

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C336

RESOLUTION TO EXHIBIT AMENDMENT

UNDER DELEGATION FROM COUNCIL IT IS HEREBY RESOLVED:

That Council resolves to exhibit an amendment to the Greater Geelong Planning Scheme to amend clauses 52.03 and 81.01 to permit a 2 lot subdivision at 402-404 Bellarine Highway, Moolap as shown in Appendix 4. to this report, subject to the Minister for Planning providing authorisation for preparation of the amendment.

SIGNED: 

DATE: *16/10/15*

**PETER SMITH
COORDINATOR STRATEGIC IMPLEMENTATION**

Planning and Environment Act 1987
GREATER GEELONG PLANNING SCHEME
DELEGATED AUTHORITY REPORT
AMENDMENT C336

To: Peter Smith – Coordinator Strategic Implementation
From: Ian McCartney – Strategic Planner
Subject: C336 BUPA Subdivision – 402-404 Bellarine Highway, Moolap
Project: Amendment C366 Reports Council & Other
Subject: Delegate Report 2015
File number: C336

Purpose

The purpose of this report is to seek Council support for Amendment C336 to permit a 2 lot subdivision at 402-404 Bellarine Highway, Moolap.

Summary

- An application has been made by Sweett Group (Australia), planning consultants on behalf of BUPA Care Services, to amend Clauses 52.03 and 81.01 of the Planning Scheme to permit a 2 lot subdivision at 402-404 Bellarine Highway, Moolap.
- The Council has issued Planning Permit 10/2006 for a retirement village (with a 9 hole golf course) and aged care facility on the 49.8ha site. The retirement village component of the development is currently under construction.
- It is intended that BUPA develop and operate the aged care facility as a separate entity and to simplify management and operational arrangements it is seeking the creation of a separate title (rather than a long term lease), which the 2 lot subdivision is intended to achieve.
- The proposed subdivision is prohibited by the Farming zone and Floodway Overlay provisions of the scheme, thus generating the need for a Planning Scheme amendment.
- No objection is seen from a planning viewpoint to the creation of a 2 lot subdivision which essentially recognises a development already approved by Council.
- Having considered the available Planning Scheme amendment options for enabling the subdivision to occur, use of Clauses 52.03 & 81.01 are considered more suitable than the alternative of site specific rezonings.
- The applicant also seeks Council's support for exemption from notification under Section 20(2) of the Planning and Environment Act on the basis that the amendment will not impact on adjoining properties in any way. This proposal is not supported for the reasons set out in this report.
- It is recommended the amendment be exhibited in the normal manner subject to receipt of Ministerial authorisation.

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Recommendation

That Council resolves to exhibit an amendment to the Greater Geelong Planning Scheme to amend clauses 52.03 and 81.01 to permit a 2 lot subdivision at 402-404 Bellarine Highway, Moolap as shown in Appendix 4 to this report, subject to the Minister for Planning providing authorisation for preparation of the amendment.

Background

An application has been made by Sweett Group (Australia), planning consultants on behalf of BUPA Care Services, to amend Clauses 52.03 and 81.0 of the Planning Scheme to permit a 2 lot subdivision at 402-404 Bellarine Highway, Moolap.

The subject land has an area of 49.8ha and falls within the Farming zone and is subject to both a Floodway Overlay and Land Subject to Inundation Overlay as shown on Appendices 1 and 2.

The Council has issued planning permit 10/2006 for a retirement village with a 9 hole golf course and a residential aged care facility on the subject land. Construction of the retirement village component is well advanced and much of the golf course exists having previously been part of an 18 hole course.

Access to the Bellarine Highway to the subject land is provided by way of a relatively narrow 20 metres wide road which forms part of the title. On both sides of this access road with highway frontage are a retail flower sales/nursery (to the west) and a place of worship (to the east). The flower sales/nursery currently has two constructed driveways onto this access road and the place of worship has one. These arrangements appear to have been in place for some time to provide and simplify their access to the 4 lane divided Bellarine Highway for these properties.

Appendix 3 is an aerial photo of the subject land and surrounding area.

This application has been made to enable BUPA to develop and operate the aged care facility component of the overall development as a separate entity. Creation of a separate title for the aged care facility is intended to simplify management and operational arrangements which may not be achievable using a long-term lease. Access to the Bellarine Highway to the newly created lot will be provided by use of carriageway easements.

The proposed subdivision is prohibited by the Farming zone and Floodway Overlay provisions of the Scheme, thus generating a need for a Planning Scheme amendment to enable it to proceed.

Discussion

In support of their application, BUPA's consultants argue that the 2 lot subdivision essentially recognises a project which has already been approved by Council and as such will result in no change to the future development of the area or the existing access arrangements of the adjoining neighbours described above.

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No objection is seen from a planning viewpoint to the creation of a 2 lot subdivision to enable the already approved uses of retirement village and aged care facility to operate independently. The subdivision will not create any additional traffic and maintains Bellarine Highway access arrangements to adjoining lots by carriageway easements.

Having assessed the available options, the use of clauses 52.03 and 81.01 which permits the creation of the 2 lot subdivision within an Incorporated Document is considered to be the most suitable in the circumstances. The other option of applying site-specific zonings to the property to enable a permit to be issued for subdivision would create an undesirable precedent in a designated non urban area.

Section 20(2) request

The applicant also seeks Council's support to its request for exemption from notification under Section 20(2) of the Planning and Environment Act on the basis that

- There will be no impact on neighbouring properties or their existing access rights;
- There will be no change in development already approved by Council; and
- It has always been the intention to operate the retirement village and aged care facility as separate entities.

Irrespective of the above points, the applicant's request for exemption from the normal amendment notification process is not supported. Council officers are aware of ongoing legal disputes between the flower farm and the owner of the subject land (Bellarine Lakes Country Club) at VCAT and the Supreme Court. These issues include access and boundary fencing involving the access road to also be used by BUPA by virtue of carriageway easements to gain legal access to its proposed newly created lot.

As there is some potential for owners adjoining the access road to have an interest in the new arrangements being created by the proposed subdivision, exemption from notification is considered difficult to justify.

Appendix 4 is the amendment recommended to be exhibited and Appendix 5 is the proposed Incorporated Document (which is essentially a permit for the 2 lot subdivision).

Environmental Implications

The amendment will have no environmental implications.

Financial Implications

The proposal has no financial implication for Council.

Policy/Legal/Statutory Implications

The amendment is considered to be consistent with a range of State and Council planning policies particularly insofar as housing policies support the provision of housing diversity. In this case, the amendment will facilitate the provision of accommodation for older persons requiring a higher level of support than independent living. The Bellarine Peninsula is a popular retirement destination with a likely future strong demand for such facilities.

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Alignment to City Plan

The amendment supports the overall thrust of Growing our Economy and Sustainable Built and Natural Environment strategic directions in that it facilitates a development already approved by Council.

Officer Direct or Indirect Interest

No Council officers have a direct or indirect interest, in accordance with Section 80 (c) of the Local Government Act, to which this amendment relates.

Risk Assessment

There are no risks to Council associated with permitting a 2 lot subdivision as proposed by this amendment.

Social Considerations

The facilitation of development of an aged care facility on the subject land provides a positive social outcome.

Human Rights Charter

The amendment will not impact on basic human rights, freedoms and responsibilities as set out in the Charter.

Consultation and Communication

For the reasons set out in this report it is intended that the amendment be exhibited in the normal manner to enable any affected person to make a submission and appear before an Independent Panel appointed by the Minister for Planning.

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Appendix 1 - Existing Zoning



GREATER GEELONG PLANNING SCHEME - ZONES

LEGEND	
RZ2 NEIGHBOURHOOD RESIDENTIAL ZONE	CZ1 COMMERCIAL 1 ZONE
RZ1 GENERAL RESIDENTIAL ZONE	CZ2 COMMERCIAL 2 ZONE
RGZ RESIDENTIAL GROWTH ZONE	I1Z INDUSTRIAL 1 ZONE
LRZ LOW DENSITY RESIDENTIAL ZONE	I2Z INDUSTRIAL 2 ZONE
MZ MIXED USE ZONE	I3Z INDUSTRIAL 3 ZONE
TZ TOWNSHIP ZONE	SUZ SPECIAL USE ZONE
RLZ RURAL LIVING ZONE	PDZ PRIORITY DEVELOPMENT ZONE
FZ FARMING ZONE	UGZ URBAN GROWTH ZONE
RCZ RURAL CONSERVATION ZONE	CAL COMMONWEALTH LAND
LFZ URBAN FLOODWAY ZONE	CDZ COMPREHENSIVE DEVELOPMENT ZONE
	ACZ ACTIVITY CENTRE ZONE
	PZ PORT ZONE
	PU1 PUBLIC USE ZONE - Service & Utility
	PU2 PUBLIC USE ZONE - Education
	PU3 PUBLIC USE ZONE - Health & Community
	PU4 PUBLIC USE ZONE - Transport
	PU5 PUBLIC USE ZONE - Cemetary/Crematorium
	PU6 PUBLIC USE ZONE - Local Government
	PU7 PUBLIC USE ZONE - Other Public Use
	PPRZ PUBLIC PARK & RECREATION ZONE
	PCRZ PUBLIC CONSERVATION & RESOURCE ZONE
	RDZ1 ROAD ZONE CATEGORY 1
	RDZ2 ROAD ZONE CATEGORY 2

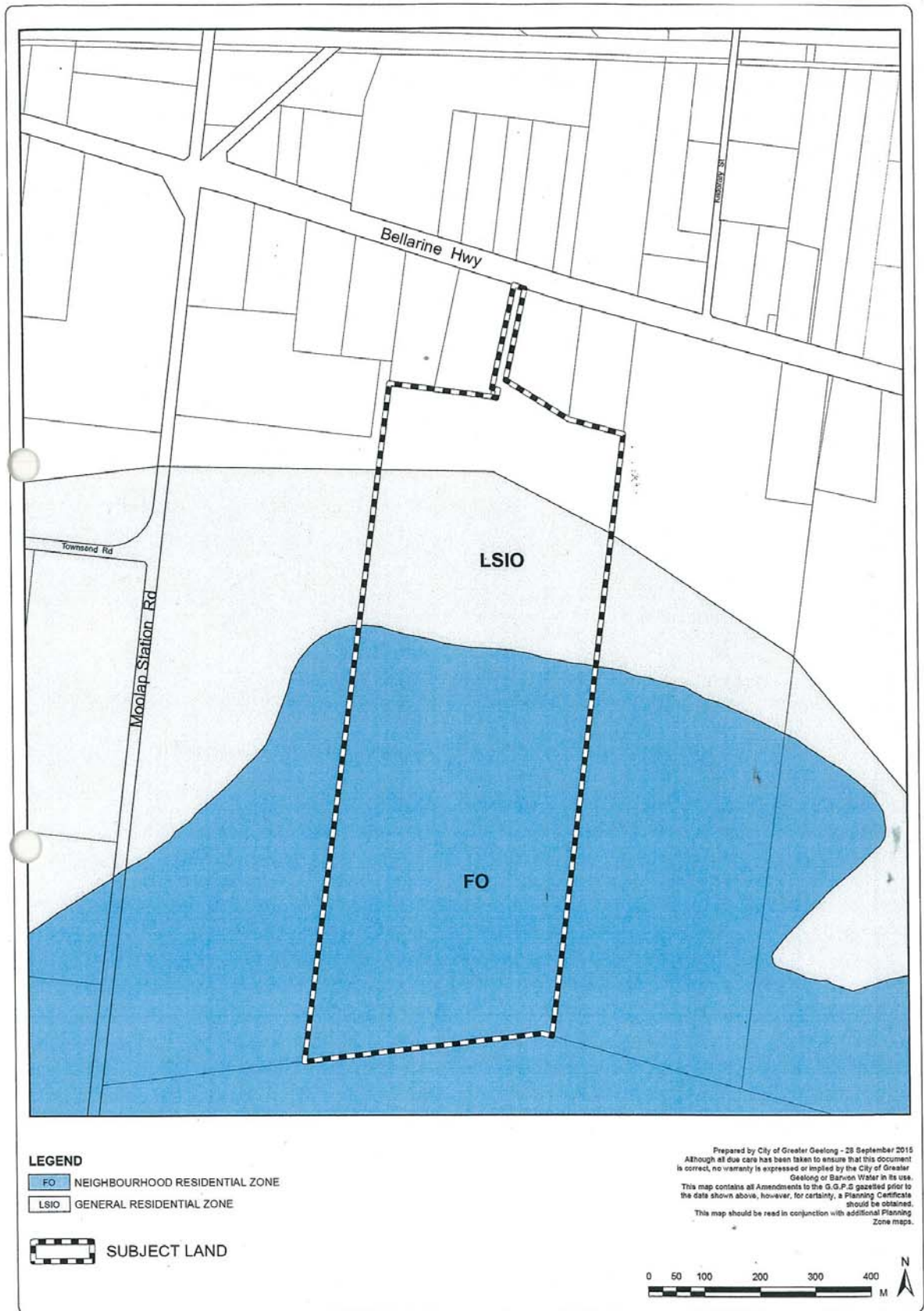
SUBJECT LAND

Prepared by City of Greater Geelong - 3 August 2015
 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.
 This map contains all Amendments to the G.G.P.S gazetted prior to the date shown above, however, for certainty, a Planning Certificate should be obtained.
 This map should be read in conjunction with additional Planning Overlay maps (if applicable)



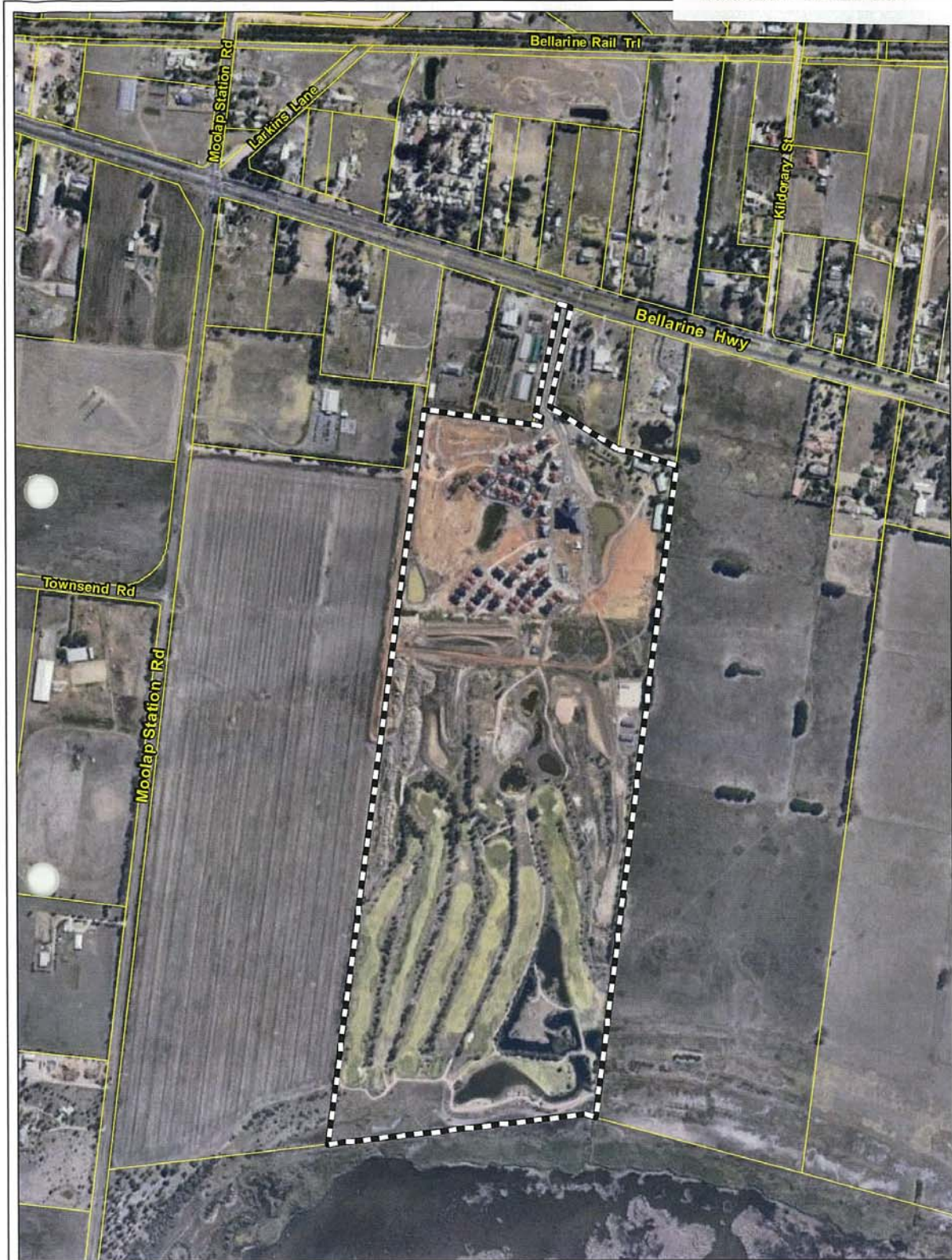
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Appendix 2 - Existing Overlays



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Appendix 3 - Aerial Photo



SUBJECT LAND

Prepared by City of Greater Geelong - 3 August 2015 (Aerial Imagery - March 2015)
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Appendix 4 - Exhibited Amendment

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GREATER GEELONG PLANNING SCHEME

AMENDMENT C336

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong Planning Scheme

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Particular Provisions – Clause 52.03, replace the Schedule with a new Schedule in the form of the attached document.
2. In Incorporated Documents – Clause 81.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

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GREATER GEELONG PLANNING SCHEME
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GREATER GEELONG PLANNING SCHEME

16/05/2013
Proposed
C336

SCHEDULE TO CLAUSE 52.03

Address of land	Title of incorporated document
The Melbourne to Geelong Railway shown on the project area maps for the Regional Fast Rail Project and the Fibre Optic Project in the incorporated document.	Rail Infrastructure Projects (comprising the Rail Gauge Standardisation Project, the Regional Fast Rail Project and the Fibre Optic Project), December 2002.
The land at 40-60 Brougham Street, Geelong and Allotment 2024 Township of Geelong (City).	Geelong TAC Office Development, October 2006.
312 – 328 Moorabool Street, Geelong	Geelong TAC Transitional Office Development, May 2007.
The existing rail corridor for the ARTC Standard Gauge Western Mainline shown on the project area maps for the Rail Upgrades at Geelong Port Project.	Rail Upgrades at Geelong Port Project, May 2010.
The corridor for the Geelong Melbourne Interconnection Project shown on the project plans included in the incorporated document.	Melbourne Geelong Interconnection Project, June 2010.
The land required for the Geelong Ring Road – Section 4C as identified in clause 3 of the incorporated document.	Geelong Ring Road – Section 4C Incorporated Document, June 2010.
14 Shepherd Court, North Geelong	14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011
49 Little Malop Street, Geelong	Geelong Library and Heritage Centre Redevelopment, March 2013
402-404 Bellarine Highway, Moolap	BUPA Aged Care Facility, Bellarine Lakes, September 2015

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GREATER GEELONG PLANNING SCHEME

20/08/2015
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SCHEDULE TO CLAUSE 81.01

Name of document	Introduced by:
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011	C257
Adventure Park Comprehensive Development Plan May 2014	C288
Advertising Sign Guidelines, City of Greater Geelong, November 1997, Amended October 2014.	C296
Armstrong Creek East Native Vegetation Precinct Plan, May 2010	C206
Armstrong Creek East Precinct Structure Plan, May 2010 Amended November 2011.	C214
Armstrong Creek East Precinct Development Contributions Plan, Version 4.1 Alternate Version November 2011.	C214
Armstrong Creek Horseshoe Bend Precinct Structure Plan September 2014.	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010.	C207
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan, May 2010.	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010.	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010.	C207
Armstrong Creek Town Centre Precinct Structure Plan, March 2014	C267
Armstrong Creek Town Centre Development Contributions Plan, March 2014	C267
Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014	C267
Armstrong Creek Urban Growth Plan Framework Plan, November 2008, Updated September 2012	C240
Armstrong Creek West Precinct Development Contributions Plan, February 2013	C240
Armstrong Creek West Precinct Native Vegetation Precinct Plan, November 2012	C240
Armstrong Creek West Precinct Structure Plan, September 2012	C240
Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction. Standards Association of Australia 1994.	NPS1
Batman Park, Indented Head Incorporated Plan, June 2015	C274
BUPA Aged Care Facility, Bellarine Lakes September 2015	C336
Environmental Weeds, City of Greater Geelong, September 2008	C129(Part 1)
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings, Graeme Butler for the City of Geelong, 1993	C258
Geelong Library and Heritage Centre Redevelopment, March 2013	C287
Geelong Ring Road – Section 4C Incorporated Document, June 2010.	C232
Geelong TAC Office Development, October 2006.	C142
Heritage and Design Guidelines, City of Greater Geelong, 1997.	NPS1

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Name of document	Introduced by:
Horseshoe Bend Precinct Development Contributions Plan September 2014.	C259
Jetty Road Urban Growth Area Development Contributions Plan, September 2011	C230
Lara West Development Contributions Plan, Final Version – C246/C285, March 2014	C285
Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013	C246
Lara West Precinct Structure Plan, Revision J, 25 September 2013	C246
Melbourne Geelong Interconnection Project, June 2010.	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014	C285
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area August 2014.	C259
Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008	C191
New Station Estate Restructure Plan, July 2010	C187
Rail Infrastructure Projects (comprising the Rail Gauge Standardisation Project, the Regional Fast Rail Project and the Fibre Optic Project), December 2002.	VC17
Rail Upgrades at Geelong Port Project, May 2010.	C211
Rippleside Comprehensive Development Plan, February 2000.	C2
Rippleside Urban Design Guidelines, June 2000.	C2
Small Lot Housing Code, December 2012	C267
Thirteenth Beach Golf Resort Barwon Heads, Barwon Heads Comprehensive Development Plan, Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006.	C54
Waterfront Geelong Design and Development Code, Keys Young, July 1996	NPS1
West Fyans-Fyans Street Precinct Structure Plan, June 2009	C205

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Appendix 5 - Incorporated Document

GREATER GEELONG PLANNING SCHEME
INCORPORATED DOCUMENT

**BUPA Aged Care Facility,
Bellarine Lakes
September 2015**

**This document is an incorporated document in the Planning Scheme pursuant to
Section 6(2)(j) of the Planning and Environment Act 1987.**

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GREATER GEELONG PLANNING SCHEME

INTRODUCTION:

This document is an incorporated document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Greater Geelong Planning Scheme (the Scheme).

Despite any provision to the contrary in the Scheme, pursuant to Clause 52.03 of the Scheme the land identified in this incorporated document may be developed in accordance with the specific controls contained in this document.

ADDRESS OF THE LAND/PROJECT:

This Incorporated Document applies to land shown on the incorporated plan titled "BUPA Care Service, Bellarine Lakes 402-404 Bellarine Highway, Moolap, Victoria: Location Plan", which forms part of this Incorporated Document (referred to hereafter as 'the land').

PURPOSE:

The purposes of the Incorporated Document are:

- To facilitate the subdivision of land in the Farming Zone that would otherwise be prohibited.
- To facilitate the subdivision of land in the Floodway Overlay that would be otherwise prohibited.
- To allow a residential aged care facility to have a separate title to a retirement village that is in separate ownership and that was always anticipated to operate as a separate entity.
- To help to ensure the economic viability and effective operation of an aged care facility that will provide much needed housing for the elderly along with employment opportunities.

THIS DOCUMENT ALLOWS:

This Incorporated Document allows for the development of the land for the purposes of:

- (a) a two lot subdivision

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GREATER GEELONG PLANNING SCHEME

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Layout Not Altered

1. The subdivision as shown on the plan that forms part of this incorporated document must not be altered without the prior written consent of the Responsible Authority.

Reticulated Services

2. Reticulated water, sewerage and electricity must be available to each lot shown on the plan that forms part of this incorporated document before any lot can be used.

Lot Drainage

3. Each lot shown on the plan that forms part of this incorporated document must be drained to the satisfaction of the Responsible Authority.

Clause 66.01-1 Two Lot Subdivision

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on plan that forms part of this incorporated document in accordance with that authority's requirements and relevant legislation at the time.
5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
6. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

S173 Subdivision prior to completion of development

7. Prior to the issue of a Statement of Compliance for this subdivision, the owner of the land to which this incorporated document relates must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987*. In addition to the usual provisions, the agreement must provide for the following matters:
 - a) Except with the consent of the Responsible Authority, the land and any lot created by the subdivision of the land may only be developed in accordance with the Residential Aged Care Facility authorised in Planning Permit No. 10/2006 and depicted in the endorsed plans that form part of Planning Permit No. 10/2006;
 - b) The development shall not be occupied or used until all works, including landscaping and drainage have been completed;
 - c) The costs of the Responsible Authority in relation to the agreement are to be borne by the owner.

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Time for Starting and Completion

8. The specific controls contained in this document will expire if any of the following circumstances applies:
- a) The plan of subdivision is not certified within 2 years of the date of approval of the amendment.
 - b) The subdivision is not completed within five years of the date of certification of the plan.

The responsible authority may extend the periods referred to if a request is made in writing before these controls expire or within six months afterwards.

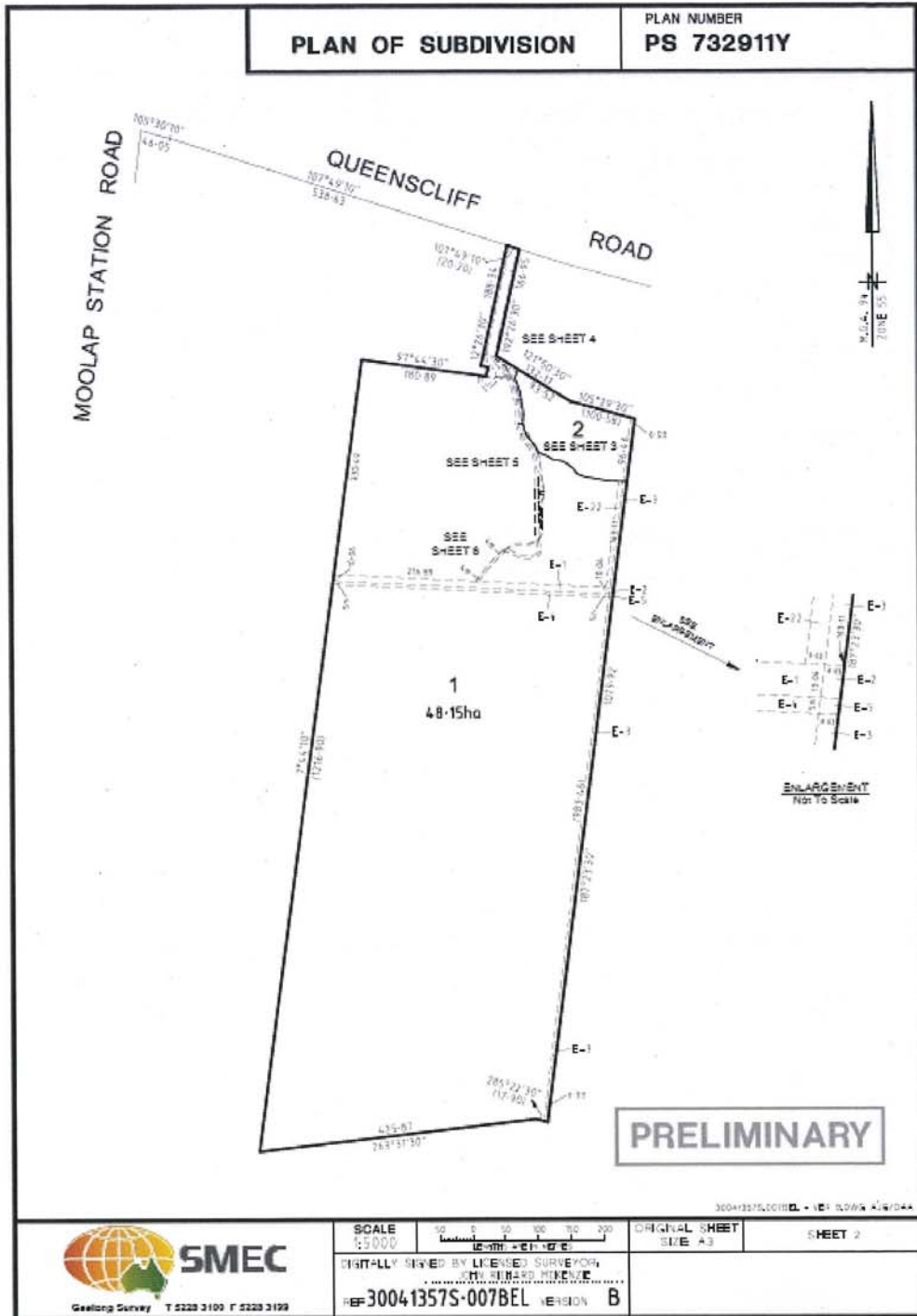
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GREATER GEELONG PLANNING SCHEME

PLAN OF SUBDIVISION		LV USE ONLY EDITION	PLAN NUMBER PS 732911Y	
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: MOOLAP</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 11 (PART) & 12 (PART) BLOCK 1</p> <p>TITLE REFERENCES: VOL 15581 FOL 663</p> <p>LAST PLAN REFERENCE/S: PS 722208Y (LOT 1)</p> <p>POSTAL ADDRESS: 402 BELLARINE HIGHWAY (at time of subdivision) MOOLAP 3224</p> <p>MG004 Co-ordinates: E 274575 lot approx centre of N 5770850 land in plan ZONE 55</p>		<p>COUNCIL NAME: GREATER GEELONG CITY COUNCIL REF:</p> <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="font-size: 1.2em; font-weight: bold;">PRELIMINARY</p> </div>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NOTATIONS		30041357S/007BEL - NEW BLOWN 2/16/2014		
<p>DEATH LIMITATION DOES NOT APPLY</p> <p>STAMPING: This plan is a staged subdivision. Planning permit No.</p> <p>SURVEY: THIS PLAN IS BASED ON SURVEY.</p> <p>THIS IS A SPEAR PLAN.</p>				
EASEMENT INFORMATION				
LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEETS 7 & 8 FOR EASEMENT DETAILS				
 <p>SMC Geelong Survey T 5223 3100 F 5223 3122</p>		SURVEYOR REF: 30041357S-007BEL Digitally signed by LICENSED SURVEYOR CHN RICHARD MCHENZIE (VERSION) B		ORIGINAL SHEET SHE 2 SHEET 1 OF 8

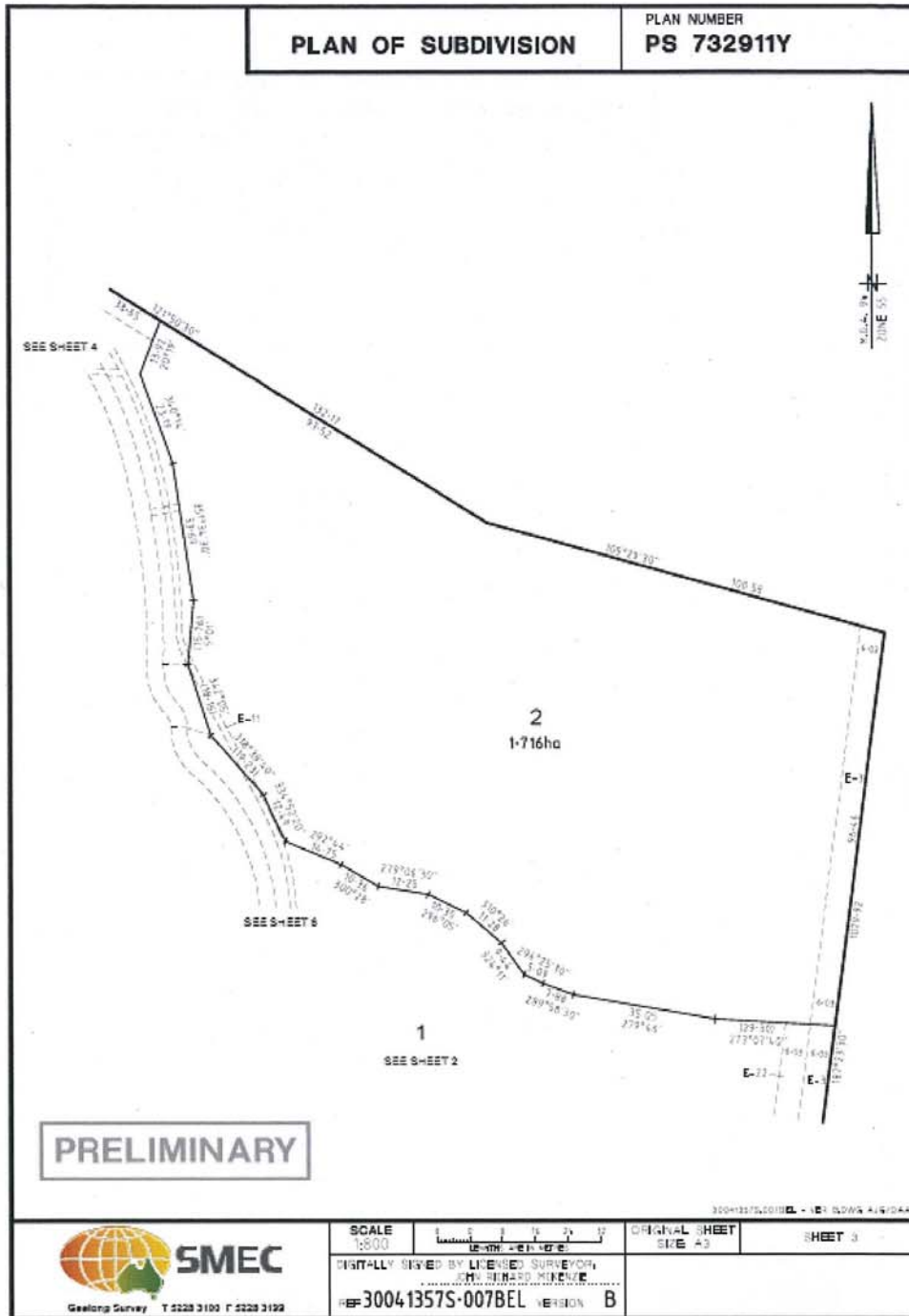
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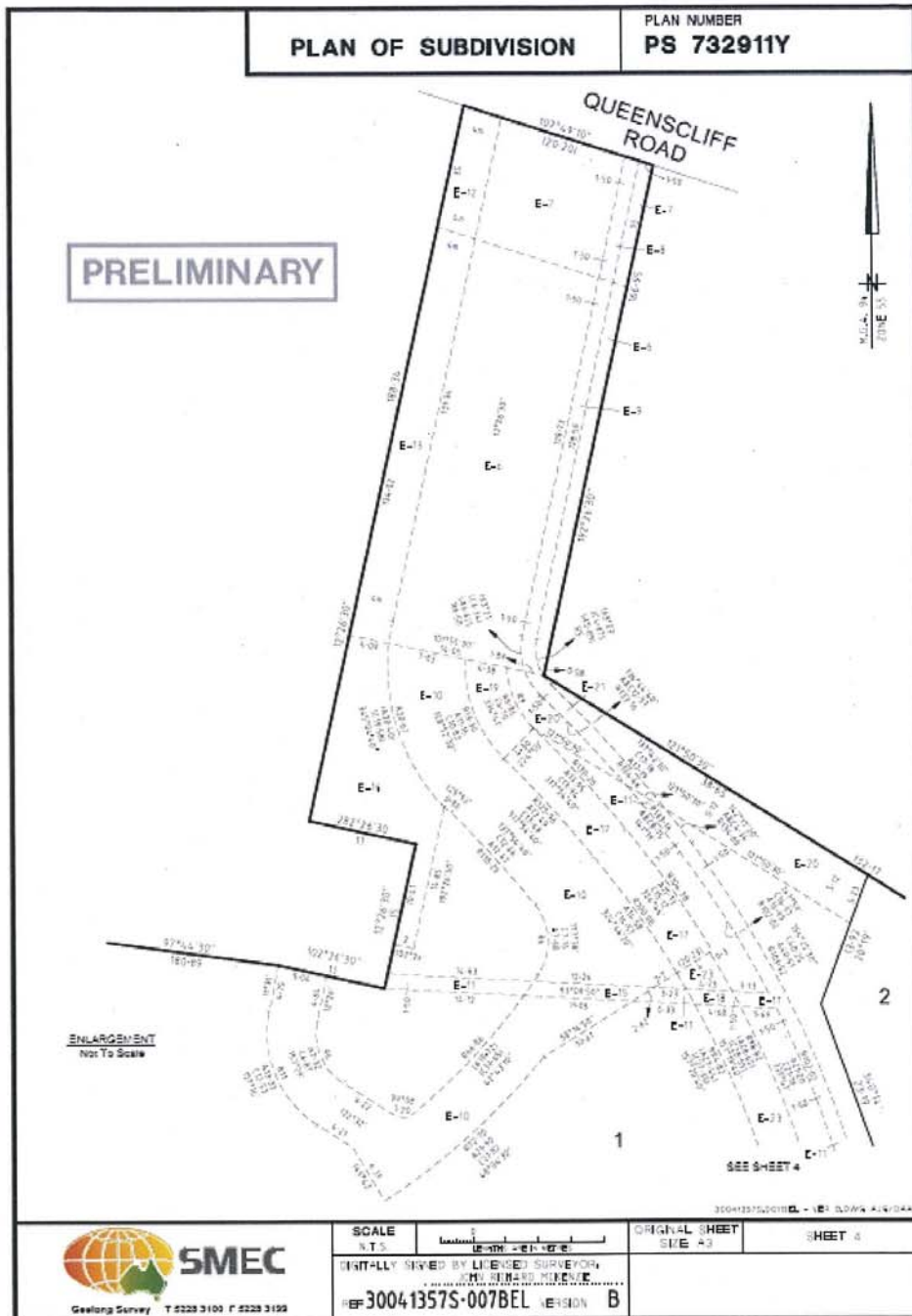
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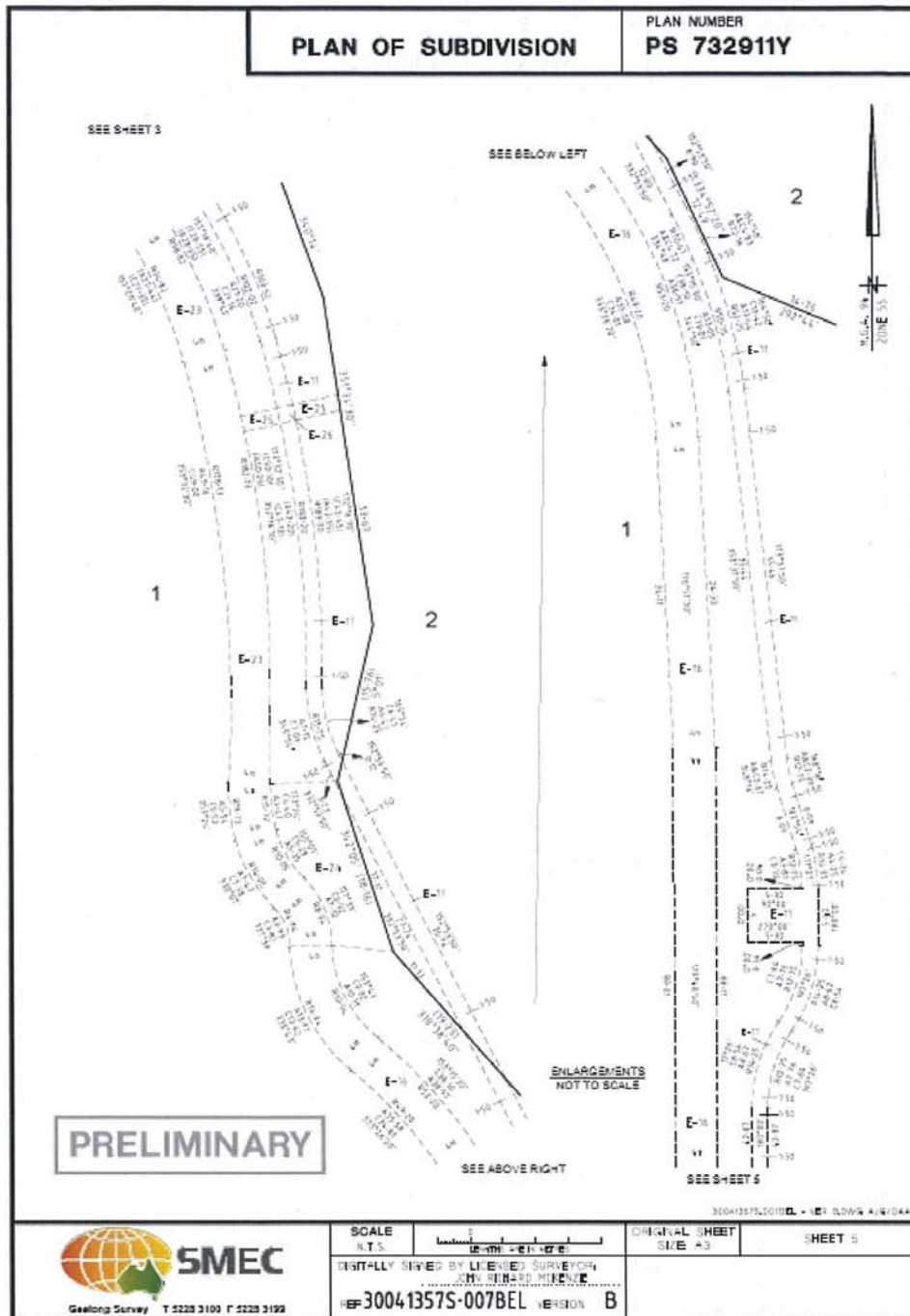
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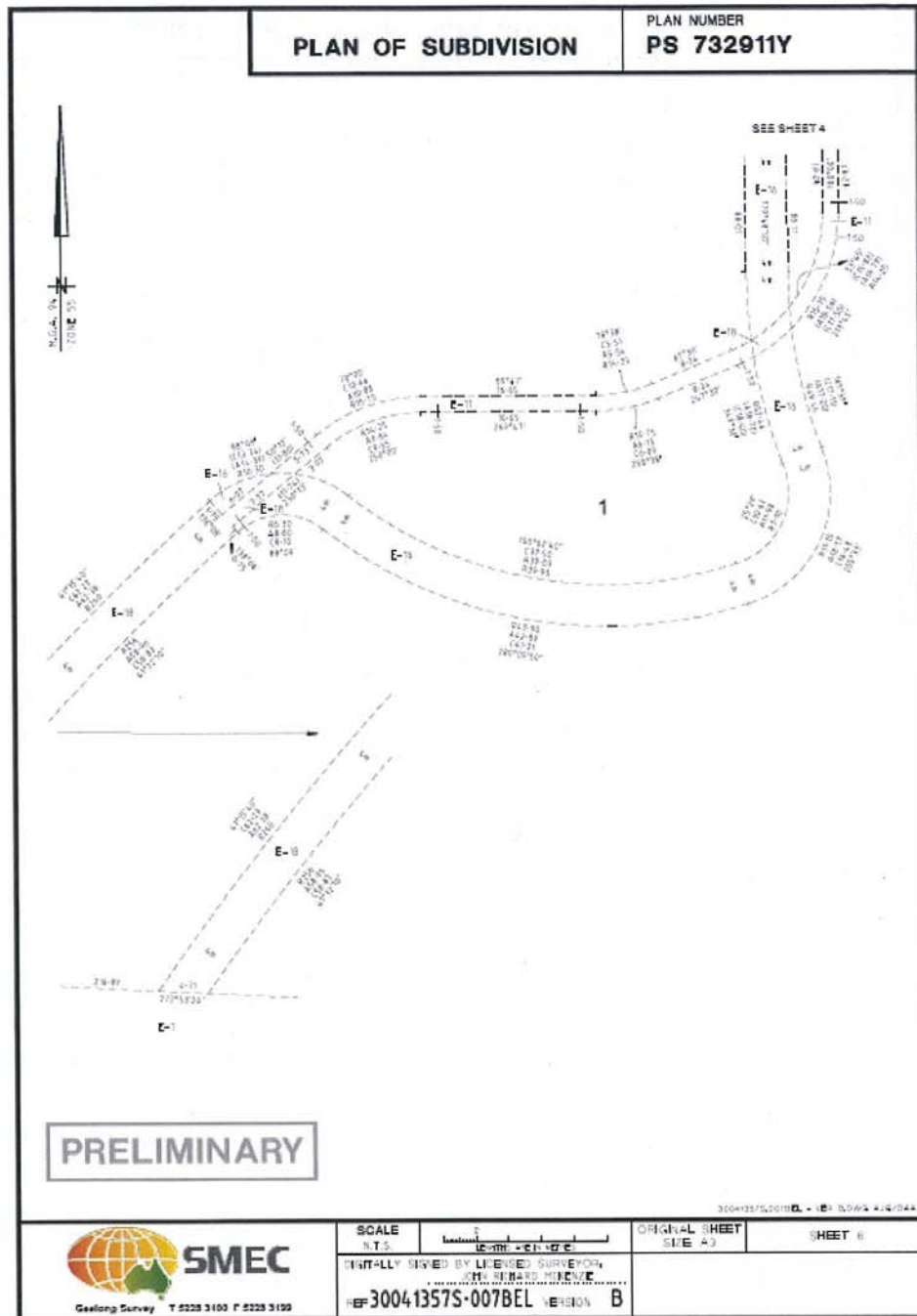
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PLAN OF SUBDIVISION			PLAN NUMBER PS 732911Y	
Easement Reference	Purpose	MH (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY	10.06	INSTRUMENT NO.7523259	STATE RIVERS & WATER SUPPLY COMMISSION
E-2	WATER SUPPLY DRAINAGE	SEE DIAGRAM SEE DIAGRAM	INSTRUMENT NO.7523259 LP 80608	STATE RIVERS & WATER SUPPLY COMMISSION LOTS ON LP 80608
E-3	DRAINAGE	5.01	LP 80608	LOTS ON LP 80608
E-4	WATER SUPPLY	5.00	K 817094P	BARWON REGION WATER AUTHORITY
E-5	DRAINAGE WATER SUPPLY	SEE DIAGRAM SEE DIAGRAM	LP 80608 K 817094P	LOTS ON LP 80608 BARWON REGION WATER AUTHORITY
E-6	CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY SUPPLY OF ELECTRICITY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	40 491818H PS 722208Y PS 722208Y THIS PLAN THIS PLAN	LOT 1 ON TP 193701B BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN LOT 2 ON THIS PLAN
E-7	CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY SUPPLY OF ELECTRICITY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	40 491818H 40 393086R PS 722208Y PS 722208Y THIS PLAN THIS PLAN	LOT 1 ON TP 193701B LOT 1 ON TP 387054N BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN LOT 2 ON THIS PLAN
E-8	POWERLINE CARRIAGEWAY CARRIAGEWAY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	PS 722208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 40 491818H 40 393086R	POWERCOR AUSTRALIA LIMITED LOT 1 ON TP 193701B LOT 1 ON TP 387054N
E-9	POWERLINE CARRIAGEWAY	SEE DIAGRAM SEE DIAGRAM	PS 722208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 40 491818H	POWERCOR AUSTRALIA LIMITED LOT 1 ON TP 193701B
E-10	CARRIAGEWAY	SEE DIAGRAM	PS 722208Y	BARWON REGION WATER CORPORATION
E-11	POWERLINE	SEE DIAGRAM	PS 722208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
E-12	PIPELINE OR AUXILIARY PURPOSE CARRIAGEWAY CARRIAGEWAY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	PS 722208Y SECTION 136 OF THE WATER ACT 1989 40 491818H 40 393086R	BARWON REGION WATER CORPORATION LOT 1 ON TP 193701B LOT 1 ON TP 387054N
E-13	PIPELINE OR AUXILIARY PURPOSE CARRIAGEWAY	SEE DIAGRAM SEE DIAGRAM	PS 722208Y SECTION 136 OF THE WATER ACT 1989 40 491818H	BARWON REGION WATER CORPORATION LOT 1 ON TP 193701B
E-14	PIPELINE OR AUXILIARY PURPOSE	SEE DIAGRAM	PS 722208Y SECTION 136 OF THE WATER ACT 1989	BARWON REGION WATER CORPORATION
E-15	POWERLINE CARRIAGEWAY	SEE DIAGRAM SEE DIAGRAM	PS 722208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 PS 722208Y	POWERCOR AUSTRALIA LIMITED BARWON REGION WATER CORPORATION
E-16	CARRIAGEWAY	SEE DIAGRAM	PS 722208Y	POWERCOR AUSTRALIA LIMITED
E-17	CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY SUPPLY OF ELECTRICITY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	PS 722208Y PS 722208Y PS 722208Y THIS PLAN THIS PLAN	BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN LOT 2 ON THIS PLAN
E-18	POWERLINE CARRIAGEWAY CARRIAGEWAY SUPPLY OF ELECTRICITY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	PS 722208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 PS 722208Y THIS PLAN THIS PLAN	POWERCOR AUSTRALIA LIMITED LOT 1 ON THIS PLAN LOT 2 ON THIS PLAN
---CONTINUED ON SHEET 8				
PRELIMINARY				
 SMC Geelong Survey T 5228 3100 F 5228 3102			DIGITALLY SIGNED BY LICENSED SURVEYOR CHR. RICHARD MCKENNA REF:30041357S-007BEL VERSION B	ORIGINAL SHEET SHE 43 SHEET 7


INCORPORATED DOCUMENT

Planning and Environment Act 1987
GREATER GEELONG PLANNING SCHEME
DELEGATED AUTHORITY REPORT
AMENDMENT C336

PLAN OF SUBDIVISION				PLAN NUMBER PS 732911Y
Easement Reference	Purpose	W/H (Metres)	Origin	Land Benefited/In Favour Of
E-19	CARRIAGEWAY	SEE DIAGRAM	PS 732208Y	BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN LOT 3 ON THIS PLAN
	CARRIAGEWAY	SEE DIAGRAM	PS 732208Y	
E-20	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
E-21	SUPPLY OF ELECTRICITY	SEE DIAGRAM	PS 732208Y	LOT 2 ON THIS PLAN
	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
E-21	POWERLINE	SEE DIAGRAM	PS 732208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
E-22	WATER SUPPLY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
	DRAINAGE	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
E-23	CARRIAGEWAY	SEE DIAGRAM	PS 732208Y	POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN LOT 2 ON THIS PLAN
	CARRIAGEWAY	SEE DIAGRAM	PS 732208Y	
E-24	SUPPLY OF ELECTRICITY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
E-24	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
E-25	SUPPLY OF ELECTRICITY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN
E-26	POWERLINE	SEE DIAGRAM	PS 732208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
	SUPPLY OF ELECTRICITY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN

PRELIMINARY

300413575-007BEL - REV. 03/04 4/4/044

 <small>Geelong Survey T 5228 3100 F 5228 3199</small>	<small>DIGITALLY SIGNED BY LICENSED SURVEYOR</small> <small>JOHN RICHARD MCKENZIE</small> <small>REF: 300413575-007BEL VERSION B</small>	<small>ORIGINAL SHEET</small> <small>S/E 43</small>	<small>SHEET 8</small>

INCORPORATED DOCUMENT