

**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.**

## **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

.

**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.

**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.

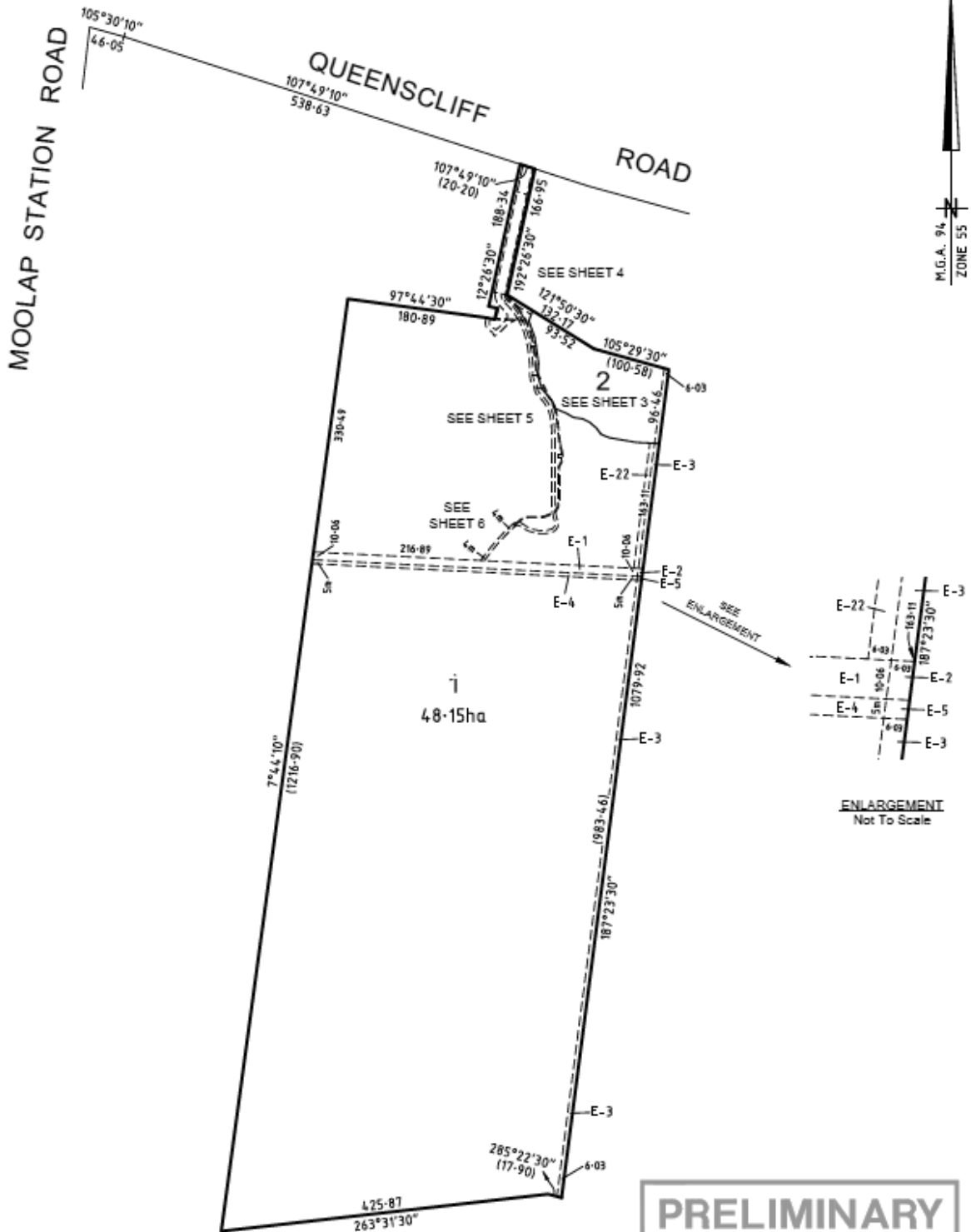
GREATER GEELONG PLANNING SCHEME

<b>PLAN OF SUBDIVISION</b>		LV USE ONLY <b>EDITION</b>	PLAN NUMBER <b>PS 732911Y</b>
<b>LOCATION OF LAND</b>		COUNCIL NAME: GREATER GEELONG CITY COUNCIL REF:	
<p><b>PARISH:</b> MOGLAP</p> <p><b>TOWNSHIP:</b> -</p> <p><b>SECTION:</b> -</p> <p><b>CROWN ALLOTMENT:</b> -</p> <p><b>CROWN PORTION:</b> 11 (PART) &amp; 12 (PART) BLOCK 1</p> <p><b>TITLE REFERENCES:</b> VOL 11503 FOL 443</p> <p><b>LAST PLAN REFERENCE/S:</b> PS 722208Y (LOT 1)</p> <p><b>POSTAL ADDRESS:</b> 402 BELLARINE HIGHWAY (At time of subdivision) MOGLAP 3224</p> <p><b>MGAS4 Co-ordinates</b> E 274575 (of approx centre of land in plan) N 5770850 ZONE 55</p>		<div style="border: 2px solid gray; padding: 10px; display: inline-block;"> <p style="font-size: 24px; margin: 0;"><b>PRELIMINARY</b></p> </div>	
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON		
<b>NOTATIONS</b>			
<p>DEPTH LIMITATION DOES NOT APPLY</p> <p>STAGING This <del>is</del> is not a staged subdivision. Planning permit No.</p> <p>SURVEY. THIS PLAN IS <del>AS NOT</del> BASED ON SURVEY. THIS IS A SPEAR PLAN.</p>			
30041357S.007BEL - VER B.DWG AJG/DAA			
<b>EASEMENT INFORMATION</b>			
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Land Benefited/In Favour Of
SEE SHEETS 7 & 8 FOR EASEMENT DETAILS			
 <p><b>SMEC</b></p> <p>Geelong Survey T 5228 3100 F 5228 3199</p>		SURVEYOR REF: 30041357S-007BEL DIGITALLY SIGNED BY LICENSED SURVEYOR: JOHN RICHARD MCKENZIE ..... VERSION <b>B</b>	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 8

GREATER GEELONG PLANNING SCHEME

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 732911Y**



**PRELIMINARY**

30041357S-007BEL - VER BDWG AJG/DAA



SCALE  
1:5000

50 0 50 100 150 200  
LENGTHS ARE IN METRES

DIGITALLY SIGNED BY LICENSED SURVEYOR:  
JOHN RICHARD MCKENZIE

REF 30041357S-007BEL VERSION B

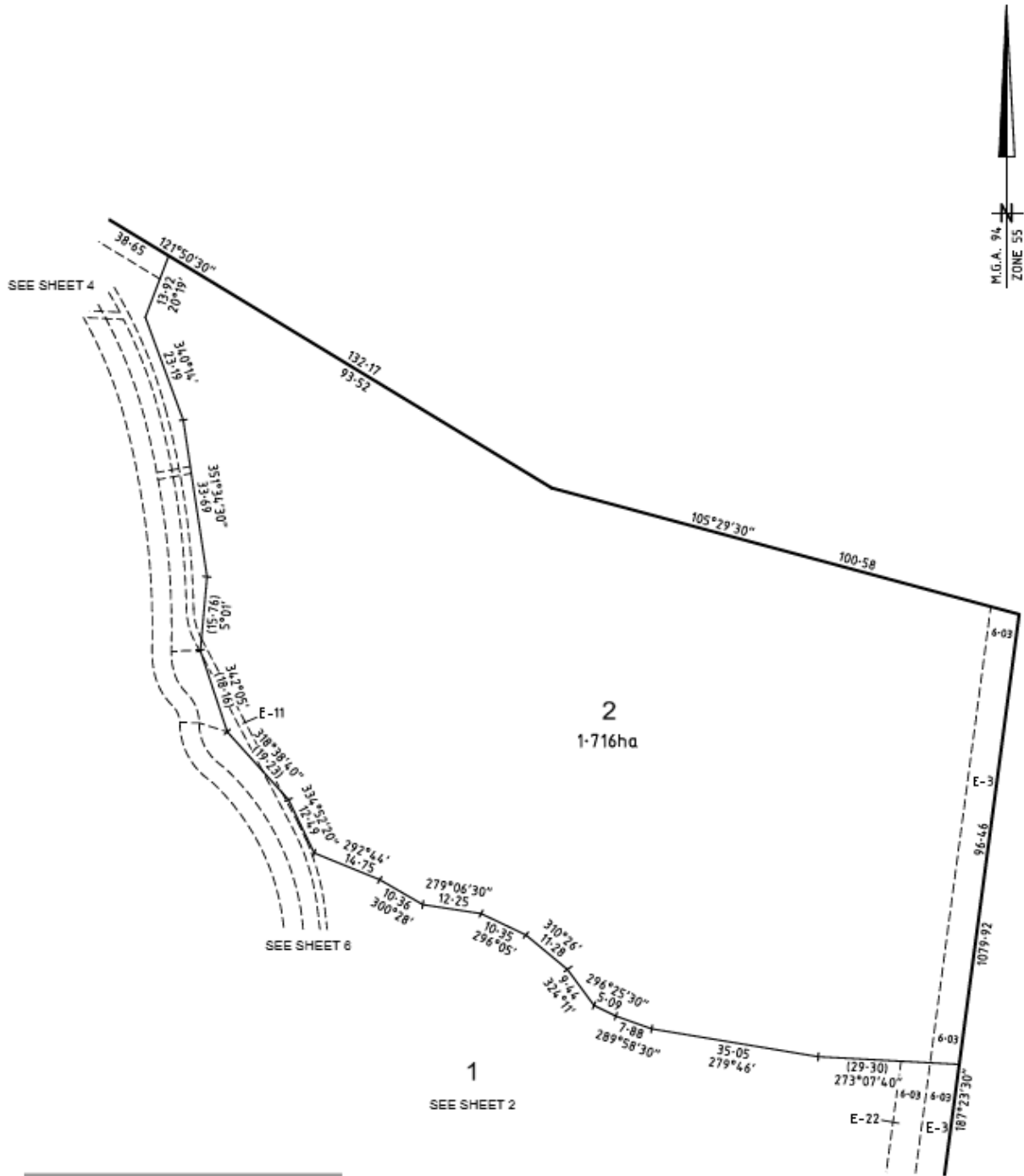
ORIGINAL SHEET  
SIZE: A3

SHEET 2

GREATER GEELONG PLANNING SCHEME

**PLAN OF SUBDIVISION**

PLAN NUMBER  
**PS 732911Y**



30041357S,007BEL - VER B,DWG AJG/DAA



SCALE  
1:800

0 8 16 24 32  
LENGTHS ARE IN METRES

DIGITALLY SIGNED BY LICENSED SURVEYOR:  
JOHN RICHARD MCKENZIE

REF 30041357S-007BEL VERSION **B**

ORIGINAL SHEET  
SIZE: A3

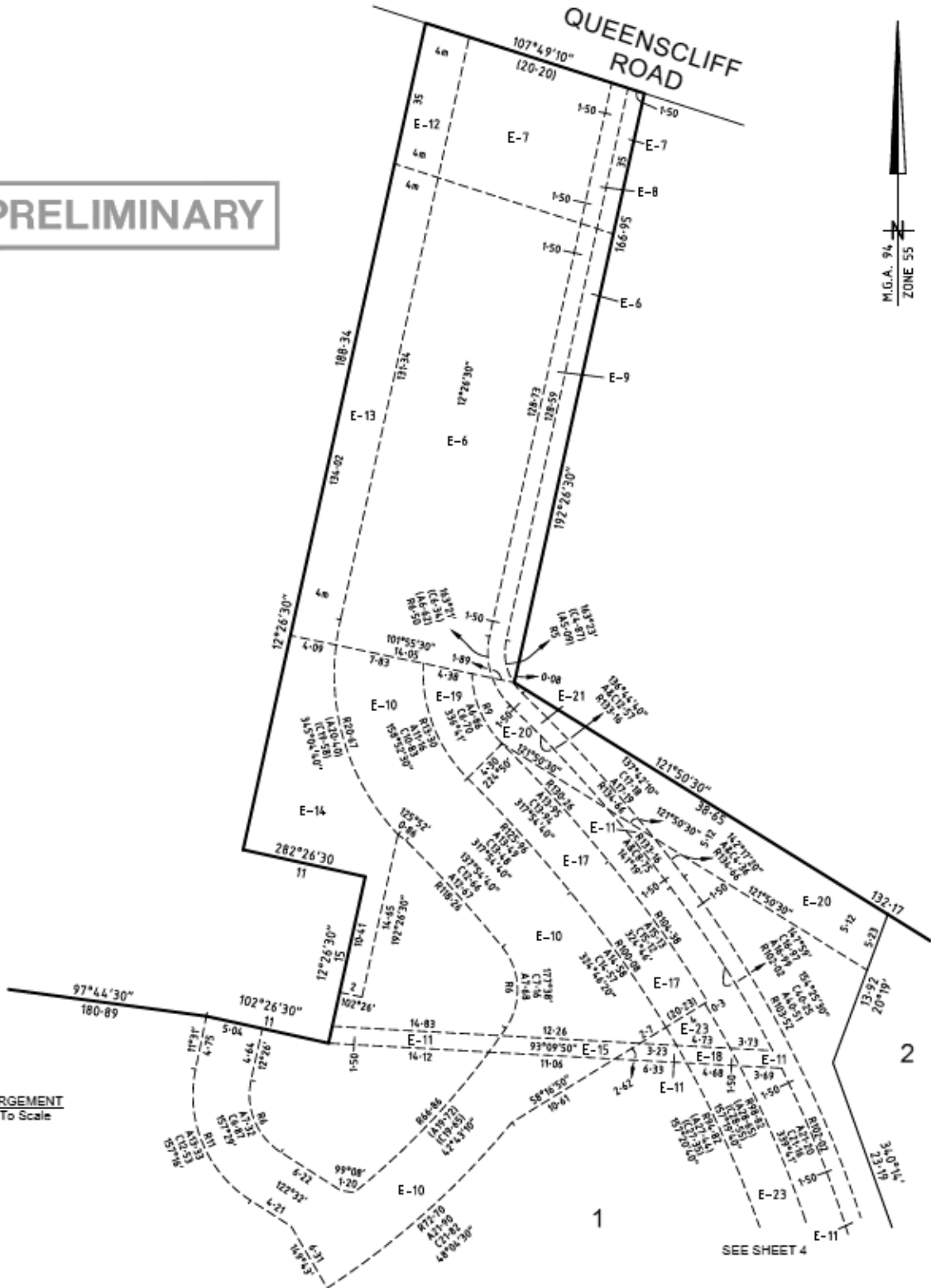
SHEET 3

**PLAN OF SUBDIVISION**

PLAN NUMBER  
**PS 732911Y**


**PRELIMINARY**

ENLARGEMENT  
Not To Scale



30041357S.007BEL - VZR B,DWG AJG/DAA



SCALE  
N.T.S.   
DIGITALLY SIGNED BY LICENSED SURVEYOR:  
JOHN RICHARD MCKENZIE  
REF 30041357S.007BEL VERSION B

ORIGINAL SHEET  
SIZE: A3

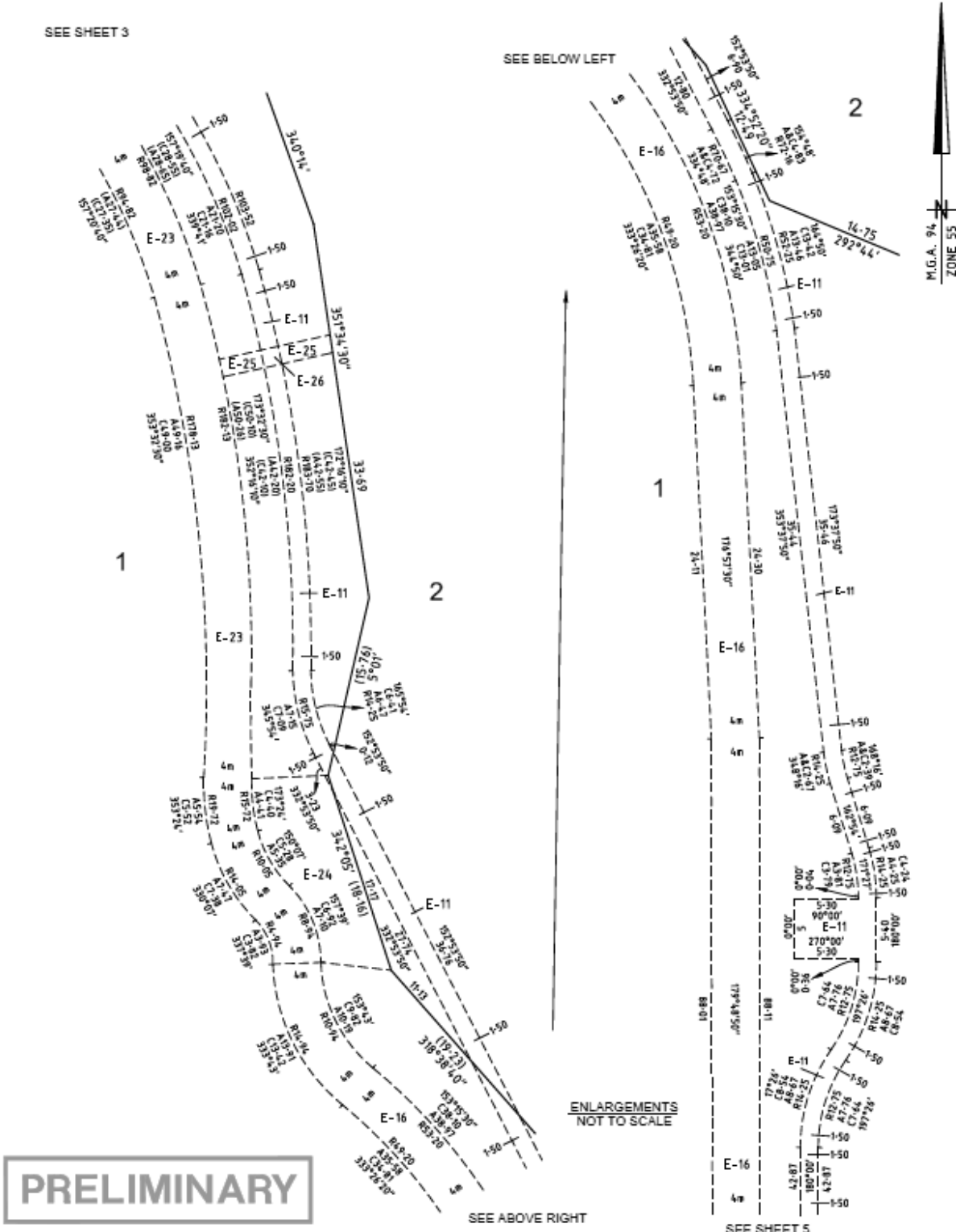
SHEET 4

PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 732911Y**

SEE SHEET 3

SEE BELOW LEFT



**PRELIMINARY**


30041357S,007BEL - VER B,DWG AJG/DAA



SCALE N.T.S.	0 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
DIGITALLY SIGNED BY LICENSED SURVEYOR: JOHN RICHARD MCKENZIE			
REF 30041357S-007BEL VERSION B			



GREATER GEELONG PLANNING SCHEME

PLAN OF SUBDIVISION			PLAN NUMBER <b>PS 732911Y</b>	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY	10-06	INSTRUMENT No.1523259	STATE RIVERS & WATER SUPPLY COMMISSION
E-2	WATER SUPPLY DRAINAGE	SEE DIAGRAM SEE DIAGRAM	INSTRUMENT No.1523259 LP 80808	STATE RIVERS & WATER SUPPLY COMMISSION LOTS ON LP 80808
E-3	DRAINAGE	6-03	LP 80808	LOTS ON LP 80808
E-4	WATER SUPPLY	5-00	X 817094P	BARWON REGION WATER AUTHORITY
E-5	DRAINAGE WATER SUPPLY	SEE DIAGRAM SEE DIAGRAM	LP 80808 X 817094P	LOTS ON LP 80808 BARWON REGION WATER AUTHORITY
E-6	CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY SUPPLY OF ELECTRICITY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	AD 498183K PS 722208Y PS 722208Y THIS PLAN THIS PLAN	LOT 1 ON TP 113701B 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	AD 498183K AG 393086R PS 722208Y PS 722208Y THIS PLAN THIS PLAN	LOT 1 ON TP 113701B LOT 1 ON TP 582054N 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 AD 498183K AG 393086R	POWERCOR AUSTRALIA LIMITED  LOT 1 ON TP 113701B LOT 1 ON TP 582054N
E-9	POWERLINE  CARRIAGEWAY	SEE DIAGRAM  SEE DIAGRAM	PS 722208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000 AD 498183K	POWERCOR AUSTRALIA LIMITED  LOT 1 ON TP 113701B
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	PIPELINES OR ANCILLARY PURPOSES  CARRIAGEWAY CARRIAGEWAY	SEE DIAGRAM  SEE DIAGRAM SEE DIAGRAM	PS 722208Y SECTION 136 OF THE WATER ACT 1989 AD 498183K AG 393086R	BARWON REGION WATER CORPORATION  LOT 1 ON TP 113701B LOT 1 ON TP 582054N
E-13	PIPELINES OR ANCILLARY PURPOSES  CARRIAGEWAY	SEE DIAGRAM  SEE DIAGRAM	PS 722208Y SECTION 136 OF THE WATER ACT 1989 AD 498183K	BARWON REGION WATER CORPORATION  LOT 1 ON TP 113701B
E-14	PIPELINES OR ANCILLARY PURPOSES	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 SUPPLY OF ELECTRICITY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	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  POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN LOT 2 ON THIS PLAN
-----CONTINUED ON SHEET 8				
<b>PRELIMINARY</b>				
			30041357S-007BEL - VER B,DWG AJG/DAA	
		ORIGINAL SHEET SIZE: A3		SHEET 7
		DIGITALLY SIGNED BY LICENSED SURVEYOR: JOHN RICHARD MCKENZIE..... REF 30041357S-007BEL VERSION <b>B</b>		

GREATER GEELONG PLANNING SCHEME

		<b>PLAN OF SUBDIVISION</b>		PLAN NUMBER <b>PS 732911Y</b>	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-19	CARRIAGEWAY CARRIAGEWAY CARRIAGEWAY SUPPLY OF ELECTRICITY	SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM SEE DIAGRAM	PS 722208Y PS 722208Y THIS PLAN PS 722208Y	BARWON REGION WATER CORPORATION POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN LOT 2 ON THIS PLAN	
E-20	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN	
E-21	POWERLINE	SEE DIAGRAM	PS 722208Y SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED	
E-22	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOT 2 ON THIS PLAN	
	WATER SUPPLY DRAINAGE	SEE DIAGRAM SEE DIAGRAM	THIS PLAN THIS PLAN	LOT 2 ON THIS PLAN LOT 2 ON THIS PLAN	
E-23	CARRIAGEWAY CARRIAGEWAY	SEE DIAGRAM SEE DIAGRAM	PS 722208Y THIS PLAN	POWERCOR AUSTRALIA LIMITED LOT 2 ON THIS PLAN	
	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 722208Y 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 - VER B,DWG AJG/DAA



DIGITALLY SIGNED BY LICENSED SURVEYOR:  
JOHN RICHARD MCKENZIE  
REF 300413575.007BEL VERSION B

ORIGINAL SHEET  
SIZE: A3

SHEET 8

END OF DOCUMENT