY COSTA HOUSE - EXTEND/RENOVATE AND RELOCATE NEW ADMIN AREAS
 2. - BORRELA - RENOVATE NEW ADMIN. ENTRY AND KITCHEN AREA
 3. - BORRELA - NEW MEMORY UNIT (REFURBISH EXISTING)
 4. - FUTURE JORDAN WING DEVELOPMENT AND CARPARKING
- NOTE - THIS STAGING PROPOSAL IS SUBJECT TO CHANGE DUE TO UNFORESEEN CHANGES TO SCHEDULING OR CIRCUMSTANCES

DESIGNATED TERMITE PRONE AREA

TOWN PLANNING APPLICATION
 ALL DETAILS ARE FOR TOWN PLANNING PURPOSES ONLY.
 THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES

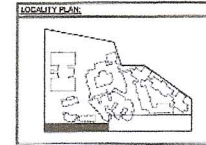
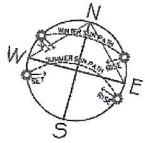
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SCALE 1:500 (sheet size A1) SCALE 1:1000 (sheet size A3)

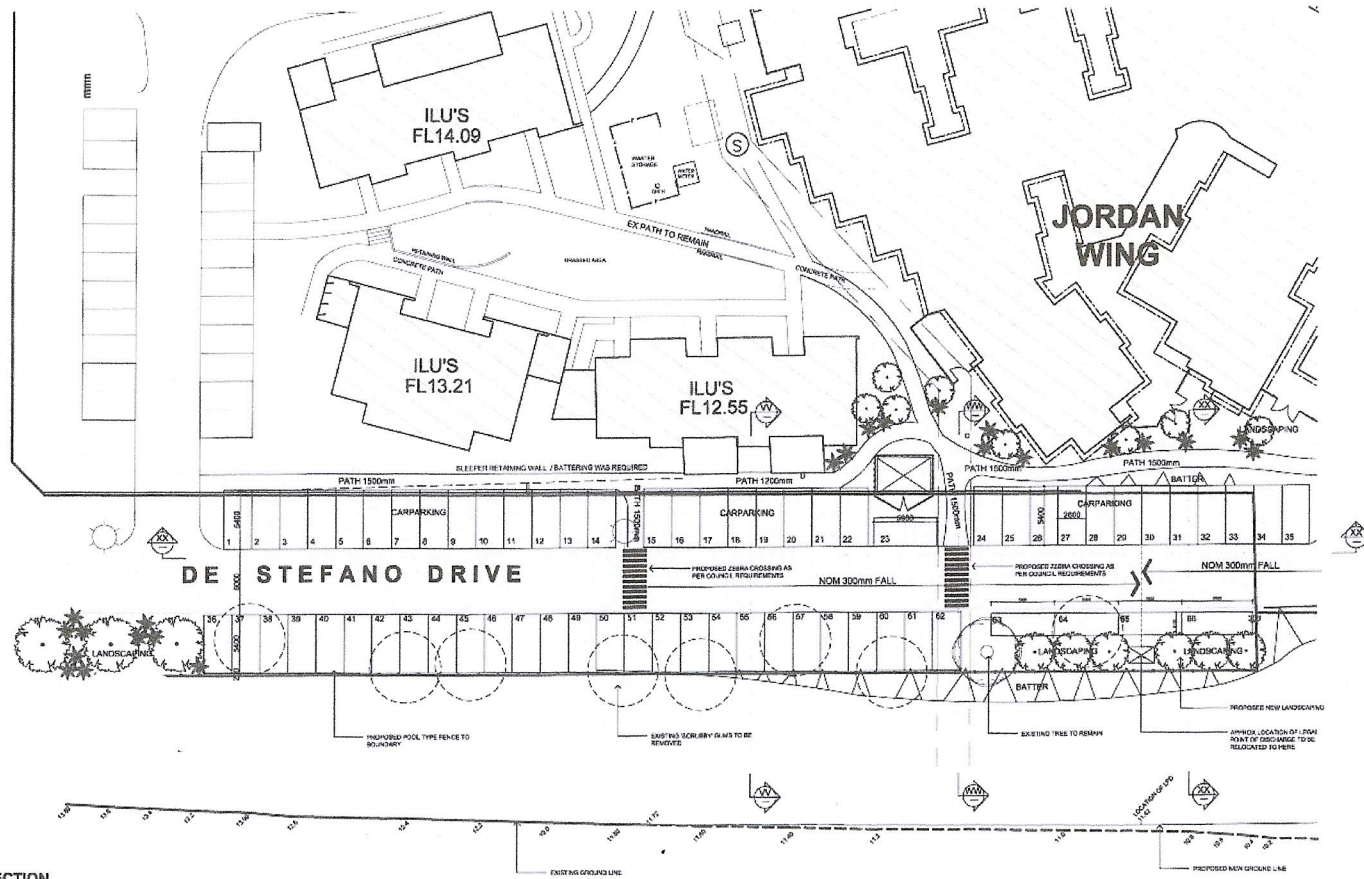
STAGE 2D



PROJECT	TOWN PLANNING APP - 10-12-2014
CLIENT	PROPOSED CAR PARK DEVELOPMENT
DATE	MULTICULTURAL AGED CARE SERVICES GEELONG INC.
PROJECT NO.	WEDDELL Pkg. GEELONG Nth 2215
SCALE	AS NOTED
PROJECT NO.	09-825
PROJECT NAME	WEDDELL Pkg. GEELONG Nth 2215
PROJECT NO.	TP01
PROJECT NAME	R2



WEDDELL ROAD



PROPOSED SITE SECTION
SCALE 1:200 (sheet size A1) SCALE 1:400 (sheet size A3)

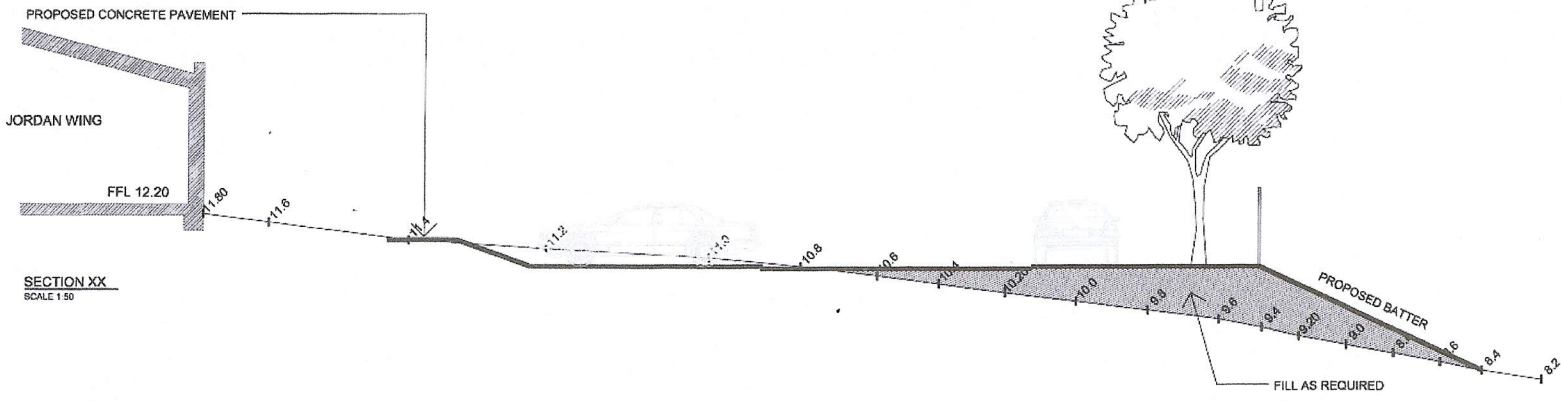
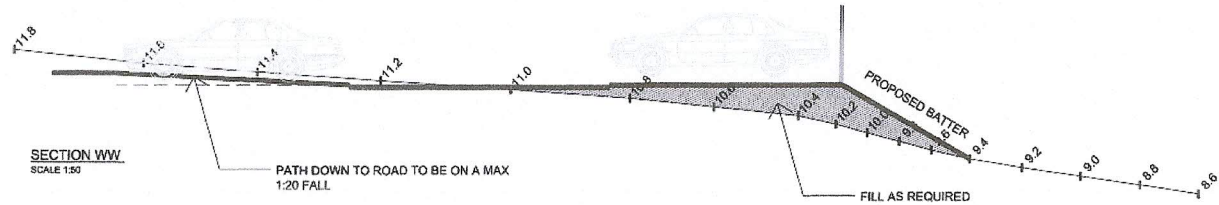
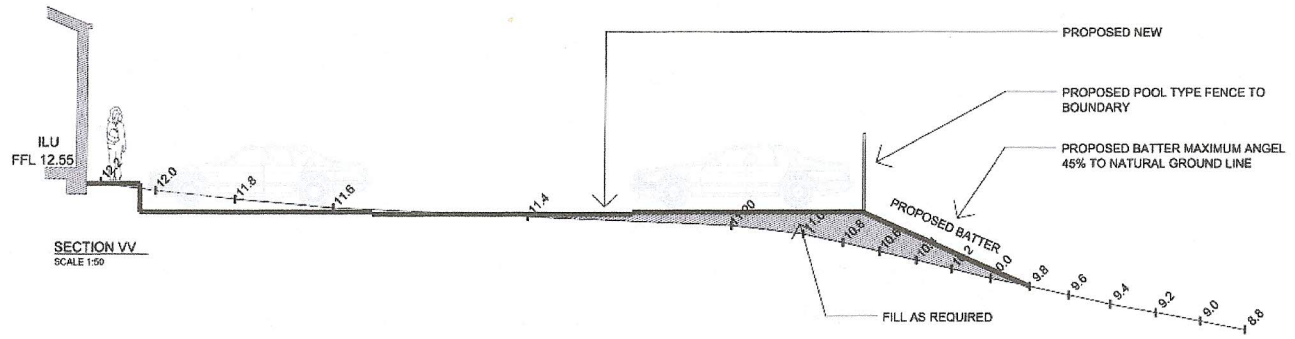
PROPOSED ENLARGED SITE PLAN
SCALE 1:200 (sheet size A1) SCALE 1:400 (sheet size A3)

TOWN PLANNING APPLICATION
ALL DETAILS ARE FOR TOWN PLANNING PURPOSES ONLY
THESE DOCUMENTS ARE NOT TO BE USED FOR ANY
OTHER PURPOSES

STAGE 2D



APP	TOWN PLANNING APP - 10-12-2014
PROJECT	PROPOSED CAR PARK DEVELOPMENT
CLIENT	MULTICULTURAL AGED CARE SERVICES DEELONG INC.
ADDRESS	WEDDELL RD, DEELONG NSW 2215
DATE	AS NOTED
PROJECT NO.	09-826
DESIGNER	DAVID TREASE
DATE	10 December 2014
PROJECT	TP02
REVISION	R2



PROPOSED SECTIONS

SCALE 1:50 (sheet size A1) SCALE 1:400 (sheet size A3)

STAGE 2D



TOWN PLANNING APP - 10-12-2014 PROPOSED CAR PARK DEVELOPMENT MULTICULTURAL AGED CARE SERVICES GEELONG INC. WEDDELL RD, GEELONG VIC 3215 AS NOTED 09-925 J.S.M.V./B.V.D.T. DT December 16 16 December 2014	REVISION: TP03 R2
--	---------------------------------------

MACS North Geelong

Attachment 4 – Proposed Rezoning Plan & Statutory Documentation

Planning Map

Department of
Transport, Planning and
Local Infrastructure



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Legend

WARRNAMBOOL		ZONES		OVERLAYS	
Major Town	Major Road, Road	ACZ - Activity Centre	PCRZ - Public Conservation & Resource	AEO - Airport Environs	LSIO - Land Subject to Inundation
Road name	Railway, Tramway	B1Z - Commercial 1	PDZ - Priority Development	BMO - Bushfire Management (also WMO)	MAE01 - Melbourne Airport Environs 1
Property/Parcel, Selected	Address, Lot, Crown allotment	B2Z - Commercial 1	PPRZ - Public Park & Recreation	CLPO - City Link Project	MAE02 - Melbourne Airport Environs 2
25 2 1C	River, Stream, Coastline	B3Z - Commercial 2	PUZ1 - Public Use - Service & Utility	DCPO - Development Contributions Plan	NCD - Neighbourhood Character
Waterbody	Locality Name	B4Z - Commercial 2	PUZ2 - Public Use - Education	DDO - Design & Development	PD - Parking
SEEDON	Local Government Area	B5Z - Commercial 1	PUZ3 - Public Use - Health Community	DDOFT - Design & Development Part	PAO - Public Acquisition
BRIMBANK	Local Government Name	C1Z - Commercial 1	PUZ4 - Public Use - Transport	DPO - Development Plan	RO - Restructure
Urban Growth Boundary (UGB)	Area outside the UGB	C2Z - Commercial 2	PUZ5 - Public Use - Cemetery/Crematorium	EAD - Environmental Audit	RCC - Road Closure
Investigation Area	Land added to UGB since 2005	CA - Commonwealth Land	PUZ6 - Public Use - Local Government	EMO - Erosion Management	SBD - Special Building
Boundary of Searched Suburb		CCZ - Capital City	PUZ7 - Public Use - Other Public Use	ESD - Environmental Significance	SLD - Significant Landscape
		CDZ - Comprehensive Development	PZ - Port	FD - Floodway	SMD - Salinity Management
		DZ - Dockland	R1Z - General Residential	HD - Heritage	SFR - State Resource
		ERZ - Environmental Rural	R2Z - General Residential	IPO - Incorporated Plan	VPO - Vegetation Protection
		FZ - Farming	R3Z - General Residential		
		GRZ - General Residential	RAZ - Rural Activity		
		GWAZ - Green Wedge A	RCZ - Rural Conservation		
		GWZ - Green Wedge	RDZ1 - Road - Category 1		
		IN1Z - Industrial 1	RDZ2 - Road - Category 2		
		IN2Z - Industrial 2	RGZ - Residential Growth		
		IN3Z - Industrial 3	RLZ - Rural Living		
		LDRZ - Low Density Residential	RUZ - Rural		
		MUZ - Mixed Use	SUZ - Special Use		
		NRZ - Neighbourhood Residential	TZ - Township		
			UFZ - Urban Floodway		
			UGZ - Urban Growth		

 PROPOSED GRZ 1

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of data.

Map Centre - Melways 441 J10

Map Scale 1:1,336

January 22, 2015 2:54:47 PM



GREATER GEELONG PLANNING SCHEME

AMENDMENT C

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Greater Geelong City Council which is the planning authority for this amendment.

The amendment has been made at the request of the Multicultural Aged Care Services Geelong Inc (MACS) of 100 Weddell Road, North Geelong.

Land affected by the amendment

The amendment applies to a portion of un-named drainage reserve abutting the southern boundary of De Stefano Drive, and to the balance (western portion) of De Stefano Drive abutting the southern part of the MACS facility. The site to be rezoned has an area of approximately 1850 square metres.

What the amendment does

- Rezone an area of approximately 1850 square metres (being purchased from the City of Greater Geelong) from Public Park and Recreation Zone to General Residential Zone, Schedule 1- consistent with the balance of the land in the abutting Multicultural Aged care Village to the north.
- Subdivide an area of 576 square metres from the drainage reservation (shown as PPRZ and included in Lot 2 PS313723N), and consolidate it into the western portion of De Stefano Drive (part of R1 on Lot 2 PS 328825V), and thence consolidate this area with the balance of the MACS property to the north.
- Reconstruct De Stefano drive to provide controlled access to the southern part of the MACS site and construct a car park, associated drainage and earthworks to support the residential use of the site by MACS for the aged.

Strategic assessment of the amendment

Why is the amendment required?

- To enable the re-development of De Stefano Drive to provide additional car parking for the aged care facility whilst also regulating the access to the southern portion of the site.
- To apply the most appropriate zoning to the land purchased from the Council for the proposal, ie General Residential Zone, Schedule 1, and to subdivide a part of the land purchased (from the adjoining drainage reserve) and consolidate it with the western portion of the De Stefano Road Reserve, to remove the Road Reservation from the title and consolidate the newly acquired area into other MACS property to the north.

Compliance with objectives of planning in Victoria

The amendment implements the objectives of Planning in Victoria by addressing the following relevant objectives set out in Section 4 of the *Planning and Environment Act 1987*.

- (a) *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (c) *To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- (g) *To balance the present and future interests of all Victorians.*

The proposal seeks to facilitate the development of a car park and controlled access whilst also ensuring that the whole of the development is contained within the appropriate residential zone.

How Does The Amendment Address The Environmental Effects And Any Relevant Social And Economic Effects?

The amendment is seen as being strongly positive in terms of social and economic effects. MACS (Multicultural Aged Care Services Geelong Inc) already operates a large aged care facility at the site which currently supports 8 independent living units and 161 high and low care beds with associated on-site car parking for staff and visitors. The additional car parking will enhance the operational efficiency of the site was also enhancing the accessibility and amenity of the site.

How Does The Amendment Address Relevant Bushfire Risk?

Bushfire risk is not relevant to this amendment, and the associated subdivision and car park development.

Does The Amendment Comply With Relevant Ministerial Directions?

The amendment complies with the Ministerial Direction on *The Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

Compliance With SPPF

The proposed rezoning of the relevant reservation area simply ensures that the appropriate zone is used for a proposed car park supporting a primary residential use. The State policy relevant to aged care facilities (Clause 16.02-3) supports this proposal.

Compliance With LPPF

The Responsible Authority has no relevant strategies/policies that impact in any way on this proposal.

Proper Use Of VPP

The General Residential Zone, Schedule 1 is an entirely appropriate tool for this proposal, being consistent with the zone under which the existing MACS facility operates. The amendment complies with the Ministerial Direction on *The Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

How Does The Amendment Address Views Of Relevant Agencies?

The City of Greater Geelong is the Responsible Authority for the area, and the amendment is being undertaken with its support. The site is already occupied by the expansive existing MACS facility. Whilst some land is being purchased from the City of Greater Geelong (currently within the adjoining land zoned PPRZ) to provide land for the

proposal, other relevant agencies will be notified during the processing of the application by the Responsible Authority.

How Does The Amendment Address Relevant Requirements Of The Transport Integration Act 2010?

No requirements of the Transport Integration Act are relevant to this amendment.

Impact On Responsible Authority's Resources/Administrative Costs

There will be no impact whatsoever on the resources of the Responsible Authority.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

During Office Hours at: Greater Geelong City Council, Customer Service Centre, Ground Floor, 100 Brougham Street, Geelong, and

'**Have Your Say**' section of the City's website at:

www.geelongaustralia.com.au/Accessing_Council/Public_Comment_-_Your_Say

The amendment can also be inspected free of charge at the Department of Transport, Planning, and Local Infrastructure website at www.dtpli.vic.gov.au/publicinspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **[insert submissions due date]**.

A submission must be sent to:

The Coordinator Strategic Implementation

City of Greater Geelong

Either by mail to:

P O Box 104

Geelong Vic 3220

or by Email to: strategicplanning@geelongcity.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**]

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C

INSTRUCTION SHEET

The planning authority for this amendment is the Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 (one) attached map sheet.

Zoning Maps

1. Amend Planning Scheme Map No 37 in the manner shown on the attached map[s] marked "Greater Geelong Planning Scheme, Amendment " .

End of document

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

Notice of Preparation of Amendment

Amendment C

The Greater Geelong City Council has prepared Amendment C* to the Greater Geelong Planning Scheme.

In accordance with section 8A(3) of the *Planning and Environment Act 1987*, the Minister for Planning authorised the Greater Geelong City Council as planning authority to prepare the amendment.

The land affected by the amendment applies to a portion of un-named drainage reserve abutting the southern boundary of De Stefano Drive, and to the balance (western portion) of De Stefano Drive abutting the southern part of the MACS facility. The site to be rezoned has an area of approximately 1850 square metres.

The amendment proposes to:

- Rezone an area of approximately 1850 square metres (being purchased from the City of Greater Geelong) from Public Park and Recreation Zone to General Residential Zone, Schedule 1- consistent with the balance of the land in the abutting Multicultural Aged care Village to the north.
- Subdivide an area of 576 square metres from the drainage reservation (shown as PPRZ and included in Lot 2 PS313723N), and consolidate it into the western portion of De Stefano Drive (part of R1 on Lot 2 PS 328825V), and thence consolidate this area with the balance of the MACS property to the north.
- Reconstruct De Stefano drive to provide controlled access to the southern part of the MACS site and construct a car park, associated drainage and earthworks to support the residential use of the site by MACS for the aged.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the following locations:

- during office hours, at the office of the planning authority, Greater Geelong City Council, Customer Service Centre, Ground Floor, 100 Brougham Street, GEELONG, and
- **"have your say"** section of the City's website at:
[www.geelongaustralia.com.au/Accessing_Council/Public_Comment - Your Say](http://www.geelongaustralia.com.au/Accessing_Council/Public_Comment_-_Your_Say)
- at the Department of Transport, Planning and Local Infrastructure website
www.dtpli.vic.gov.au/publicinspection .

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the Amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions. In accordance with the Planning and Environment Act 1987, Council must make available for inspection a copy of any submissions made.

The closing date for submissions is **[insert closing date for submissions]**. A submission must be sent to the Coordinator for Strategic Implementation, City of Greater Geelong, P O Box 104, Geelong, Vic., 3220

[Insert signature for the Planning Authority]

MACS North Geelong

Attachment 5 - Photographs



MACS: De Stefano Drive entrance with Jordan Wing under construction (nearing completion)

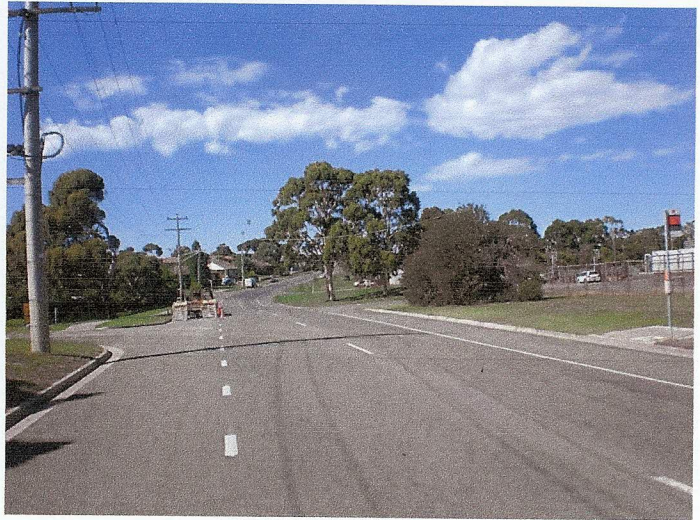
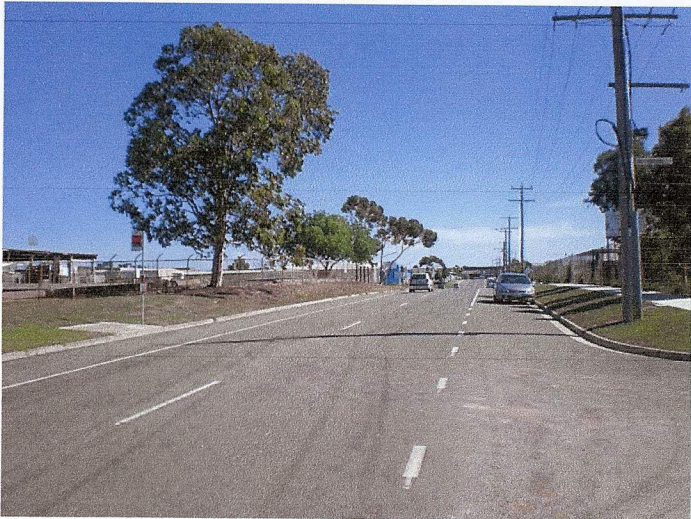




Residences to the south/south-east



Municipal Sale Yards to the west



Weddell Road: Left (view to north past De Stefano Drive): Right (view to south past De Stefano Drive).

MACS North Geelong

Attachment 6 - Titles

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10164 FOLIO 726

Security no : 124053807912S
Produced 24/01/2015 09:33 am

LAND DESCRIPTION

Road R1 on Plan of Subdivision 328825V.
PARENT TITLE Volume 10082 Folio 405
Created by instrument PS328825V 14/04/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER GEELONG CITY COUNCIL of GHERINGHAP STREET GEELONG VIC 3220
PS328825V 14/04/1994

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS328825V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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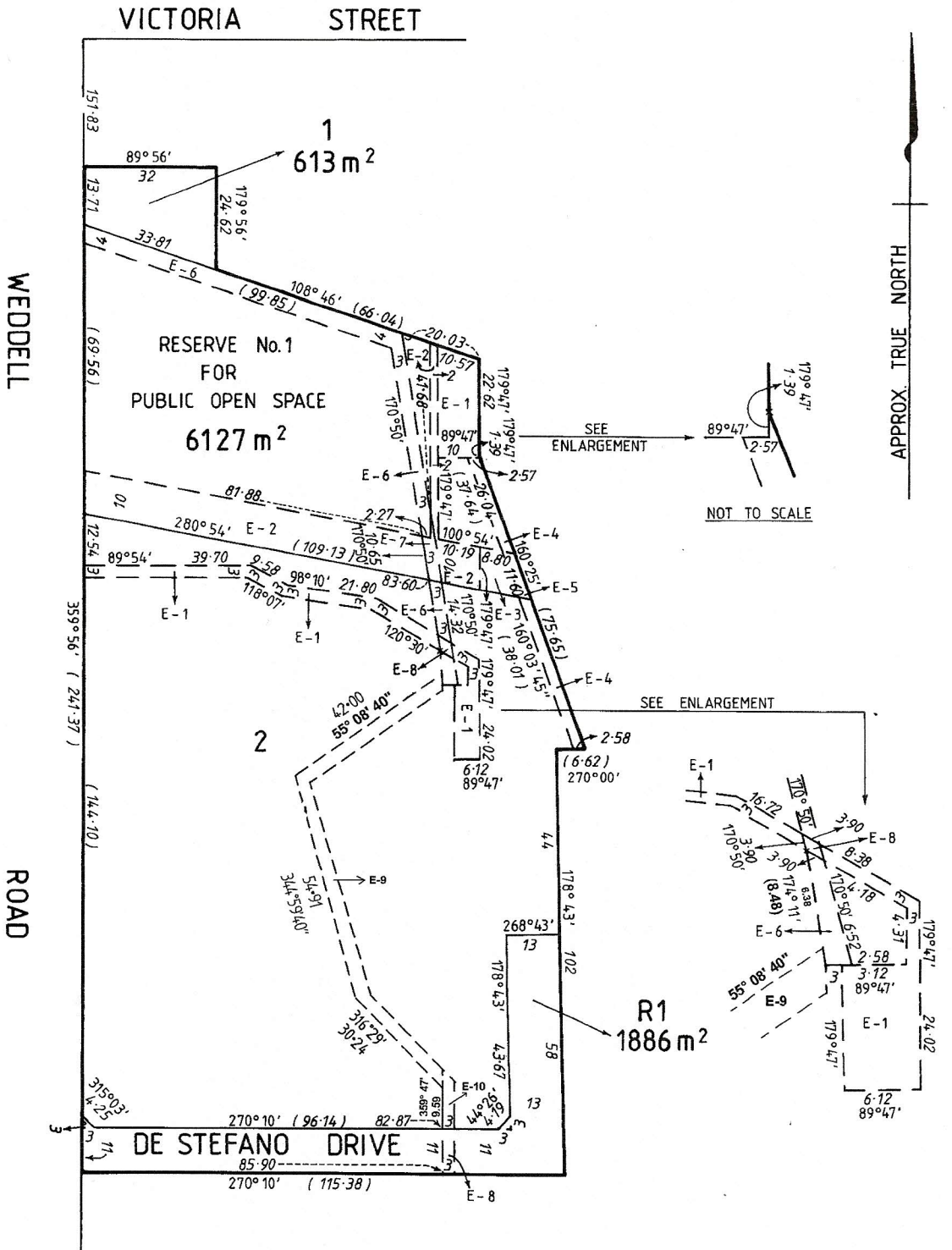
PLAN OF SUBDIVISION		STAGE NO. <hr/>	LTO use only EDITION 2	Plan Number PS 328825 V
Location of Land Parish: Moorpanyal Township: _____ Section: _____ Crown Allotment: 71 (Part) and 74 (Part) Crown Portion: _____ LTO Base Record: Chart 54 (3179) Title Reference: Vol. 10082 Fol 405 Last Plan Reference: Lot 2 PS 313724 L Postal Address: Weddell Road (at time of subdivision) Geelong North 3215 AMG Co-ordinates E 267300 Zone: 55 (of approx. centre of land in plan) N 5777000		Council Certificate and Endorsement Council Name: City of Greater Geelong Ref: C 93084 Geelong District 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date 13 / 7 / 93 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves		Notations		
Identifier	Council/Body/Person	Staging This is is not a staged subdivision Planning Permit No. SA 27/93 GD. Depth Limitation Does Not Apply The whole of the easement for drainage, sewerage, supply of water, electricity, telephone, gas and data transmission, way, and created on PS 313724 L in favour of City of Geelong and Lot 1 on PS 313724 L is to be removed upon registration of this plan. Grounds for Removal: By agreement of all interested parties. Other Notations The land being subdivided is enclosed by continuous thick lines. The connection is not to scale. R1 includes land shown as E-8		
Road R1 Reserve No.1	City of Greater Geelong City of Greater Geelong			
		Survey This plan is is not based on survey This survey has been connected to permanent marks no(s) 54, 147 In Proclaimed Survey Area No.		
Easement Information		LTO use only		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		Statement of Compliance/ Exemption Statement		
		Received <input checked="" type="checkbox"/>		
		Date 12 / 4 / 94		
		LTO use only		
		PLAN REGISTERED		
		TIME		
		DATE 14 / 4 / 94		
		Assistant Registrar of Titles		
		Sheet 1 of 2 Sheets		
CITY OF GREATER GEELONG BELLARINE DISTRICT P.O. BOX 500 DRYSDALE 3222 Tel:(052) 530300		LICENSED SURVEYOR (PRINT) Geoffrey Keith Havelberg SIGNATURE..... DATE 30 / 6 / 93 REF Survey 1-115 / A VERSION 01 DATE 13 / 7 / 93 COUNCIL DELEGATE SIGNATURE Original sheet size A3		

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 328825 V

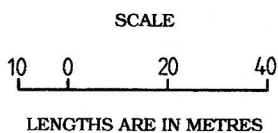


CITY OF GREATER GEELONG
 BELLARINE DISTRICT
 P.O. BOX 500
 DRYSDALE VIC. 3222

ENLARGEMENT NOT TO SCALE

Sheet 2 of 2 sheets

ORIGINAL
 SCALE SHEET
 SIZE A3
 1:1000



LICENSED SURVEYOR (PRINT).....GEOFFRY KEITH HAVELBERG
 SIGNATURE..... DATE / /
 REF SURVEY 1-115 / A VERSION 01

DATE / /
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10082 FOLIO 520

Security no : 124053807919K
Produced 24/01/2015 09:37 am

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 313723N.
PARENT TITLE Volume 09206 Folio 957

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CITY OF GEELONG

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS313723N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

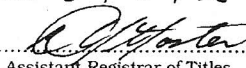

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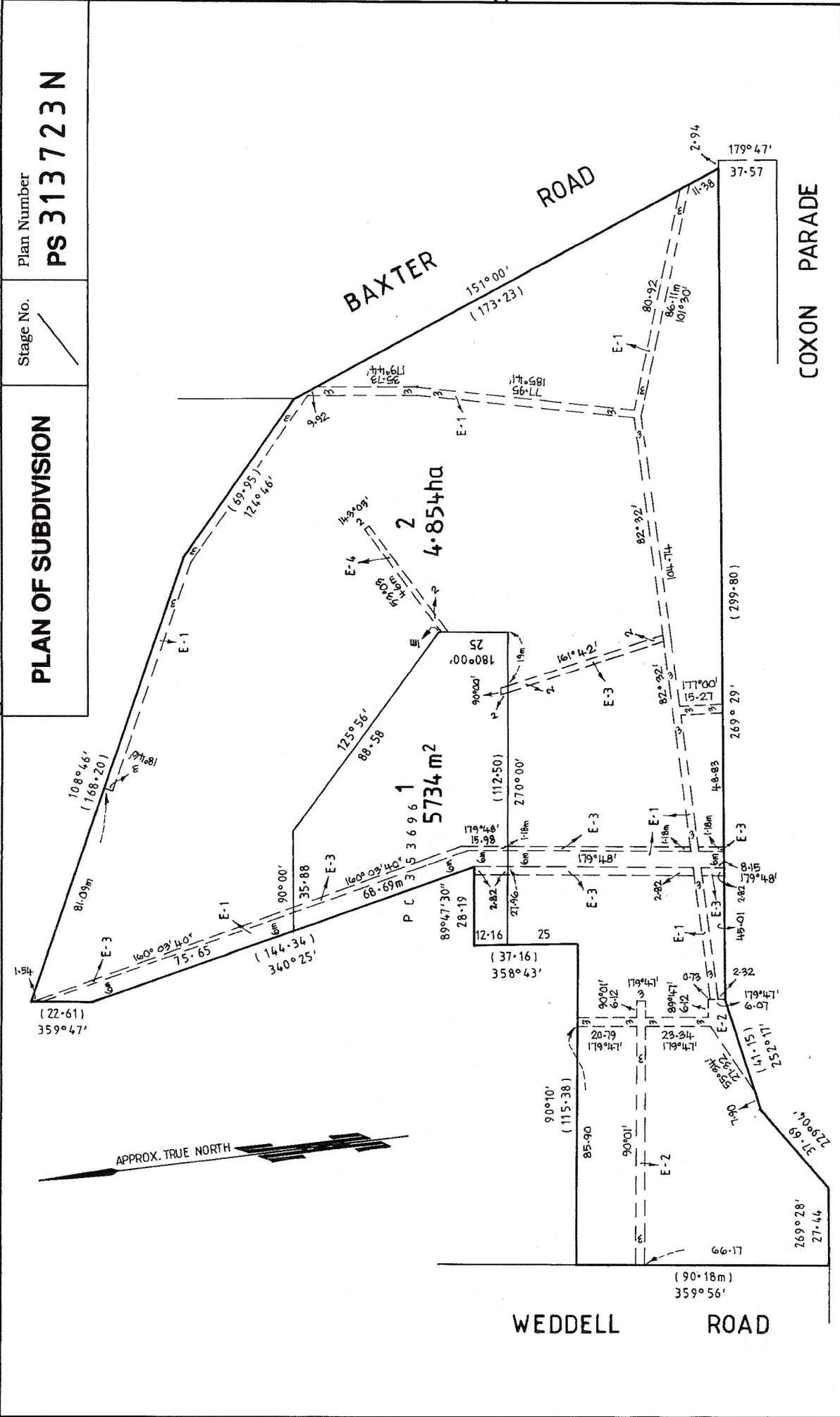
-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 56-98 WEDDELL ROAD NORTH GEELONG VIC 3215

DOCUMENT END

PLAN OF SUBDIVISION		STAGE NO. /	LTO use only EDITION 2	Plan Number PS 313723 N
Location of Land Parish: MOORPANYAL Township: _____ Section: _____ Crown Allotment: PART OF 66, 71, 74 Crown Portion: _____ LTO Base Record: CHART 54 (3179) Title Reference: VOL. 9206 FOL. 957 Last Plan Reference: LOT 2 ON P / S 120987 Postal Address: BAXTER ROAD, (at time of subdivision) GEELONG NORTH, 3215 AMG Co-ordinates E 267500 Zone: 55 (of approx. centre of land N 5777000 in plan)		Council Certificate and Endorsement		
		Council Name: CITY OF GEELONG Ref: C 90039 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has /has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date 23 / 7 / 1992 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
NIL	NIL			
Notations				
Staging This is /is not a staged subdivision Planning Permit No. _____ Depth Limitation DOES NOT APPLY. Other Notations LOT 1 IS THE RESULT OF THIS SURVEY. AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE. Survey This plan is is not based on survey This survey has been connected to permanent marks no(s) _____ In Proclaimed Survey Area No. _____				
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LTO use only
				Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/>
				Date 7 / 8 / 92
				LTO use only
				PLAN REGISTERED
				TIME 12-15 (PM)
				DATE 3 / 9 / 92
				 Assistant Registrar of Titles
				Sheet 1 of 2 Sheets
 THOMS & PARTNERS PTY. LIMITED SURVEYORS : ENGINEERS : LAND DEVELOPMENT CONSULTANTS ACN 008 168 633 115 YARRA STREET, GEELONG, VIC., 3220 Telephone: (052) 29 3147. Fax: (052) 22 1991		LICENSED SURVEYOR (PRINT).....GREGORY CHALMERS SIGNATURE..... DATE / / REF 12428 VERSION		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3



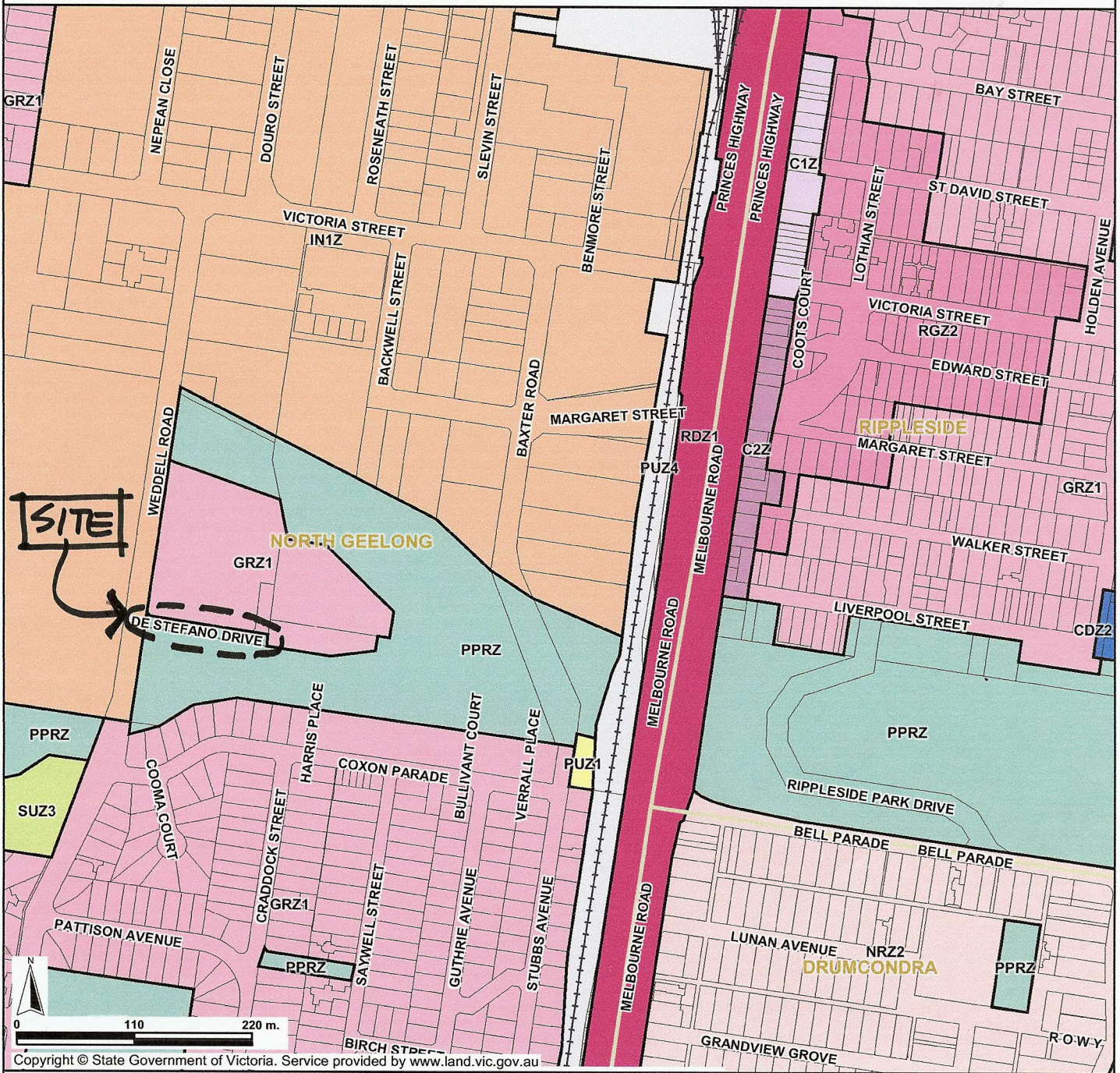
PLAN OF SUBDIVISION		Stage No.	Plan Number PS 313723 N
<p>APPROX. TRUE NORTH</p>		<p>Sheet 2 of 2 Sheets</p>	
		<p>LICENSED SURVEYOR (PRINT) GREGORY CHALMERS</p> <p>SIGNATURE DATE / /</p> <p>REF 12428 VERSION</p>	
<p>ORIGINAL SCALE 1:1250 SHEET SIZE A3</p>		<p>SCALE 12 50 0 25 50</p> <p>LENGTHS ARE IN METRES</p>	
<p>THOMS & PARTNERS PTY. LIMITED SURVEYORS & ENGINEERS : LAND DEVELOPMENT CONSULTANTS ACN 024 184 631 115 YARRA STREET, GEELONG, VIC., 3220 Telephone: (052) 20 3147. Fax: (052) 22 1981</p>		<p>COUNCIL DELEGATE SIGNATURE</p>	

MACS North Geelong

Attachment 7 – Zone Plan

Planning Map

Department of
Transport, Planning and
Local Infrastructure



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Legend

WARRNAMBOOL		ZONES		OVERLAYS	
	Major Road, Road		ACZ - Activity Centre		AEO - Airport Environs
	Road name		B1Z - Commercial 1		BMO - Bushfire Management (also WMO)
	Railway, Tramway		B2Z - Commercial 1		CLPO - City Link Project
	Property/Parcel, Selected		B3Z - Commercial 2		DCPO - Development Contributions Plan
	Address, Lot, Crown allotment		B4Z - Commercial 2		DDO - Design & Development
	River, Stream, Coastline		B5Z - Commercial 1		DDOPT - Design & Development Part
	Waterbody		C1Z - Commercial 1		DPO - Development Plan
	Locality		C2Z - Commercial 2		EAO - Environmental Audit
	Locality Name		CA - Commonwealth Land		EMO - Erosion Management
	Local Government Area		CCZ - Capital City		ESD - Environmental Significance
	Local Government Name		CD2 - Comprehensive Development		FD - Floodway
	Urban Growth Boundary (UGB)		ERZ - Environmental Rural		HO - Heritage
	Investigation Area		FZ - Farming		IPD - Incorporated Plan
	Land added to UGB since 2005		GRZ - General Residential		LSIO - Land Subject to Inundation
	Boundary of Searched Suburb		GWAZ - Green Wedge A		MAEQ1 - Melbourne Airport Environs 1
			GWZ - Green Wedge		MAEQ2 - Melbourne Airport Environs 2
			IN1Z - Industrial 1		NCO - Neighbourhood Character
			IN2Z - Industrial 2		PD - Parking
			IN3Z - Industrial 3		PAD - Public Acquisition
			LDRZ - Low Density Residential		RCO - Road Closure
			MLUZ - Mixed Use		RCL - Road Closure
			NRZ - Neighbourhood Residential		SBO - Special Building
					SLO - Significant Landscape
					SMD - Salinity Management
					SRD - State Resource
					VPD - Vegetation Protection

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of data.

Map Centre - Melways 441 K9

Map Scale 1:5,346

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