

Planning Report

Combined Planning Scheme Amendment and
Planning Permit Application – *96A of the Planning &
Environment Act 1987*

*Planning Scheme Amendment - 73-85, 87-101, 103-127, 129-141 and
143-155 Ash Road, Leopold*

Planning Permit Application - 87-101 and 103-127 Ash Road, Leopold

Prepared on behalf of Eastern Ash Pty Ltd

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Key Overview

Background

Applicant	Eastern Ash Pty Ltd C/- Tract Consultants Pty Ltd
Address	73-85 Ash Road, Leopold 87-101 Ash Road, Leopold 103-127 Ash Road, Leopold 129-141 Ash Road, Leopold 143-155 Ash Road, Leopold
Lot Descriptions	Lot 1 on LP220941 Lot 1 on TP848680 Lot 1 on TP959830 Lot 1 on TP613066 Lot 1 on TP811096
Local Government Area	City of Greater Geelong

Existing Planning Controls

Zone	Farming Zone
Overlays	None

Proposed Planning Controls

State Planning Policies	Clause 11.01-1R – Settlement – Geelong G21 Clause 11.02-1S – Supply of urban land Clause 11.02-2S – Structure planning Clause 11.02-3S – Sequencing of development Clause 11.03-2S – Growth areas Clause 11.03-4S – Coastal settlement Clause 11.03-6S – Regional and local places Clause 12.01-2S – Native vegetation management Clause 15.01-1S – Urban design Clause 15.01-2S – Building design Clause 15.01-3S – Subdivision design Clause 15.01-4S – Healthy neighbourhoods Clause 15.01-5S – Neighbourhood character Clause 15.02-1S – Energy and resource efficiency Clause 16.01-1S – Integrated housing Clause 16.01-2R – Location of residential development – Geelong G21 Clause 16.01-3S – Housing diversity Clause 16.01-5S – Housing affordability Clause 18.01-1S – Land use and transport planning Clause 18.02-1S – Sustainable personal transport Clause 18.02-2S – Public transport Clause 19.02-6S – Open Space Clause 19.03-3S – Integrated water management
Local Planning Policies	Clause 21.02 – City of Greater Geelong Sustainable Growth Framework Clause 21.06-2 – Urban Growth Clause 21.14-2 – Leopold
Zone	General Residential Zone (Schedule 1)
Overlays	Design and Development Overlay (Schedule 43)

Strategic Planning Documents

Leopold Structure Plan (Amended January 2013)
South East Leopold Framework Plan (2 June 2016)

Proposed Planning Permit Application

Proposal

Planning Scheme Amendment to rezone land across all parcels to the General Residential Zone and apply the Design & Development Overlay

Planning Permit Application for subdivision of land and removal of native vegetation at 87-101 Ash Road and 103-127 Ash Road

Recommendation

That Council supports the rezoning of the land and planning permit application as it is in accordance with the Leopold Structure Plan, Planning Policy Framework and Local Planning Policy Framework, pursuant to the Greater Geelong Planning Scheme

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1 EXECUTIVE SUMMARY

Tract Consultants acts on behalf of Eastern Ash Pty Ltd in this matter.

This report has been prepared in support of the proposed combined Planning Scheme Amendment and Planning Permit Application pursuant to Section 96A of the Planning and Environment Act 1987 ('the Act') as it relates to 73-155 Ash Road, Leopold (the 'Site').

The Site is located within the Farming Zone and is currently utilised for rural living purposes, each containing a single dwelling and associated outbuildings.

The proposal will provide net community benefit by:

- Providing a new residential community that will address and respond to the City of Greater Geelong's housing diversity and affordability requirements;
- Allowing for new housing opportunities for those seeking to relocate to, or within, the Bellarine Peninsula;
- Providing additional affordable housing within City of Greater Geelong to accommodate pressures of population increases throughout the municipality.
- Providing a unique and high-quality open space that will be largely integrated within the existing dam and drainage patterns of the Site, providing accessibility to surrounding residential networks;
- Providing additional public open space that encompasses an enhanced biodiversity corridor, integrating with that which is approved to the east to effectively link Ash Road to the west with Mollers Lane to the east;
- Creating high quality pedestrian and bicycle networks throughout the Site that will encourage active lifestyles and facilitate improved access to the surrounding residential area and activity centre to the north;
- Potentially providing a key trigger for further State Government investment in education facilities due to an increase in population to the area;
- Utilising the services and infrastructure within the Leopold growth area to its full potential, whilst minimising pressure upon Geelong's existing infrastructure;

Due to the reasons outlined within this report, we respectfully submit that the proposal is consistent with the planning objectives in Victoria, and in particular the *Greater Geelong Planning Scheme, Leopold Structure Plan* and *South East Leopold Growth Area Framework Plan*.

2 INTRODUCTION

This report has been prepared by Tract Consultants on behalf of Eastern Ash Pty Ltd. This report has been prepared in support of the proposed combined Planning Scheme Amendment and Planning Permit Application pursuant to Section 96A of the *Planning and Environment Act 1987* as it relates to 73-85, 87-101, 103-127, 129-141 and 143-155 Ash Road, Leopold (the 'Site').

This report details a request to amend the Greater Geelong Planning Scheme by:

- Rezoning the Site from Farming Zone to General Residential Zone (Schedule 1); and
- Applying Design and Development Overlay (Schedule 43), as applied by C367 at 2-120 Mollers Lane, Leopold, to guide future subdivision and urban design.

No additional amendments are required to the Municipal Strategic Framework as a result of this application. All required amendments have been approved within Amendment C367.

This report also details a concurrent Planning Permit Application to:

- Subdivide land; and
- Remove native vegetation.

The concurrent Planning Scheme Amendment and Planning Permit Application is hereon referred to within this report as 'the Proposal'.

Located within the Farming Zone of the City of Greater Geelong, the Site is currently utilised for rural lifestyle purposes, with a single dwelling and associated outbuildings upon each lot. The Site contains little to no agricultural value due to the topography of the Site and the fragmentation of the various land holdings. The Proposal requires a planning permit under the Greater Geelong Planning Scheme in accordance with the *General Residential Zone (Schedule 1)* (proposed zone), *Design and Development Overlay (Schedule 43)* (proposed overlay), and *Clause 52.17 – Native Vegetation*.

The Site is not subject to cultural heritage sensitivity; however, a Desktop Aboriginal and Historical Heritage Assessment has been prepared by Ecology and Heritage Partners to provide confirmation, and accompanies the application. The advice confirms that a Cultural Heritage Management Plan is not required.

Consistent with the Leopold Structure Plan 2011 (the 'Structure Plan'), South East Leopold Framework Plan 2016 (the 'Framework Plan') Municipal Planning Strategy, Planning Policy Framework and relevant permit triggers, the Proposal appropriately seeks to extend the existing residential area in support of:

- Contained urban growth within the existing settlement boundary to preserve the surrounding rural hinterland;
- Increased housing diversity between Ash Road and Mollers Lane;
- Improved network connections within and between subdivisions, as well as with the Gateway Plaza Shopping Centre, northwest of the Site.

This report provides a detailed description of the Site and context (Chapter 3) and detailed description of the proposal (Chapter 4). It assesses the proposed amendments against the framework of the Greater Geelong Planning Scheme, including existing and proposed planning controls, relevant state and local policies, and gives rise to relevant Ministerial Directions (Chapter 5). It discusses the proposed controls, providing an assessment against the provisions of Section 96A of the Planning and Environment Act 1987, and details key issues relating to the Proposal (Chapter 6 and 7). Conclusive comments are also provided (Chapter 8).

2.1 Background

In January 2016, the City of Greater Geelong engaged Tract Consultants to prepare a Framework Plan for the South East Leopold Growth Area (*South East Leopold Framework Plan*) to guide subsequent rezoning and development processes. This incorporated land between Ash Road to the west and Mollers Lane to the east, south of the Bellarine Highway's existing residential area. This process included a workshop with landowners, developers, key Council officers and relevant authorities, ensuring concerns were addressed and incorporated within the Framework Plan.

The Framework Plan includes general locations of proposed connector roads and open space, incorporating existing drainage lines and the natural contours of the land, amongst the existing dwellings, property boundaries and parcels. Farm land further south of the settlement boundary outlined within the Framework Plan was proposed to be retained to ensure an appropriate buffer remains to Lake Connewarre.

The features of the Framework Plan have been incorporated in the subdivision design and layout, ensuring it aligns with the recent approval at 2-120 Mollers Lane, Leopold.

2.2 Limitations

The proposed Planning Scheme Amendment and Planning Permit Application have considered the following documentation:

- Subdivision Plans prepared by Tract Consultants.
- Staging Plan prepared by Tract Consultants.
- Vegetation Removal Plan prepared by Tract Consultants.
- Land Budget Plan prepared by Tract Consultants.
- Feature Survey Plan prepared by Spiire.
- Biodiversity Assessment Report prepared by Ecolink Consulting.
- Growling Grass Frog Survey prepared by Ecolink Consulting.
- Servicing & Stormwater Management Strategy prepared by Spiire.
- Traffic Impact Assessment prepared by Cardno.
- Desktop Aboriginal and Historical Heritage Assessment prepared by Ecology and Heritage Partners.

3 SITE & SURROUNDS

The land is broadly recognised by the rated address of 73-155 Ash Road, Leopold, across five parcels of land and is further described and identified by the relevant title details, which are:

- 73-85 Ash Road, Leopold
 - formally identified as Lot 1 on LP220941
- 87-101 Ash Road, Leopold
 - formally identified as Lot 1 on TP848680
- 103-127 Ash Road, Leopold
 - formally identified as Lot 1 on TP959830
- 129-141 Ash Road, Leopold
 - Formally identified as Lot 1 on TP613066
- 143-155 Ash Road, Leopold
 - Formally identified as Lot 1 on TP811096

None of the lots are subject to covenants or restrictions on their Certificates of Title.

Refer **Appendix 1 – Certificates of Title**.

3.1 Site Context

Located within the City of Greater Geelong, the Site is within the Farming Zone, approximately 2.2 kilometres southeast of Leopold's Gateway Plaza Shopping Centre and 12 kilometres east of Geelong's Central Business District. The Site is located to the south and east of Leopold's existing residential area, with Farming Zone extending south of the site and east of Mollers Lane.

Immediately west of the Site are 10 lots abutting Ash Road that were rezoned from Farming Zone to General Residential Zone (Schedule 1) in March 2016. This land is currently being progressively subdivided.

The Site is within the following proximity services and amenities in the region:

- Bus Route 32 (Leopold to Geelong Station) – 100 metres
- Ash Road Neighbourhood Shopping Strip – 300 metres
- Leopold Primary School, Leopold – 1km
- Kensington Hill Medical Centre, Leopold – 1km
- Leopold Memorial Reserve Sports Facilities – 1.4km
- Gateway Plaza Shopping Centre, Leopold – 1.6km
- Newcomb Secondary College, Newcomb – 7km
- St Thomas Catholic Primary School and St Ignatius College, Drysdale – 7.8km

The Site is well serviced by arterial roads and has direct access to the Bellarine Highway to the north via Ash Road. According to the Framework Plan the Site will have also future access to the Bellarine Highway via Mollers Lane to the east. The Site maintains the following interfaces to surrounding land:

- **North** – Existing residential area of Leopold settlement
- **South** – Farming Zone land not subject to the Framework Plan
- **East** – Farming Zone oriented toward Mollers Lane subject to a live planning permit application for a residential subdivision to create 494 lots across 39.5 hectares.
- **West** – Established residential neighbourhood to Hazelwood Crescent, and undeveloped land within the General Residential Zone.

Refer to **Figure 1 – Context Plan**.

2-120 Mollers Lane, Leopold

As described above, land to the east of the Site was recently subject to a combined rezoning and planning permit application (PP-1463-2016) lodged by TGM Group Pty Ltd on 12 December 2016. Amendment C367 to the *Greater Geelong Planning Scheme* was approved by the Minister for Planning more recently. Details of C367 include:

- Rezoning land at 2-120 Mollers Lane (39.5ha) from Farming Zone to General Residential Zone (Schedule 1).
- Planning Permit application for the creation of a multi-lot subdivision at 2-120 Mollers Lane consistent with relevant planning provisions of the Greater Geelong Planning Scheme.
- Reduction to the extent of the current Significant Landscape Overlay (Schedule 10) across the land.
- Introduction of a Schedule to the Design and Development Overlay to apply to the subject site.
- Removal of native vegetation.
- Removal of easements.
- Alteration to existing access and subdivision of land adjacent to Road Zone Category 1 road.

3.2 Site Analysis

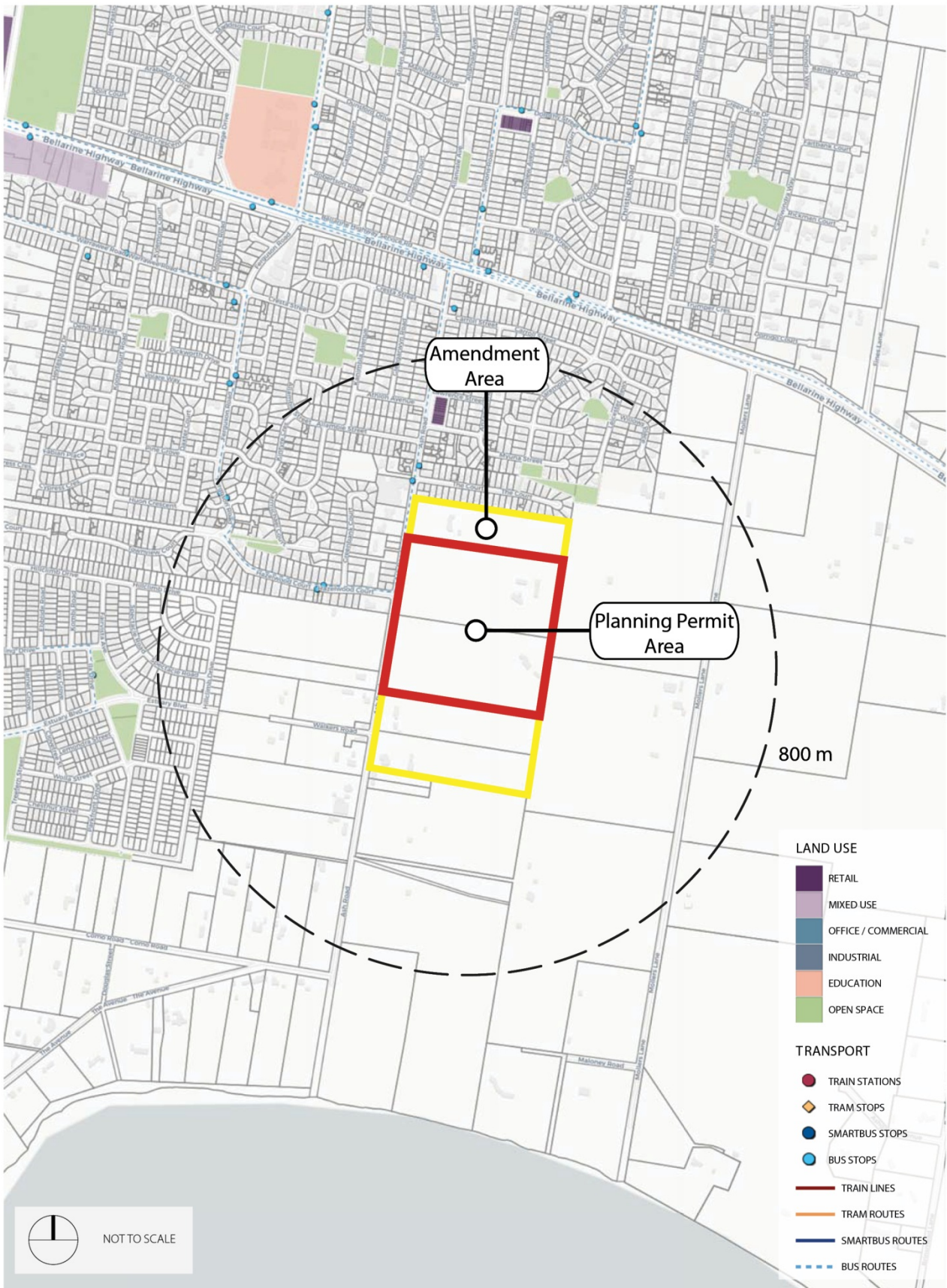
The Site is located on the eastern side of Ash Road, Leopold, south of the Bellarine Highway. Located within the Farming Zone, the Site consists of five parcels of land, each consisting of an area of between 4 and 9 hectares. Each containing a single dwelling and associated outbuildings, these parcels are predominately utilised for rural lifestyle living purposes.

Two easements are located throughout the Site, one being managed by Barwon water, running parallel to the northern boundary of 87-101 Ash Road, to a width of 5 metres for the purpose of water supply. A second easement is located within both 87-101 and 103-127 Ash Road, to a width of 3 metres running in a northwest to southeast direction.

Non-native grassland dominates the landscape, featuring planted vegetation to mark out the majority of property boundaries. Some patches of vegetation remain within the Site, particularly of 87-101 Ash Road, whereby vegetation lines the existing vehicle access into the Site.

Rolling farmland describes the topography for the Site, having formed significant drainage patterns that intersect two parcels and skims the northeast corner of 103-127 Ash Road. A large dam located within the eastern half of 87-101 Ash Road remains largely protected within the Site to allow its ongoing use.

Refer to **Figure 2 –Aerial Plan**.



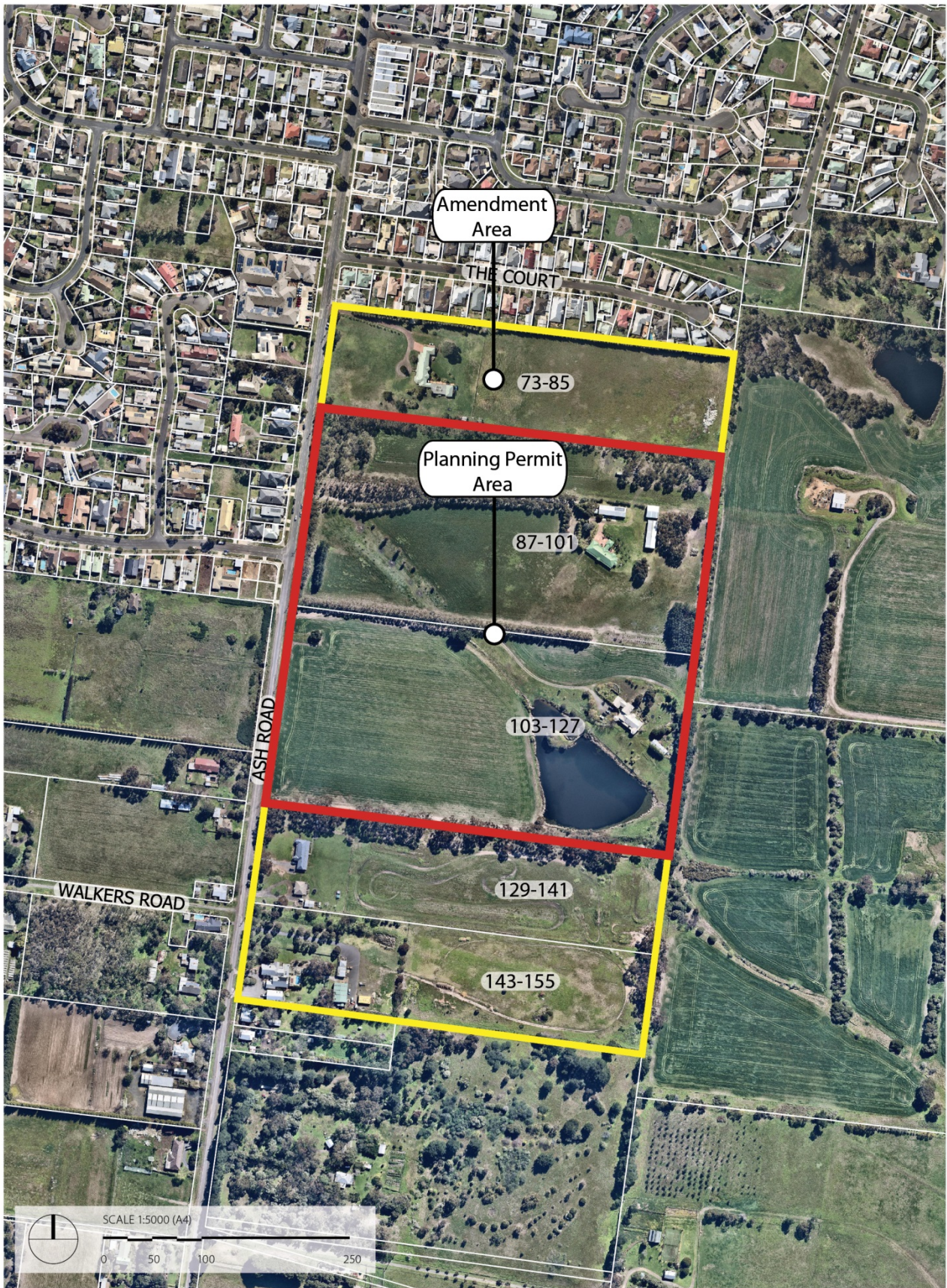
Context Plan

73-155 Ash Road East,
Leopard

PROJECT_DRG NO 0317-0697-20_D010-00 REV 00 DRWN MM CHKD LB APPROV NW DATE 19.11.2018



Figure 1 – Context Plan



Aerial Plan

73-155 Ash Road East,
Leopard

PROJECT_DRG NO 0317-0697-20_D006-00 REV 00 DRWN MM CHKD LB APPROV NW DATE 19.11.2018



Figure 2 – Aerial Plan

4 PROPOSAL

4.1 Overview

The Proposal seeks to amend the Planning Scheme to allow a rezoning of the land from Farming Zone to General Residential Zone (Schedule 1), incorporating a Design and Development Overlay (Schedule 43) at 73-155 Ash Road, Leopold, which incorporates five lots. The Amendment will allow subdivision of the Site to accommodate residential development, and the removal of vegetation.

The key elements of the proposed rezoning are detailed below.

4.2 Planning Scheme Amendment

Proposed Zone

The Site is proposed to be rezoned to the General Residential Zone (Schedule 1). The purpose of the General Residential Zone is:

- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access 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.*

The General Residential Zone allows for a number of uses, including a dwelling.

Schedule 1 to the General Residential Zone refers to the 'General Residential Area'. This schedule does not make any variations to the Rescode requirements of Clause 54 and 55.

No maximum building height is specified within Schedule 1, and therefore, is guided by the parent provision, allowing a maximum building height of 11 metres and no more than 3 storeys at any point.

Proposed Overlay

This Amendment will introduce and apply the Design and Development Overlay (Schedule 43) to the Site. This will facilitate use and development that is generally in accordance with the Structure Plan and Framework Plan.

Schedule 43 to the Design and Development Overlay was approved as part of Amendment C367.

The purpose of the Design and Development Overlay is:

- *To identify areas which are affected by specific requirements relating to the design and built form of new development*

The Design and Development Overlay requires a permit to construct a building or construct or carry out works, and to subdivide land. The proposed Design and Development Overlay (Schedule 43) does not require a permit to construct a building or construct or carry out works. However, any application to

subdivide land must meet the requirements detailed within Schedule 43 to the Design and Development Overlay, including urban design, stormwater management, traffic and pedestrian movements, public open space and environmental management, and be generally in accordance with the Framework Plan.

4.3 Planning Permit Application

The Planning Permit Application seeks to subdivide the land at 87-127 Ash Road, Leopold, into a total of 190 lots across 6 stages. The proposed net developable area has been broken down into lot sizes, as outlined below.

Subdivision

The proposed subdivision comprises an average residential lot size of 490sqm. Conventional residential lots make up 56.37% of the total site area whilst 2.44% is set aside for medium density residential lots. Unencumbered open space makes up 10.34% of the total site area.

A residential density of 14 dwellings per net developable hectare is proposed.

The existing dwellings pertaining to 87-101 and 103-127 Ash Road will remain on the Site and continue to be accessible until such a time that this land is required to be subdivided accordingly.

Open Space

The proposal incorporates a total of 1.70 hectares of unencumbered open space, and 0.76 hectares of encumbered open space pertaining to the wetland and 5m buffer, throughout the development. The design incorporates a water sensitive urban design wetland, , informal seating alcove, play area and shelter, and a variety of species to bring the space to life.

Proposed landscaping will occupy the open space, enabling provision for shared pathways and retention of the existing dam with an associated waterway. This dam will be slightly reduced in width to accommodate the proposed subdivision layout, becoming a wetland within public open space.

Vegetation

A Biodiversity Assessment Report dated July 2018, prepared by Ecolink Consulting, details two patches of native vegetation within the Site. Patch 1 straddles the southern boundary of 103-137 Ash Road, whilst Patch 2 surrounds the existing dam. These patches possess the following characteristics:

- *Patch 1:*
 - Identified as a highly modified remnant patch of Grassy Woodland;
 - Dominated by indigenous *Rhagodia candolleana* (Seaberry Saltbush) with an underneath overstorey of Sugar Gums. *Acacia pycnantha* (Golden Wattle);
 - Total patch area of 0.103 hectares;
 - Total of 0.14 habitat hectares, including understorey (5/25) and organic litter (3/5), with a 1/10 patch size, 2/10 neighbourhood and 3/5 distance to the core.
- *Patch 2:*
 - Identified as Damp-sands Herb-rich Woodland, including native vegetating fringing the large dam;
 - Dominated by *Typha* sp. (Cumbungi) and featuring indigenous rushes and *Eleocharis acuta* (Common Spike-sedge);
 - Total patch area of 0.244 hectares;
 - Total of 0.044 habitat hectare, including understorey (5/25), lack of weeds (4/15), organic litter (3/5), with 1/10 patch size, 2/10 neighbourhood and 3/5 distance to the core;
 - Likely to attract and support a variety of waterbird and frog species.

No large old trees were present in the study area.

Due to the central location of the dam, it is unlikely that any of the native vegetation within Patch 2 can be retained, whilst Patch 1 is located on a steep incline and of low quality vegetation.

As a result of a total removal of 0.347 hectares, the following offsets are required:

- General Habitat Units: 0.053;
- Strategic Biodiversity Score: 0.368
- Location: City of Greater Geelong or Corangamite Catchment Management Area

It is noted that within the Framework Plan that vegetated 30 metre buffer zones alongside a waterway is required to achieve river health and biodiversity objectives. A few mature strands of trees existing across the site are also encouraged to be retained as part of development proposals.

As such, two large patches of remnant vegetation along the western boundary of 83-101 Ash Road are proposed to be retained, in addition to two smaller patches on either side of the boundary between 83-101 and 103-127 Ash Road. These patches of vegetation will be located within the proposed central open space area.

All remaining exotic vegetation will be removed, as necessary.

A Growling Grass Frog Survey was completed in November 2020 by Ecolink Consulting and concluded that there were no frogs present within the site.

5 PLANNING FRAMEWORK

The following policy and planning provisions are considered relevant to the Proposal.

5.1 Ministerial Directions

A Planning Scheme Amendment must respond to any relevant Ministerial Direction. The following Ministerial Directions are relevant to this amendment:

- **Ministerial Direction No.11 – Strategic Assessment of Amendments**

The purpose of this Direction is *“to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.”*

- **Ministerial Direction No. 15 – The Planning Scheme Amendment Process**

The purpose of this Direction is *“to set times for completing steps in the planning scheme amendment process.”*

- **Ministerial Direction No. 17 – Localised Planning Statements**

The purpose of this Direction is *“to ensure that planning scheme amendments affecting the areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula or Yarra Valley and Dandenong Ranges have regard to the relevant adopted Localised Planning Statement for the area.”*

5.2 Planning Policy Framework

The Proposal responds to the following clauses of the State Planning Policy Framework (SPPF):

Settlement

- **Clause 11.01-1R – Settlement – Geelong G21:** *To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*
- **Clause 11.02-1S – Supply of urban land:** *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
- **Clause 11.02-2S – Structure planning:** *To facilitate the orderly development of urban areas.*
- **Clause 11.02-3S – Sequencing of development:** *To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.*
- **Clause 11.03-2S – Growth Areas:** *To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.*
- **Clause 11.03-4S – Coastal settlement:** *To plan for sustainable coastal development.*
- **Clause 11.03-6S – Regional and local places:** *To facilitate integrated place-based planning.*

Environmental and Landscape Values

- **Clause 12.01-2S – Native vegetation management:** *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

Built Environment and Heritage

- **Clause 15.01-1S – Urban design:** *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- **Clause 15.01-2S – Building design:** *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- **Clause 15.01-3S – Subdivision design:** *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*
- **Clause 15.01-4S – Healthy neighbourhoods:** *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
- **Clause 15.01-5S – Neighbourhood character:** *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
- **Clause 15.02-1S – Energy and resource efficiency:** *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

Housing

- **Clause 16.01-1S – Integrated housing:** *To promote a housing market that meets community needs.*
- **Clause 16.01-2R – Location of residential development – Geelong G21:** *To locate new housing in designated locations that offer good access to jobs, services and transport.*
- **Clause 16.01-3S – Housing diversity:** *To provide for a range of housing types to meet diverse needs.*
- **Clause 16.01-5S – Housing affordability:** *To deliver more affordable housing closer to jobs, transport and services.*

Transport

- **Clause 18.01-1S – Land use and transport planning:** *To create a safe and sustainable transport system by integrating land use and transport.*
- **Clause 18.02-1S – Sustainable personal transport:** *To promote the use of sustainable personal transport.*
- **Clause 18.02-2S – Public Transport:** *To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.*

Infrastructure

- **Clause 19.02-6S – Open Space:** *To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.*
- **Clause 19.03-3S – Integrated water management:** *To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

5.3 Local Planning Policy Framework

Municipal Strategic Statement

- **Clause 21.02 – City of Greater Geelong Sustainable Growth Framework**

Relevant to this proposal, Council has committed to:

Managing Urban Growth:

- *Set clear settlement boundaries and consolidate development within those boundaries in a managed way.*
- *Encourage diversity in all communities.*
- *Design healthy, walkable neighbourhoods.*
- *Strive for engagement and inclusion in all communities.*
- *Protect, restore and enhance Geelong's biodiversity and natural systems.*

Building Sustainable Infrastructure:

- *Strive to develop a comprehensive network of accessible public transport.*
- *Deliver safe, accessible linkages within and between towns that encourage walking, cycling and the use of alternative modes of transport.*

- *Work with others to generate sustainable solutions to freight and people movement.*
- *Look to the future when planning for and designing infrastructure.*

■ **Clause 21.06-2 – Urban growth**

The objectives of this Clause are:

- *To limit urban sprawl by directing urban growth to designated urban growth areas.*
- *To improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock.*

■ **Clause 21.14 – The Bellarine Peninsula**

The objectives of this Clause include:

- *To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks between settlements.*
- *To facilitate the development of Ocean Grove, Drysdale/Clifton Springs and Leopold as hubs of development and service provision on the Bellarine Peninsula. In all other townships on the Bellarine Peninsula provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity.*
- *To provide for sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.*
- *To preserve the individual character, identity and role of each Bellarine township.*

The Leopold strategies relevant to the Proposal include:

- *Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.*
- *Support the development of the Ash Road Growth Area and other areas identified for residential development on the Structure Plan map.*
- *Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.*
- *Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.*
- *Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.*
- *Ensure environmentally sensitive areas including Lake Connewarre and Reedy Lake are protected from localised development pressure.*

Amendment C367 amended Clause 21.14, separating Objectives and Strategies as separate sections (Clause 21.14-2 and Clause 21.14-3, respectively). The amended Clause 21.14 deletes reference to the Framework Plan within the overall Strategies, to including it as a Leopold strategy to:

- *Support the implementation of the land use recommendations of the South East Leopold Framework Plan.*

Encouraging application of the Design and Development Overlay is incorporated under Implementation, with the Framework Plan being added to the References section.

An amended Leopold Structure Plan has also been included to incorporate the entirety of 92-120 Mollers Lane, which previously ceased in line with the southern boundary of 103-127 Ash Road, Leopold.

No other changes are proposed within Clause 21.14.

5.4 Current Planning Controls

Zone

The Site is currently located within the Farming Zone. The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*

- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Refer to **Figure 3 – Current Zone Plan**.

Overlays

The Site is not subject to any existing overlay controls.

5.5 Proposed Planning Controls

Zone

The Site is proposed to be rezoned as General Residential Zone (Schedule 1). The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access 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 to **Figure 4 – Proposed Zone Plan**.

Overlays

The Design and Development Overlay is proposed to be implemented across the Site. The purpose of this Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

Schedule 43 refers to the South East Leopold Growth Area.

The proposed design objectives of Schedule 43, include:

- *To generally implement the South East Leopold Framework Plan as attached to this schedule and facilitate the orderly and integrated residential development of the area.*
- *To create a safe and integrated road network that establishes Mollers Lane as a connector road and provides two east-west connector roads between Mollers Lane and Ash Road.*
- *To provide a shared pathway network and on-road bicycle links that establish safe and interconnected walking and cycling routes.*
- *To ensure local parks are conveniently connected to linear open space adjoining the two waterways.*
- *To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas, in particular on Lake Connewarre.*

Refer to **Figure 5 – Proposed Overlay Plan**

5.6 Particular & General Provisions

Clause 52.02 – Easements, restrictions and reserves

Clause 52.02 seeks to ensure proposed use and development considers the interests of those affected by the removal or variation of an easement or restriction.

Clause 52.17 – Native Vegetation

Clause 52.17 seeks to ensure there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation, minimising potential impacts and managing the removal, destruction or

lopping upon land and water degradation, providing offsets to compensate for potential biodiversity impact.

Clause 53.01 – Public Open Space Contribution and Subdivision

Clause 53.01 seeks to ensure a contribution is made to Council for public open space. The proposal requires a contribution of 10 percent of the site area, in accordance with the Schedule to Clause 53.01.

Clause 56 – Residential subdivision

Clause 56 seeks to create liveable and sustainable neighbourhoods with character and identity that respond appropriate to the site and its context.

Clause 65.02 – Approval of an application to subdivide land

The following decision guidelines are relevant to the proposal:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*

5.7 Other Planning Matters

The following strategic documentation is relevant to the proposed amendment and planning permit application.

G21 Regional Growth Plan (April 2013)

The G21 Regional Growth plan guides the future direction of growth within the region. It is guided by nine principles for regional growth:

- Optimise infrastructure and consolidate
- Diversity, knowledge and innovation
- Unique and connected communities
- Protect, restore and enhance our unique environment
- Food, water and energy security
- Live, work and participate locally
- Build out economy
- Accessible transport choices
- Balanced, consistent and collaborative approach

Leopold is identified as a district town within the Geelong Region that is able to accommodate residential growth and to contain the majority of new residents and jobs. Strategic priorities to enable the proposed growth within Leopold include a review of bus services and sewerage capacity upgrades.

Bellarine Peninsula Localised Planning Statement (September 2015)

This localised planning statement sets out six objectives to guide planning on the Bellarine Peninsula:

- To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks with open farmed landscapes between settlements.
- To support the ongoing use of rural land on the Bellarine Peninsula for agriculture and to preserve the open farmed landscape.
- To preserve and maintain the ecology of the Bellarine Peninsula's environmentally significant coastal, wetland, and vegetated areas.

- To protect, preserve and enhance built heritage, cultural and urban character values and preserve the individual identity and role of the townships.
- To facilitate the planned residential growth of Drysdale/Clifton Springs, Leopold and Ocean Grove, consistent with adopted Structure Plans and as service hubs for the Bellarine Peninsula. In all other townships, provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity and local employment.
- To support and encourage diverse and sustainable tourism as a key economic activity in townships and in rural areas where it complements and respects the farmed rural landscape of the area, does not impact upon existing farming activities and contributes to the local economy.

The Bellarine Peninsula Localised Planning Statement supports the G21 Regional Growth Plan, identifying Leopold as a designated residential growth area of the region.

Leopold Structure Plan (Amended January 2013)

The Leopold Structure Plan was prepared by City of Greater Geelong, originally adopted in September 2011 before passing an amendment to the Structure Plan in January 2013. It follows the key themes of Urban Growth, Infrastructure, Housing, Natural Environment, Economic Development and Employment, and Rural Areas, and provides an implementation program for the Structure Plan. It then focuses on identifying potential issues, opportunities and constraints.

The Structure Plan makes specific mention of Ash Road, noting it contains a local neighbourhood shopping strip, with opportunities for greater housing diversity. As such, conventional residential development opportunities exist within the settlement boundary extending from Ash Road to Mollers Lane. Containing approximately 94 hectares in total, South East Leopold could provide a total yield of 1,400 lots based on 15 dwellings per hectare.

Sloping in a southeast direction, Ash Road requires careful stormwater management with best practice sustainability principles and water sensitive urban design to protect Reedy Lake and Lake Connewarre. The highest section in the northwest corner of the Site is considered an appropriate location for a local park, with passive surveillance provided from surrounding dwellings.

South East Leopold Framework Plan (June 2016)

The South East Leopold Framework Plan was developed by Tract Consultants and adopted by City of Greater Geelong in June 2006. The Framework Plan focuses on the Site and adjacent site to the east at 2-120 Mollers Lane, determining appropriate connections within the subdivision and to the surrounding residential areas. It notes locations of the existing natural landscape and built form as the most appropriate locations for proposed connector roads and open space within the subdivision.

Assessment of existing topography, slope and vegetation ensured an appropriate configuration for major connector roads. Factoring in drainage lines and topography ensured appropriate public open space would be provided within the subdivision.

Two main drainage lines were identified throughout the development of the Framework Plan, one of which transects through the Site, specifically 87-141 Ash Road. A second drainage line is relevant only to 2-120 Mollers Lane to the east. Both of these drainage lines are to be incorporated within any subdivision, ensuring these features are maintained within the natural landscape that remains, feeding into a small network ceasing at Lake Connewarre.

The City of Greater Geelong Settlement Strategy (October 2018)

The Settlement Strategy is centred around the following themes:

- Spatial Distribution of Growth and Land Supply
- Housing Diversity
- Managing Future Growth
- Bellarine Peninsula
- Permanent Settlement Boundaries
- Urban Consolidation
- Monitoring and Review

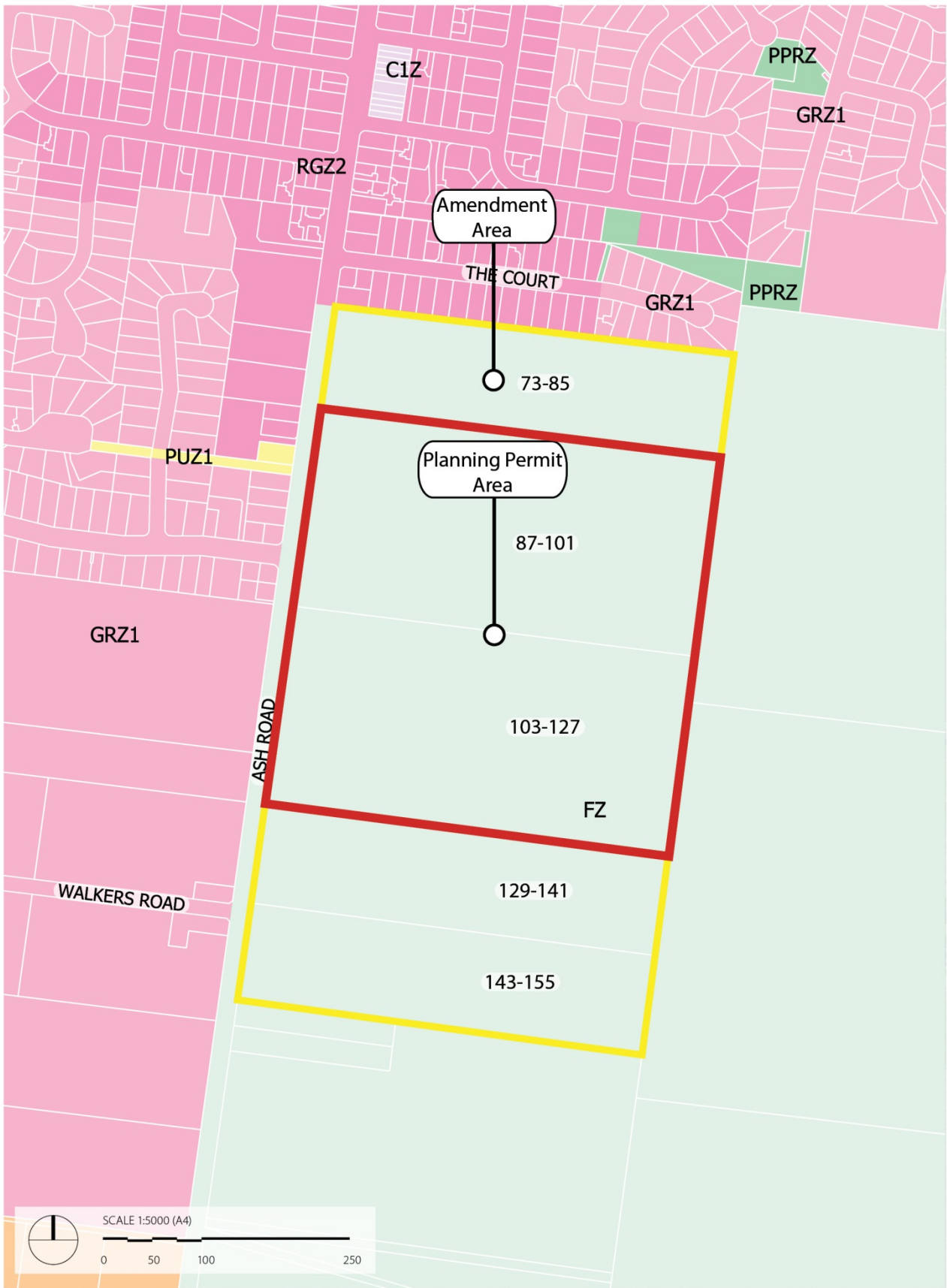
Seeking to recognise Leopold as a district town with ongoing development, the Settlement strategy limits housing to within the existing settlement boundaries. It outlines the current residential growth trends and discusses the need to maximise choice and competition of housing. As a result, Leopold has the ability to provide significant housing opportunities and higher order services to surrounding, smaller towns.

5.8 Practice Notes

The following Practice Note is relevant to the proposal and has been sought for advice during the development of the Proposal:

- **PPN46: Strategic Assessment Guidelines**

Ministerial Direction No. 11 requires evaluation and discussion of how an amendment addresses a number of strategic considerations, as detailed within PPN46.



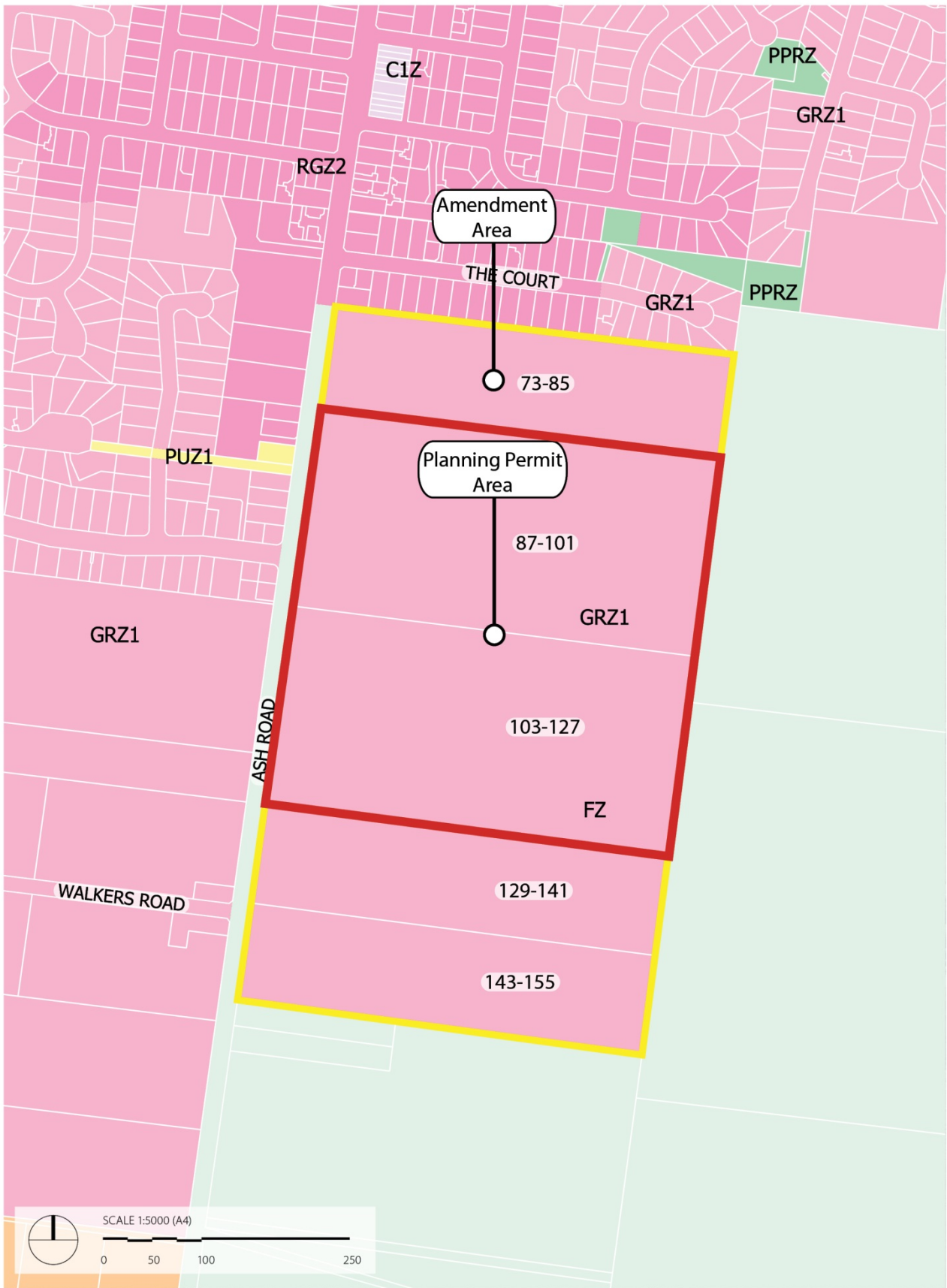
Current Zone Plan

73-155 Ash Road East,
Leopard

PROJECT_DRG NO 0317-0697-20_D007-00 REV 00 DRWN MM CHKD LB APPROV NW DATE 19.11.2018



Figure 3 – Current Zone Plan



Proposed Zone Plan

73-155 Ash Road East,
Leopard

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Figure 4 – Proposed Zone Plan



Proposed Overlay Plan

73-155 Ash Road East,
Leopard

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Tract

Figure 5 – Proposed Overlay Plan

6 PLANNING ASSESSMENT

6.1 Zoning Controls

Current Zone

The Site is currently located within the Farming Zone. Historically, agricultural activities, such as grazing, have been performed on the Site and surrounds, in line with the purpose of the Farming Zone. However, through the development of the Structure Plan, the Site has been incorporated within the proposed settlement boundary and is to be rezoned residential.

Amendment C367 rezoned 2-120 Mollers Lane, Leopold, to the east of the Site, from Farming Zone to General Residential Zone. Therefore, should the Site remain Farming Zone, its long-term agricultural viability will be significantly reduced, further hindering future residential development of 2-120 Mollers Road to its full potential.

As such, rezoning of the Site from Farming Zone to General Residential Zone is considered appropriate for the strategic direction of the Site and Leopold in its entirety.

Proposed Zone

The Site is proposed to be rezoned from the Farming Zone to the General Residential Zone (Schedule 1). The Site is located to the south and east of existing General Residential Zone and Residential Growth Zone of Leopold. Located within Leopold's settlement boundary and supported for residential growth in accordance with the Structure Plan, the Site is required to be rezoned appropriately.

As part of the application, a number of supporting documents have been prepared to assist in demonstrating the appropriateness of the proposed amendment.

6.2 Proposed Overlay Controls

The proposal seeks to incorporate a Schedule to the Design and Development Overlay onto the entirety of the Site. This will be in line with the Design and Development Overlay (Schedule 43) (DDO43) associated with Amendment C367.

Schedule 43 applies to the South East Leopold Growth Area, in accordance with the Framework Plan. The proposed design objectives include:

- *To generally implement the South East Leopold Framework Plan as attached to this schedule and facilitate the orderly and integrated residential development of the area.*
- *To create a safe and integrated road network that establishes Mollers Lane as a connector road and provides two east-west connector roads between Mollers Lane and Ash Road.*
- *To provide a shared pathway network and on-road bicycle links that establish safe and interconnected walking and cycling routes.*
- *To ensure local parks are conveniently connected to linear open space adjoining the two waterways.*
- *To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas, in particular on Lake Connewarre.*

The Proposal does not conflict with the proposed Schedule 43, ensuring subdivision integrates with the orderly development of land across the area. This includes appropriate pedestrian and cycling networks connecting to existing networks and appropriate creation of easements and stormwater management, with a design that is generally in accordance with the Framework Plan.

6.3 Strategic Assessment Guidelines

An assessment of the Amendment against the Strategic Assessment Guidelines is provided below.

Why is an amendment required?

The Amendment is required to facilitate the redevelopment of the land for residential purposes.

The existing controls applying to the Site are considered redundant should Planning Scheme Amendment C367 relating to Mollers Lane to the east be approved, fragmenting the Farming Zone and the Site's viability. C367 is consistent with the South East Leopold Framework, appropriately expanding the General Residential Zone to accommodate population growth and reflecting the potential of the Site. The Amendment will allow the Site to better integrate with the existing urban context to the north and west, providing a more coordinated land use planning solution for the area.

The proposal will result in net community benefit in the form of residential development and public open space to accommodate the existing and proposed residential areas.

The Amendment is informed by the Greater Geelong Planning Scheme and associated strategic planning documents, and proposes to rezone the land for residential purposes.

Does the Amendment implement the objectives of planning and address any environmental, social and economic effects?

The Amendment implements the objectives of planning in Victoria, contained in Section 4 of the Planning & Environment Act 1987, in the following ways:

- Objective A: the amendment provides for the fair, orderly, economic and sustainable use and development of land as it facilitates a land use that is consistent with surrounding land use patterns and creates an economic opportunity for underutilized urban land.
- Objective B: the amendment facilitates an efficient use of agricultural land surrounded by residential areas, extending the residential area, though contained wholly within the bounds of the settlement boundary.
- Objective C: the amendment will secure and provide a pleasant, amenable, and safe living environment within the greenfield area of Leopold.
- Objective D: the amendment does not compromise any places of known scientific, aesthetic, architectural, or historical interest, or otherwise of special cultural value.
- Objective E: the amendment appropriately locates residential land to support the growth of Leopold as a district town, and within proximity to public transport and the existing road network, in accordance with state and local planning policy.
- Objective G: the amendment seeks to balance the present and future interests of all Victorians by facilitating capital investment in the Bellarine Peninsula region, enabling future use and development of the Site as a high quality residential community.

The amendment positively addresses environmental, social and economic effects by:

- Providing an assessment of the Site's biodiversity values through the preparation of a Biodiversity Assessment Report by Ecolink, dated July 2018;
- Protecting ecological values through the appropriate application of the Victorian Planning Provisions, including the retention of biodiversity values in strategic locations;
- Prioritising the management of stormwater runoff through its provision of best practice water sensitive urban design, directing drainage to the existing dam;
- Providing a landscape response that will retain a portion of established remnant vegetation while also proposing appropriate landscaping throughout the Site to promote biodiverse habitats, particularly within the proposed public open space.

- Contributing to housing diversity and affordability by providing for a framework that can facilitate a variety of residential dwellings;
- Proposing public open space that will include a network of pedestrian and bicycle paths to encourage active lifestyles; and
- Providing an assessment of the Site's potential contribution to traffic through the preparation of a Traffic Impact Assessment by Cardno, dated 4 December 2018.
- Directly support the creation of construction jobs and associated multiplier jobs in the wider economy;
- Provide additional rates income for the City of Greater Geelong; and
- Generate additional expenditure on a wide range of retail and non-retail goods and services in the local area as a result of population increase.

Further, the amendment will allow future housing in proximity to employment opportunities and existing state and local infrastructure, thereby improving access and equity to services.

Does the amendment address relevant bushfire risk?

The Site is not subject to the Bushfire Management Overlay, and is therefore not required to consider Clause 13.02 of the Greater Geelong Planning Scheme.

The Site is, however, located within a Bushfire Prone Area, whereby the design of individual dwellings will be considered under *AS3959:2018 – Construction of buildings in bushfire-prone areas* during the Building Permit process for individual lots, improving their resistance to bushfire attack.

Does the amendment comply with all the Minister's Direction?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987 and meets the requirements of relevant Ministerial Directions as follows:

Ministerial Direction No. 11 – Strategic Assessment of Amendments

As indicated throughout this assessment, the Proposal appropriately meets the requirements as set out within Section 6.3 of this report, and in accordance with Section 12 (2)(a) of the Planning and Environment Act 1987.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process

This direction outlines requirements for a Planning Scheme Amendment, including exhibition and notice of the amendment, public submissions about an amendment, panel hearings, decisions on amendments by planning authorities, submission of an adopted amendment to the Minister, and decision by the Minister.

It is acknowledged that the proposal will follow the Planning Scheme Amendment Process as outlined within Ministerial Direction No. 15.

Ministerial Direction No. 17 – Localised Planning Statements

To ensure lots within the Bellarine Peninsula consider the relevant adopted Localised Planning Statement, this Direction seeks to ensure discussion and implementation of the Amendment and that its relationship with this Localised Planning Statement is addressed within an explanatory report.

As outlined within the Bellarine Peninsula Localised Planning Statement, the proposal appropriately facilitates residential growth as designated by the Structure Plan, completing the 'urban island' of Leopold. The proposal ensures urban growth is contained to protect and enhance the non-urban (rural) break to the east of Leopold. In addition, the remaining rural land to the south provides an appropriate environmental buffer to Lake Connewarre.

As the southeast residential growth area of Leopold, the proposed Amendment seeks to incorporate a Design and Development Overlay in addition to rezoning of the land to General Residential Zone (Schedule 1). This overlay will dictate urban character values and design that are consistent and respectful to the existing residential surrounds of Leopold.

How does the amendment support or implement the Planning Policy Framework (PPF)?

The Amendment upholds the principles and objectives of the Planning Policy Framework.

In particular, the amendment implements key policy directions of the PPF by:

- Promoting sustainable growth through the supply of additional residential land in accordance with the Structure Plan.
- Locating urban growth within proximity to available public transport and existing services, and supporting cycling and pedestrian networks to such services.
- Protecting and conserving biodiversity, particularly to the surrounding land to the south.
- Managing stormwater and the risk of flood with appropriate water sensitive urban design within the Site.
- Encouraging appropriate design and development that contributes to the character of the Site and surrounding residential areas.
- Provide for a range of lot sizes to encourage housing diversity and affordability within Leopold.
- Provision for public open space within the Site to accommodate the existing drainage pattern, whilst contributing to the open space available to the community.

How does the Amendment support or implement the Local Planning Policy Framework (LPPF) and, specifically, the Municipal Strategic Statement (MSS)?

The amendment upholds the objectives and strategies of the LPPF. As such, no amendments to the existing framework are required.

The Amendment implements the following key policy directions of the LPPF by:

- Containing residential growth within the settlement boundaries of Leopold, ensuring retention as an urban island, encouraging diversity and inclusion of all communities through the design of a healthy, walkable neighbourhood;
- Protection of Lake Connewarre and farming land to the south of the Site and east of the settlement boundary;
- Supporting and facilitating accessible pedestrian and cycling linkages within the Site with connection to surrounding neighbourhoods;
- Promoting housing diversity and affordability, promoting a competitive housing market;
- Supporting and facilitating residential development of the Ash Road Growth Area; and
- Encouraging appropriate provision of improved transport networks and traffic movement throughout the Leopold area, particularly Ash Road and Mollers Lane to the east;

How does the amendment support or implement the Municipal Planning Strategy (MPS)?

The amendment appropriately implements the MPS, which seeks to direct residential development to designated growth areas, including Leopold. Retaining Leopold as an urban island within the Bellarine Peninsula, the MPS seeks to preserve the surrounding hinterland. It supports development within the Ash Road Growth Area in accordance with the Framework Plan, which guides the settlement boundary and appropriate network connections between Ash Road and Mollers Lane.

The Amendment seeks to provide appropriately connected residential land in accordance with the Framework Plan, protecting Lake Connewarre to the south from potential development pressures. Public open space is to be provided in accordance with existing drainage patterns to enable shared path connections within and between subdivisions.

Does the amendment make proper use of the Victorian Planning Provisions?

The amendment makes proper use of the VPPs by applying the General Residential Zone (Schedule 1) to allow for the use and development of a sustainable residential community. Further, the amendment proposes to apply the Design and Development Overlay (Schedule 43) to guide the Site's future subdivision and development form outcomes.

How does the amendment address the views of relevant agencies?

The exhibition of this amendment will provide a formal opportunity for all relevant stakeholders to provide comment on the proposal. The views of relevant agencies will be sought during the public exhibition process.

Does the amendment address the requirements of the Transport Integration Act 2010?

The Transport Integration Act 2010 establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The Act provides for a system in which all transport activities and modes work together and recognises the interdependency of transport and land use.

The Amendment complies with the relevant requirements of the Transport Integration Act 2010, specifically Part 2, Division 2, 11 (Integration of transport and land use).

The Amendment will facilitate development that promotes a sustainable transport system to better address transport accessibility. This will ensure the transport system is able to support the Amendment and that the proposed land use patterns support the use of an integrated transport system.

What impact will the new planning provisions have on the administrative costs of the responsible authority?

The consideration and implementation of the amendment and the future subdivision and development is not anticipated to give rise to any unreasonable resource or administrative costs for Council.

6.4 Planning Permit Application

6.4.1 General Residential Zone (Schedule 1)

The proposal requires assessment under Clause 32.08 – General Residential Zone, which seeks to provide for affordable and diverse housing that services the needs of the community within appropriate locations. The decision guidelines relevant to the proposal include:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

The proposed 190 lot subdivision proposes diversity and affordability of housing, consisting of lot sizes varying between 224 square metres and 512 square metres. These will enable various types of living and dwelling styles, incorporating rear laneway access for some smaller lots (Clause 16 – Housing).

The Site is located within Leopold; south and east of existing residential land as a result of previous amendments to the planning Scheme, allowing the subdivision and development of land for residential purposes. In conjunction with the Amendment, the Subdivision will appropriately incorporate public open space and landscaping (Clause 11 – Settlement, Clause 15 – Built Environment and Heritage and Clause 21.02 – City of Greater Geelong Sustainable Growth Framework).

Consisting of a variety of frontage and side boundary lengths, the subdivision will encourage diverse housing of mixed designs within the subdivision. The layout has been designed to ensure internal roads are consistent with the subdivision layout to the east pertaining to Mollers Lane to create accessible pedestrian and vehicle linkages. Assessment of existing bus services should be undertaken in the future to ensure public transport is appropriate to the potential increased demand (Clause 18 – Transport, Clause 19 – Infrastructure and Clause 21.14-2 – Leopold).

A Clause 56 Assessment has been prepared and accompanies the application.

6.4.2 Design and Development Overlay (Schedule 43)

The application requires assessment under the proposed Design and Development Overlay (Schedule 43), which seeks to ensure facilitation of development that is generally in accordance with the Framework Plan, providing appropriate road, cycling and pedestrian networks, and open space with integrated stormwater management. The relevant decision guidelines within the Design and Development Overlay are:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provision of any relevant policies and urban design guidelines.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*

The decision guideline noted within the schedule states:

- *Whether the subdivision design is generally in accordance with the South East Leopold Framework Plan 2016.*

The proposal has been designed generally in accordance with the Framework Plan, incorporating appropriate network connections with an open landscape between Ash Road to the west and Mollers Lane to the east of the Site. The layout is consistent with that which pertains to Mollers Lane to the east, enabling appropriate road, cycling and pedestrian connections between developments (Clause 21.14-2 – Leopold).

The proposed removal of vegetation within the Site, particularly along lot boundaries, is consistent with the surrounds to enable future landscaping to suit the desired character noted within the Growth Area. Proposed landscaping will ensure street trees and significant vegetation within public open space is appropriately located, contributing to the character of the streetscape and surrounding area (Clause 12 – Environmental and Landscape Values and Clause 15 – Built Environment and Heritage).

As discussed within the Biodiversity Assessment Report, retention of existing native vegetation would prove difficult in ensuring an appropriate and functional subdivision design as the central location of the existing dam constrains development potential. To allow a design that is in accordance with the Framework Plan, removal of existing native vegetation along the dam boundary to accommodate an adjusted dam width and appropriate landscaped open space, is considered a better planning outcome.

7

KEY ISSUES

The following chapter has been prepared to provide an overview of the envisaged key issues relating to the Amendment and Subdivision of the Site for residential purposes.

Please refer to the enclosed specialist reports and advice for further details of the various matters discussed below.

7.1 Vegetation Removal & Landscaping

The Subdivision seeks to remove the majority of existing planted vegetation throughout the two lots, dominating site boundaries. The removal of such vegetation will allow an appropriate layout that accommodates the existing drainage pattern and the design as outlined within the Framework Plan. As encouraged within the Framework Plan, four patches of existing vegetation are to be incorporated into the open space to promote river health and biodiversity objectives. These patches are located along the western boundary of 87-101 Ash Road of the site and along the side boundary between 87-101 and 103-127 Ash Road.

A Biodiversity Assessment Report (BAR) prepared by Ecolink Consulting, dated July 2018, indicates Patch 1 along the southern boundary of Site as being heavily modified, Grassy Woodland, dominated by *Rhagodia candolleana* (Seaberry Saltbush). Patch 2, identified as Damp-sands Herb-rich Woodland is a native fringe dominated by *Typha* sp. (Cumbungi). A third patch located east of the Site, within 2-120 Mollers Lane, was recorded. This patch is generally dominated by *Myoporum insulare* (Boobialla) and Swamp Paperbark, consistent with moist conditions within a drainage line. As the Proposal may result in an altered hydrology downstream, it was considered appropriate to include details of this patch. A number of species were recorded during the study, including 15 native bird species that are either typical of peri-urban and rural areas in western Victoria or wetlands.

Patch 1 is generally considered to be of low quality, with Patch 2 proposed for removal due to existing drainage patterns influencing subdivision layout, incorporating a slightly smaller dam/wetland than what exists. A total of 0.053 General Habitat Units with a minimum Strategic Biodiversity Score of 0.368 is required to offset the removal of this vegetation.

The BAR does not raise concern to the rezoning and future development of the land, making a number of environmental recommendations, including ensuring the removal of all noxious weeds, development of a Construction Environmental Management Plan, presence of a wildlife handler when felling trees, and offset requirements.

A Landscape Masterplan of the entire Site demonstrates appropriate landscaping that can be achieved throughout, incorporating an abundance of street trees within each road reserve and increasing significant vegetation within proposed open space. This will ensure an aesthetically pleasing environment that provides shade and cooling throughout the subdivision. In addition, the proposed landscaping design and incorporated species will provide appropriate habitat to support existing fauna within the Site and surrounding area.

7.2 Neighbourhood Character & Amenity

The Framework Plan was developed to ensure appropriate connections with existing residential development to the north and west, as well as with Mollers Lane to the east and within the Site itself.

The Subdivision has been designed to provide a variety of lot sizes to accommodate single dwellings with provision for landscaping throughout, consistent with established residential development of the surrounding area. Public open space within the proposed subdivision is of a larger scale in comparison, though is accessible to the surrounds via shared pathway linkages.

Street trees are featured throughout the surrounding residential areas, with the proposed development encouraging their prominence and enhancing amenity of the neighbourhood. Additional landscaping, including significant vegetation featured within proposed open space areas, will enhance amenity of the Site and guide future character of the area.

7.3 Stormwater and Drainage Assessment

Spiire have prepared a Servicing and Stormwater Management Strategy to accompany the application, incorporating the existing dam within the proposed subdivision at 87-127 Ash Road, Leopold. This plan details the existing contours of the land and associated northern and southern catchment areas that result. These plans essentially indicate that a designated drainage catchment is required to appropriately accommodate existing stormwater runoff patterns.

Adopting water sensitive urban design, the Strategy details the catchment discharge points throughout the development. The catchment within the Subdivision is noted as the central catchment, with a total area of 18.18 hectares. This catchment currently drains into the retarding basin (dam), with a maximum volume of 4,000 cubic metres.

7.4 Traffic Impact Assessment

A Traffic Impact Assessment dated 4 December 2018, was prepared by Cardno to provide a detailed analysis of the Site and surrounds, and the potential impact as a result of the Proposal.

The report details the extension of a sealed dual carriageway along Ash Road, ceasing in line with the southern boundary of the Site. The two main east-west connector roads between Ash Road and Mollers Lane contain a total road reserve of 22 metres with a 7 metre wide carriageway. The carriageway width increases to 7.3 metres for all other internal roadways, with reduced road reserves to form a total width of between 14 metres and 16 metres.

Typical of a medium density residential subdivision, it is assumed bicycle parking will be accommodated by each dwelling, with on-street parking available for visitors. It acknowledges the requirement to extend public transport within the Site to meet future demands of residents.

A generation rate of 10 movements per dwelling was used to calculate vehicle movements, which is noted as being conservatively high. The report anticipates a total traffic generation of 3,300 vehicle movements as a result of the rezoning of the entire Site. This Subdivision is anticipated to result in a total of 1,960 vehicle movements per day. It is acknowledged that upon the completion of the South East Leopold Growth Area development a signalised intersection will be provided at the Melaleuka Road and Mollers Lane intersections with Bellarine Highway. Additional improvements to these intersections on the Bellarine Highway, including extensions to right turning lanes into Ash Road, are recommended in the future to accommodate anticipated traffic volumes.

With increased traffic generation resulting from the Proposal, it is anticipated that existing bus services will be reviewed to alter routes and provide additional services to accommodate new residents within the subdivision.

7.5 Availability of Services

A Servicing and Stormwater Management Strategy was prepared by Spiire, detailing service connections to the Site., including electricity, gas, telecommunication, potable water, and sewerage.

Electricity to the Site currently services the existing dwellings, proposed to be abandoned at the completion of the Subdivision. It is anticipated that electricity supply will be maintained in its current form to service the existing dwellings until an underground supply and associated substations are constructed to enable disconnection of the existing service.

The existing potable water supply currently services surrounding Bellarine townships, whereby Barwon Water have advised a layout incorporating their existing location is highly desirable. Proposed roadways are predominately aligned with the existing supply, however, these transfer mains may require lowering due to service utility crossing requirements, overland flows and alignment with the road intersections themselves.

Sewerage is to be serviced via a gravity sewer network towards a proposed pumping station within the southeast corner of the South East Leopold Growth Area, with the precise location to be confirmed.

Gas is noted as available to the site in a suitable form, though may not be utilised should battery or solar be explored as an alternative.

Currently, NBN infrastructure does not exist within the Site, and will be constructed as part of the subdivision.

7.6 South East Leopold Framework Plan

The Framework Plan is to be incorporated as a reference document within the Greater Geelong Planning Scheme as part of the proposed Amendment C367. The Framework Plan provides detailed guidance for subdivision and development pertaining to the Site and adjoining site to the east, 2-120 Mollers Lane, Leopold.

The Framework Plan utilises the existing natural landscape and built form to ensure functionality between sites, denoting appropriate pedestrian and cyclist connections to provide access between Ash Road and Mollers Lane with the Bellarine Highway.

As such, the Proposal effectively utilises connector and internal road layouts detailed upon the proposed Plan of Subdivision associated with Amendment C367, to provide a network that incorporates the existing site conditions. Both Amendment C367 and the Proposal have been designed in accordance with the Framework Plan, ensuring the natural qualities of the landscape are retained and enhanced as part of the development to contribute to the future neighbourhood character of South East Leopold.

7.7 Public Open Space

The Framework Plan encourages an unencumbered open space contribution of 10 percent of the developable land area, including only that which is outside the 1 in 100 flood line that is appropriately functional.

The proposed subdivision design appropriately incorporates a total of 10.34 percent of unencumbered open space throughout the Site, with an additional 4.58 percent noted as encumbered open space. Whilst it is noted that the Proposal greatly exceeds the 10 percent requirement, it is important to detail that this space has been appropriately located and designed to ensure functionality and connectivity for future residents and the adjoining subdivisions. In the form of a linear park orientated in a northwest to southeast direction, the proposed open space provides vital shared pathways to connect existing residential land to the west with proposed residential within the Site and 2-120 Mollers Lane to the east.

Appropriately, the proposed public open space is located in accordance with the Framework plan to incorporate existing drainage patterns through the centre of the Site.

7.8 Appropriateness of Proposed Planning Controls

Consistent with proposed Amendment C367 associated with 2-120 Mollers Lane to the east, the Proposal seeks to rezone the Site from Farming Zone to General Residential Zone, incorporating Design and Development Overlay (Schedule 43). As the Site is bound by existing residential development to the north and west, and the proposed Amendment to the east, applying similar planning controls to the surrounds will ensure consistent development throughout.

At current, Clause 21.14 – The Bellarine Peninsula details the application of a Development Plan Overlay for farming land within the settlement boundary of Leopold. This includes the Site and adjoining site to the east, 2-120 Mollers Lane. However, as outlined within Amendment C367, a Design and Development Overlay is considered more appropriate to apply to all remaining land within the settlement boundary, allowing consistent subdivision design throughout.

Compliant with the proposed Design and Development Overlay (Schedule 43), the Proposal has considered urban design, stormwater management, traffic and pedestrian movements, public open space

and environmental management as key guidelines to drive the subdivision layout. These elements have been elaborated upon as a result of the Framework Plan, ensuring consistency and further detail throughout.

Schedule 43 not only ensures that remaining rezoned residential land to be subdivided within Ash Road and Mollers Lane are in accordance with the detailed principles that have guided the proposed subdivision layouts, ensuring consistency, functionality and continuous character throughout the entire South East Leopold.

7.9 Cultural Heritage Sensitivity

A Desktop Aboriginal and Historical Heritage Assessment prepared by Ecology and Heritage Partners has been provided with the application to confirm that the Site is not subject to Aboriginal cultural heritage sensitivity. The assessment has indicated that a total of 88 Aboriginal Places and 20 historical heritage places have previously been recorded within a 5 kilometre radius of the Site.

The desktop assessment concluded that Low Density Artefact Distributions and Artefact Scatters found within Aboriginal farming sites are most likely to occur within the Site. However, no Aboriginal or historical heritage places have been located within the Site itself. As a result, no additional investigations or sensitive design is required within the entirety of the Site.

8 CONCLUSION

This Report has detailed a combined planning scheme amendment request and planning permit application made under Section 69(a) of the *Planning and Environment Act 1987* to rezone farming land at 73-155 Ash Road, Leopold, to allow residential development, and a 190 lot subdivision pertaining to 87-127 Ash Road, Leopold.

This report has described the Site and its context, detailed the proposal, provided an overview of the planning framework, and assessed the planning merits of the proposal against the Municipal Planning Strategy and Planning Policy Framework.

The proposal appropriately directs residential development within the settlement boundary of Leopold to retain it as an urban island of the Bellarine Peninsula. Providing for housing diversity and affordability, the Subdivision design incorporates existing drainage patterns to provide substantial public open space, largely retaining the dam towards the southern boundary as a wetland. This layout is consistent with the layout associated with Mollers Lane to the east, ensuring appropriate connections between Ash Road and Mollers Lane.

The majority of existing vegetation will be removed within the subdivision to accommodate the proposed design and enable appropriate landscaping to the streetscape and open space. This will enhance the existing character of the Site whilst providing shared pathway connections within the Site and surrounding residential area. This is considered to be consistent with neighbourhood character of the surrounds.

Whilst the proposed amendment and subdivision will result in an increase in local traffic, appropriate upgrades to Ash Road and Mollers Lane will accommodate such increases. Traffic signals will also be provided at the Bellarine Highway intersections with Mollers Lane and Melaleuka Road to ensure ongoing safety of road and footpath users.

As outlined throughout this report, with the support of specialist reports and plans, the proposed Amendment and Subdivision are considered consistent with the Municipal Planning Strategy and Planning Policy Framework, and are recommended for approval.

APPENDIX A – CERTIFICATE OF TITLES AND ASSOCIATED
PLANS OF SUBDIVISION



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

Page 1 of 1

VOLUME 09999 FOLIO 413

Security no : 124074956248V
Produced 19/11/2018 09:35 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 220941K.
PARENT TITLE Volume 09870 Folio 966

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KEITH ROGER GREENWOOD of 12 TANIA COURT LEOPOLD 3224
R449283T

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE R449284Q
NATIONAL AUSTRALIA BANK LTD

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP220941K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 73-85 ASH ROAD LEOPOLD VIC 3224

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 22/10/2016

DOCUMENT END



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84000

Titles Office Use Only

REC'D

Lodged at the Titles Office by

National Australia Bank Limited
~~ELR PAULRNER~~

230791 0353 45 130 R449283T

Code 200 Q

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land (Note 5)

ALL THAT piece of land being Lot 1 on Plan of Subdivision No. 220941K being the land in Certificate of Title Volume 9999 Folio 413

Consideration (Note 6)

One hundred and thirty thousand Dollars \$130,000-00



Transferor

FYNEW PTY. LTD.

Stamp Duty Victoria (Note 7)
0402042 S#1 T#075032 17/07/91
\$299930 D#44 \$4,000.00

Transferee (Note 8)

KEITH ROGER GREENWOOD of 12 Tania Court, Leopold

Date 15 JUL 1991

Execution & Attestation

THE COMMON SEAL OF FYNEW PTY. LTD.)
was hereto affixed in accordance)
with its Articles of Association)
in the presence of:-)



Director..... Secretary..... *PSaku*

SIGNED by the Transferee in the presence of:-)
X *Agreement*)
witness)

X *Handwritten signature* K. Greenwood

Computer of Stamps
CODE *111*
DUTY *4000*
S. *0*
STP *0*
TYPE
VAL *130,000*
S. *130,000*
ASSESS

T1 Office Use Only



A memorandum of the within instrument has been entered in the Register Book.



Katy
26 JUL 1991

Approval No. T1/1

NOTES

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.



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Lodged at the Titles Office by

National Australia
 Bank Limited A.C.N. 004044937
 Code 0200Q

Titles Office Use Only

ORIGINAL

230731 0953 74

R449284Q

REGO

VICTORIA

MORTGAGE

The person named in Item 3 ("the Mortgagor") being registered or entitled to be registered as the proprietor of the land described in Item 1 **IN CONSIDERATION** of the Mortgagee named in Item 4 ("the Bank") providing or agreeing to provide loans advances and other banking accommodation to or at the request of the Mortgagor **HEREBY MORTGAGES AND CHARGES** all the estate and interest of the Mortgagor set out in Item 2 in the land described in Item 1 subject to the encumbrances affecting the land created by dealings lodged prior to the lodging of this Instrument with the payment and satisfaction of the moneys hereby secured. The Mortgagor **COVENANTS AND AGREES** with the Bank that the provisions contained in the Schedule hereto and anything referred to therein shall form part of and be incorporated in this mortgage.

Item 1	Title or Crown Grant Volume	Folio	if land is PART ONLY of an existing title describe the part.
	9999	413	
Item 2	Estate or Interest being mortgaged: Estate in fee simple.		
Item 3	Mortgagor: (full names and address) Keith Roger GREENWOOD of 12 Tania Court Leopold Victoria		
Item 4	Mortgagee: National Australia Bank Limited A.C.N. 004044937 500 Bourke Street, Melbourne, Victoria.		

STAMP DUTY VICTORIA
 U302C#2 S#1 T#075045 00045214 17/07/91
 R#300098 D#45 \$421.00

THE SCHEDULE HEREINBEFORE REFERRED TO:

The Mortgagor **COVENANTS AND AGREES** with the Bank and it is **HEREBY DECLARED** as follows:—

1. On demand in writing made to the Mortgagor by the Bank the Mortgagor will pay the moneys hereby secured provided that where it is agreed in writing between the Mortgagor and the Bank that the payment of the moneys hereby secured or any part thereof should be made other than on demand at any time (the Mortgagor not having defaulted or being in default) the Bank agrees not to make demand for so much of the moneys hereby secured as is affected by such agreement except in accordance with that agreement or this Mortgage.

2. The Mortgagor will observe and perform and be bound by the covenants obligations provisions and stipulations contained in a Memorandum of Common Provisions retained by the Registrar of Titles in No. AA291 ("the Memorandum") which covenants obligations provisions and stipulations are deemed to be incorporated in this Schedule and as part of the Mortgage now created **AND** the Mortgagor acknowledges that he has received and read a copy of the Memorandum prior to executing this Mortgage.

CODE: 45
 DUTY: S... 424/...
 STATUS: a
 TYPE: -
 VALUE: 118,000
 SECURED

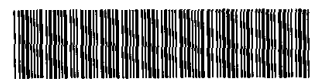
Controller of Stamps Use Only

Office Use Only

M



A memorandum of the within instrument has been entered in the Register Book.



DR449284Q-1-0

KAG
 26 JUL 1991

1991 Val No. M3, 1.10.90

106-155 (4/91)

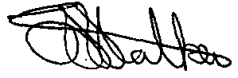


REGISTRATION
 NOTC

DATED the 10th day of Jun 1991

MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

SIGNED SEALED AND DELIVERED in Victoria)
by the)
Mortgagor in the presence of)



SIGNED SEALED AND DELIVERED in Victoria)
by the)
Mortgagor in the presence of)

THE COMMON SEAL of)

was hereunto affixed in accordance with)
its Articles of Association in the)
presence of)

MORTGAGEE - NO EXECUTION REQUIRED



Imaged Document Cover Sheet

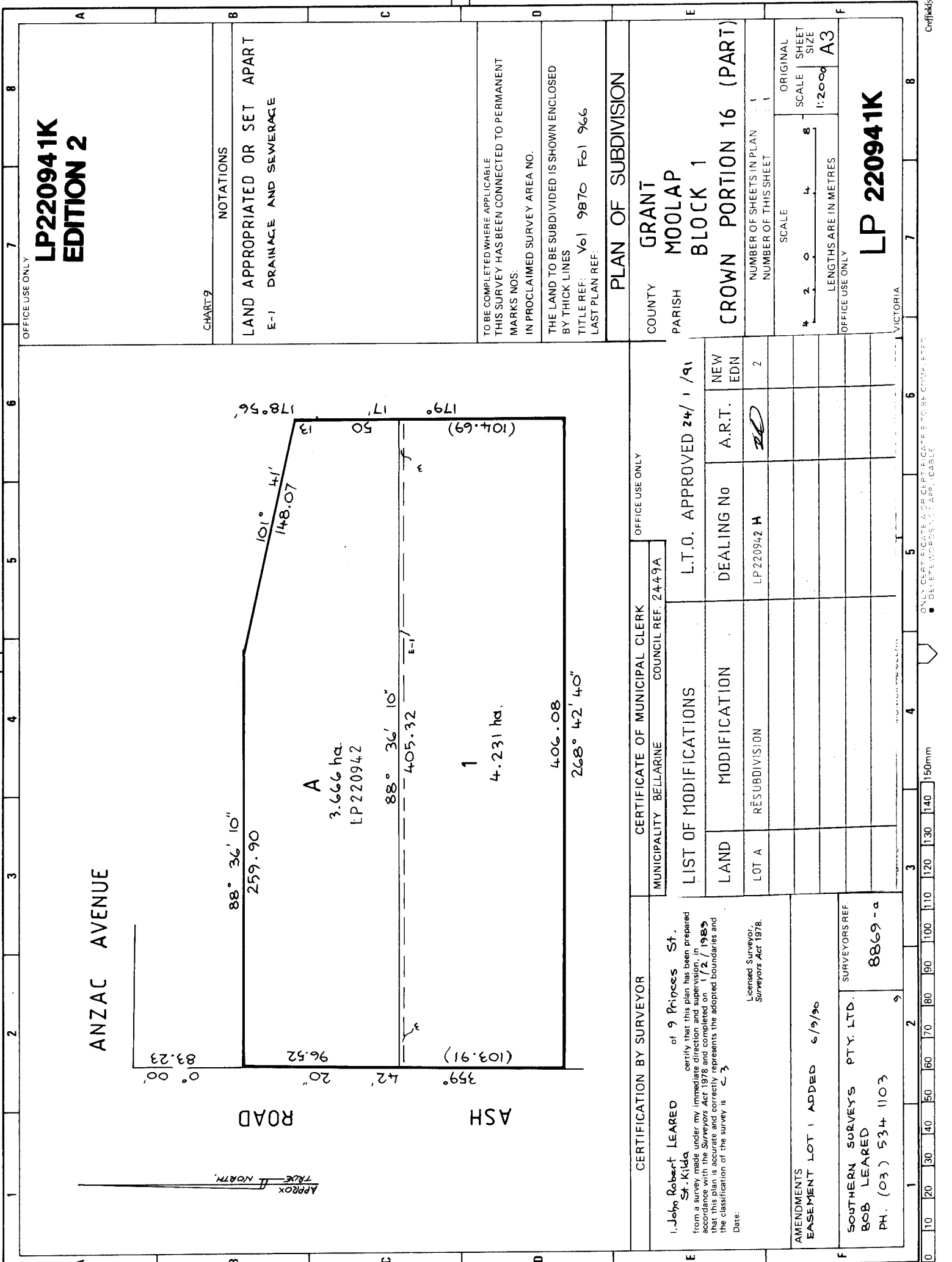
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LP220941K EDITION 2

NOTATIONS
 LAND APPROPRIATED OR SET APART
 E-1 DRAINAGE AND SEWERAGE

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS.
 IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES
 TITLE REF: Vol 9870 Fol 966
 LAST PLAN REF:

PLAN OF SUBDIVISION

COUNTY **GRANT**
 PARISH **MOOLAP**
BLOCK 1
CROWN PORTION 16 (PART)

NUMBER OF SHEETS IN PLAN 1
 NUMBER OF THIS SHEET 1

SCALE
 ORIGINAL SHEET SIZE A3
 SCALE 1:2000

LENGTHS ARE IN METRES

LP 220941K

OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK		OFFICE USE ONLY	
MUNICIPALITY BELLARINE		COUNCIL REF. 2449A	
L.T.O. APPROVED 24/1/91		DEALING NO	A.R.T.
LAND	MODIFICATION	LP 220942 H	RD
LOT A	RESUBDIVISION		2

CERTIFICATION BY SURVEYOR

I, **John Robert LEARED** of **9 Princes St. St. Kilda** certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the *Surveyors Act 1978* and completed on **1/2/1985** that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is **C3**

Date: _____
 Licensed Surveyor,
Surveyors Act 1978.

AMENDMENTS
 EASEMENT LOT 1 ADDED 6/9/90

SOUTHERN SURVEYS PTY. LTD.
BOB LEARED
 PH. (03) 534 1103

SURVEYORS REF.
8869-a

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

VOLUME 10977 FOLIO 828

Security no : 124074956284G
Produced 19/11/2018 09:36 AM

LAND DESCRIPTION

Lot 1 on Title Plan 848680G.
PARENT TITLE Volume 10838 Folio 554
Created by Application No. 113475T 10/11/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PHILIP WILLIAM BUCK
ELIZABETH JOY BUCK both of 87-101 ASH ROAD LEOPOLD VIC 3224
Application No. 113475T 10/11/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE Book 894 No.283
WESTPAC BANKING CORPORATION

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP848680G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 87-101 ASH ROAD LEOPOLD VIC 3224

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END



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**Application to correct
name in Register
Section 103(2) Transfer of Land Act 1958**

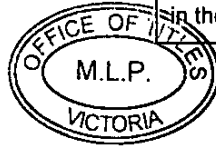
Privacy
The information
statutory authority
maintaining public
in the Victorian L

AG986912D

21/01/2010 \$112.90 103B



31
of
15



Lodged by:
Name: Harwood Andrews Lawyers
Phone: 5225 5225
Address: 70 Gheringhap Street, Geelong 3220
Ref: 3DBM:2503031
Customer Code: 2235J

The applicant applies to correct the name recorded in the Register.

Document on which correction required: Certificate of title volume 10977 folio 828

Applicant: Philip William Buck and Elizabeth Joy Buck

Correction required:

From: Phillip William Buck and Elizabeth Joy Buck

To: Philip William Buck and Elizabeth Joy Buck

Date:

Signed Philip William Buck P W Buck E. Buck E J Buck

Please register and hand Certificate of Title/s to issue
to Scott Ashwood Pty Ltd. Cust Code 1557Q
Signed [Signature]



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AP113475T

10/11/2006 \$94.60 14



FORM 5

Application to bring land under the operation of the
Transfer of Land Act 1958
Section 14 **Transfer of Land Act 1958**

Lodged at the Land Titles Office by:

Name: Harwood Andrews Lawyers
Phone: 5225 5225
Address: 70 Gheringhap Street Geelong 3220
Ref: 4DBM:2400808
Customer Code: 2235J

The applicant applies to bring the land under the operation of the Act subject to the encumbrances set out in the legal practitioner's certificate.

Land: All the land comprised in volume 10838 folio 554 title plan 848680G.

Applicant: Phillip William Buck and Elizabeth Joy Buck of 87-101 Ash Road, Leopold 3224

Certifying Legal Practitioner: Deborah Bronwyn Mann of Harwood Andrews Lawyers

Date of Certificate: 14 September 2006

Date:

Signed:

Harwood Andrews per Deborah

Harwood Andrews Lawyers *B. Mann*
Legal Practitioners for the Applicant

DEBORAH BRONWYN MANN
70 Gheringhap St., Geelong
An Australian Legal Practitioner
(within the meaning of the
Legal Profession Act 2004).
Harwood Andrews Lawyers



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Document Type	Plan
Document Identification	TP848680G
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/11/2018 10:34

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TITLE PLAN	EDITION 2	TP848680G
-------------------	------------------	------------------

Location of Land
 Parish: MOOLAP
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 16 (PART) BLOCK 1
 LTO base record: DCMB
 Last Plan Reference:
 Derived From:
 Depth Limitation:

Notations

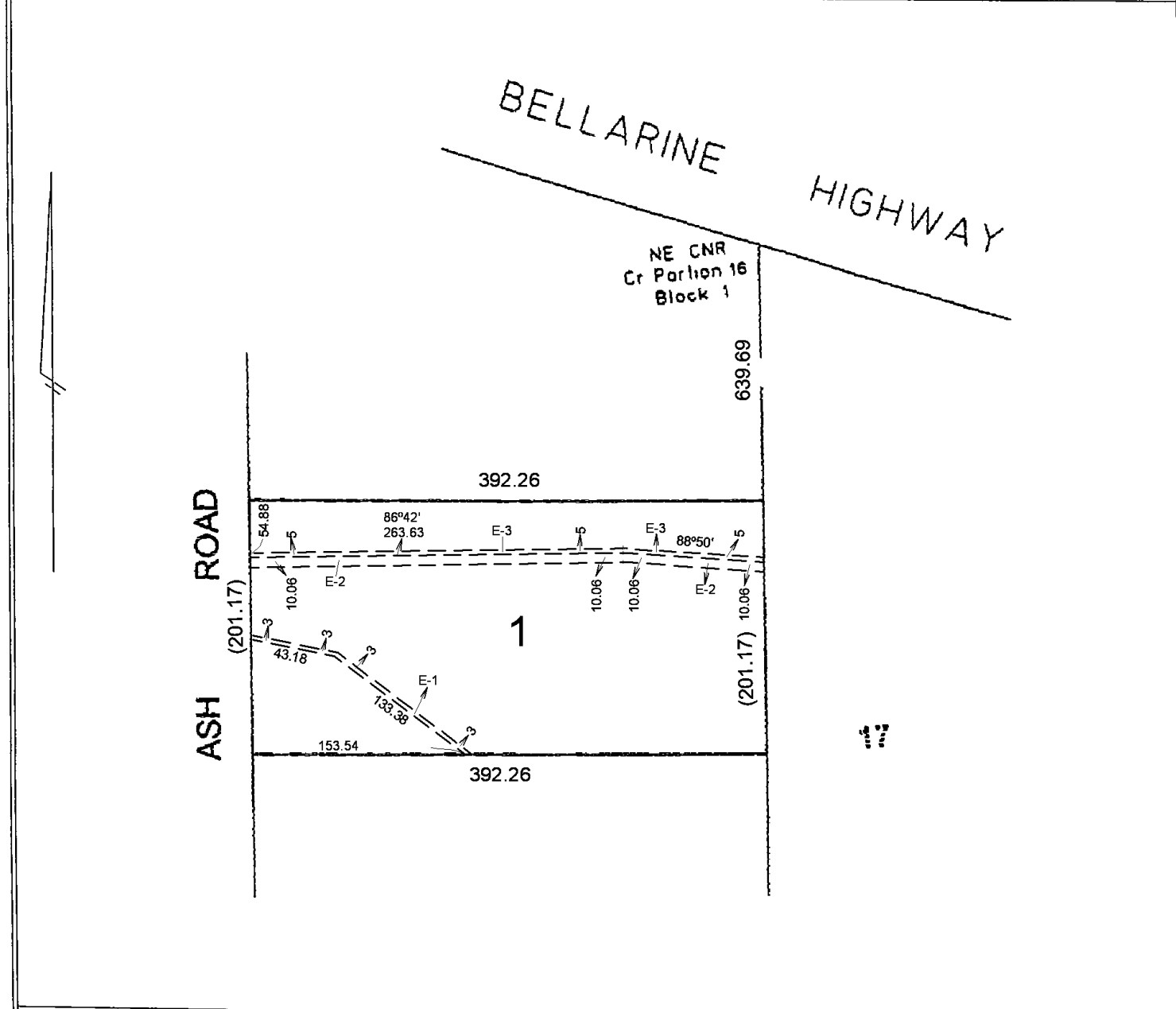
Warning as to dimensions:
 Any dimension and connection distance shown is based on the description of the land contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Easement Information
 E-Encumbering Easement R-Encumbering Easement (ROAD) A-Appurtenant Easement

THIS PLAN HAS BEEN PREPARED BY THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES

Checked by *[Signature]*
 Date 28/10/2004
 Assistant Registrar of Titles

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/in favour of
E-1	DRAINAGE	3	Y3703M (Bk.859 No.824)	SEE Y3703M S.R. & W.S.C. BARWON REGION WATER AUTHORITY
E-2	WATER SUPPLY	10.06	Y3702Q (Bk.714 No.323)	
E-3	WATER SUPPLY	5	AE718252N	



LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	FILE No.: DEALING CODE No.:26F	AP123640Y (AD207711Q)	Sheet 1 of 1 sheets
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VOLUME 10977 FOLIO 828

Security no : 124082354206M
Produced 27/03/2020 04:57 PM

LAND DESCRIPTION

Lot 1 on Title Plan 848680G.
PARENT TITLE Volume 10838 Folio 554
Created by Application No. 113475T 10/11/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PHILIP WILLIAM BUCK
ELIZABETH JOY BUCK both of 87-101 ASH ROAD LEOPOLD VIC 3224
Application No. 113475T 10/11/2006

ENCUMBRANCES, CAVEATS AND NOTICES

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Warning as to Dimensions

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DIAGRAM LOCATION

SEE TP848680G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 87-101 ASH ROAD LEOPOLD VIC 3224

DOCUMENT END



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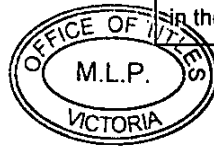
**Application to correct
name in Register
Section 103(2) Transfer of Land Act 1958**

Privacy
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statutory authority
maintaining public
in the Victorian L

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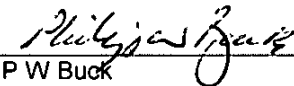


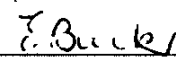
Lodged by:
Name: Harwood Andrews Lawyers
Phone: 5225 5225
Address: 70 Gheringhap Street, Geelong 3220
Ref: 3DBM:2503031
Customer Code: 2235J


The applicant applies to correct the name recorded in the Register.

Document on which correction required: Certificate of title volume 10977 folio 828
Applicant: Philip William Buck and Elizabeth Joy Buck
Correction required:
From: Phillip William Buck and Elizabeth Joy Buck
To: Philip William Buck and Elizabeth Joy Buck
Date:

Signed


P W Buck


E J Buck

Please register and hand Certificate of Title/s to issue
to Scott Ashwood Pty Ltd. Cust Code 1557Q
Signed 



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Document Type	Instrument
Document Identification	AP113475T
Number of Pages (excluding this cover sheet)	1
Document Assembled	27/03/2020 17:08

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FORM 5

Application to bring land under the operation of the
Transfer of Land Act 1958
Section 14 **Transfer of Land Act 1958**

Lodged at the Land Titles Office by:

Name: Harwood Andrews Lawyers
Phone: 5225 5225
Address: 70 Gheringhap Street Geelong 3220
Ref: 4DBM:2400808
Customer Code: 2235J

The applicant applies to bring the land under the operation of the Act subject to the encumbrances set out in the legal practitioner's certificate.

Land: All the land comprised in volume 10838 folio 554 title plan 848680G.
Applicant: Phillip William Buck and Elizabeth Joy Buck of 87-101 Ash Road, Leopold 3224
Certifying Legal Practitioner: Deborah Bronwyn Mann of Harwood Andrews Lawyers
Date of Certificate: 14 September 2006
Date:
Signed: *Harwood Andrews per Deborah Mann*

Harwood Andrews Lawyers
Legal Practitioners for the Applicant

DEBORAH BRONWYN MANN
70 Gheringhap St., Geelong
An Australian Legal Practitioner
(within the meaning of the
Legal Profession Act 2004).
Harwood Andrews Lawyers



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Document Type	Plan
Document Identification	TP848680G
Number of Pages (excluding this cover sheet)	2
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TITLE PLAN	EDITION 2	TP848680G
-------------------	------------------	------------------

Location of Land
 Parish: MOOLAP
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 16 (PART) BLOCK 1
 LTO base record: DCMB
 Last Plan Reference:
 Derived From:
 Depth Limitation:

Notations

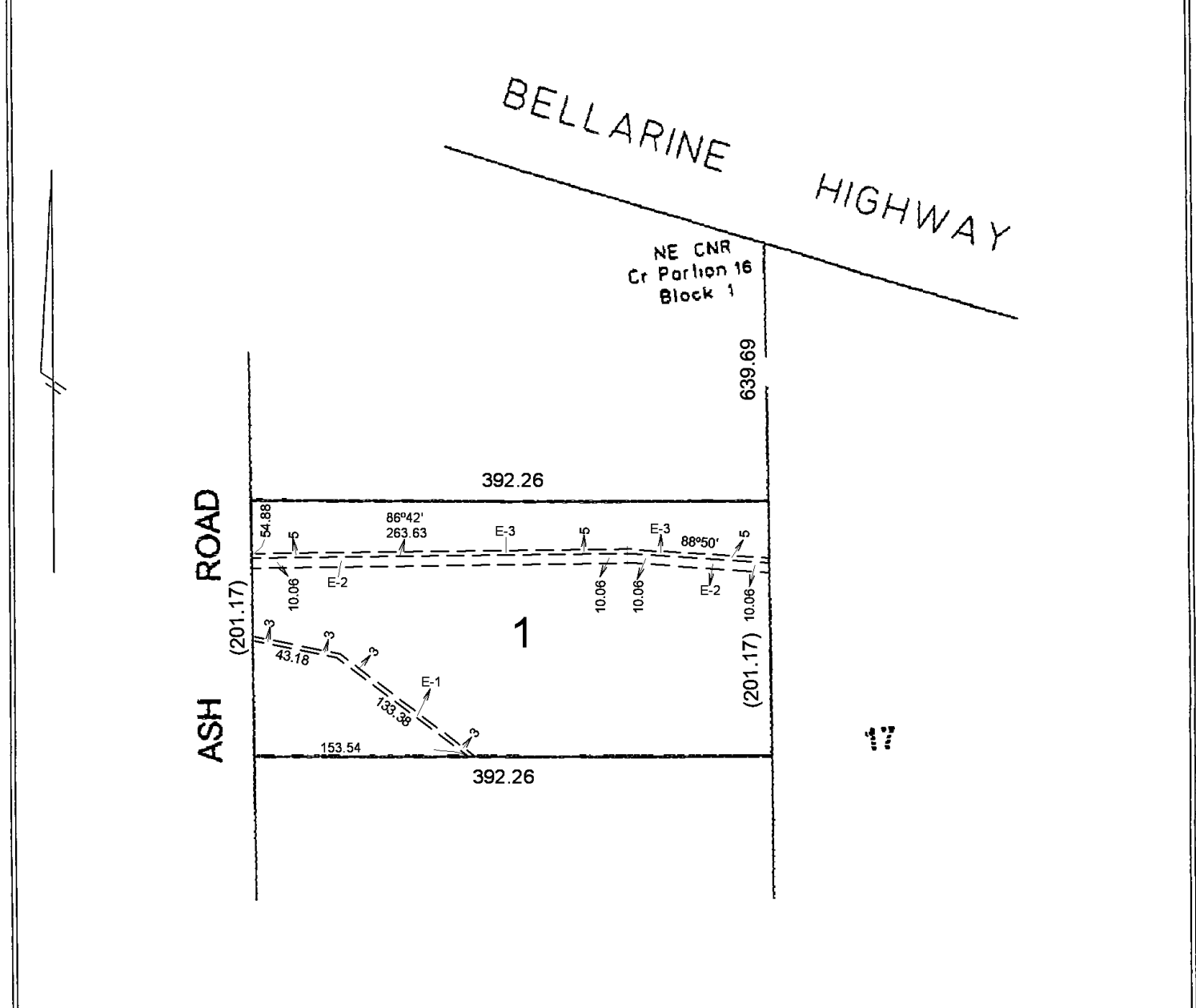
Warning as to dimensions:
 Any dimension and connection distance shown is based on the description of the land contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Easement Information
 E-Encumbering Easement R-Encumbering Easement (ROAD) A-Appurtenant Easement

THIS PLAN HAS BEEN PREPARED BY THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES

Checked by *[Signature]*
 Date 28/10/2004
 Assistant Registrar of Titles

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/in favour of
E-1	DRAINAGE	3	Y3703M (Bk. 859 No. 824)	SEE Y3703M S.R. & W.S.C. BARWON REGION WATER AUTHORITY
E-2	WATER SUPPLY	10.06	Y3702Q (Bk. 714 No. 323)	
E-3	WATER SUPPLY	5	AE718252N	



LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	FILE No.: DEALING CODE No.:26F	AP123640Y (AD207711Q)	Sheet 1 of 1 sheets
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11647 FOLIO 364

Security no : 124074956310D
Produced 19/11/2018 09:37 AM

LAND DESCRIPTION

Lot 1 on Title Plan 959830U.
Created by Application No. 134902H 14/04/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RONALD WILLIAM MCMAHON
SANDRA CHRISTINE MCMAHON both of 103-127 ASH ROAD LEOPOLD 3224
Application No. 134902H 14/04/2016

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.

Warning as to Dimensions
Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests
This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP959830U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 103-127 ASH ROAD LEOPOLD VIC 3224

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AP134902H
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/11/2018 10:36

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AP134902H



APPLICATION

*to bring land under the operation of the
Transfer of Land Act 1958*

SECTION 23 Transfer of Land Act 1958

Lodged by:

Name: **City of Geelong Ratepayers**

Address: _____

Phone: _____

Ref:

Customer Code: 35D

REGISTRAR'S CONVERSION Section 26S (b) (ii) Transfer of Land Act 1958

The named registered proprietor/s is/are the current Ratepayers of the subject land.

The Subsisting interest title generated from this application reflects the position of the General Law Register upon its closure on 31/12/1998. See Search Notes for details.

The warning in the form of Part V of the Fifth Schedule of the *Transfer of Land Act* 1958 that is recorded on the folio for the land may be removed:

i) At any time by application under Section 14 or Section 15 of the *Transfer of Land Act* 1958;

or

ii) After 15 years from creation of the folio, by application under Section 26D of the Act



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Document Type	Plan
Document Identification	TP959830U
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/11/2018 10:36

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<h1>TITLE PLAN</h1>	EDITION 1	<h1>TP959830U</h1>
---------------------	-----------	--------------------

LOCATION OF LAND
 PARISH: MOOLAP
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT:
 CROWN PORTION: 16 (PART) BLOCK 1
 LAST PLAN REFERENCE:
 DERIVED FROM:
 DEPTH LIMITATION: NIL

NOTATIONS

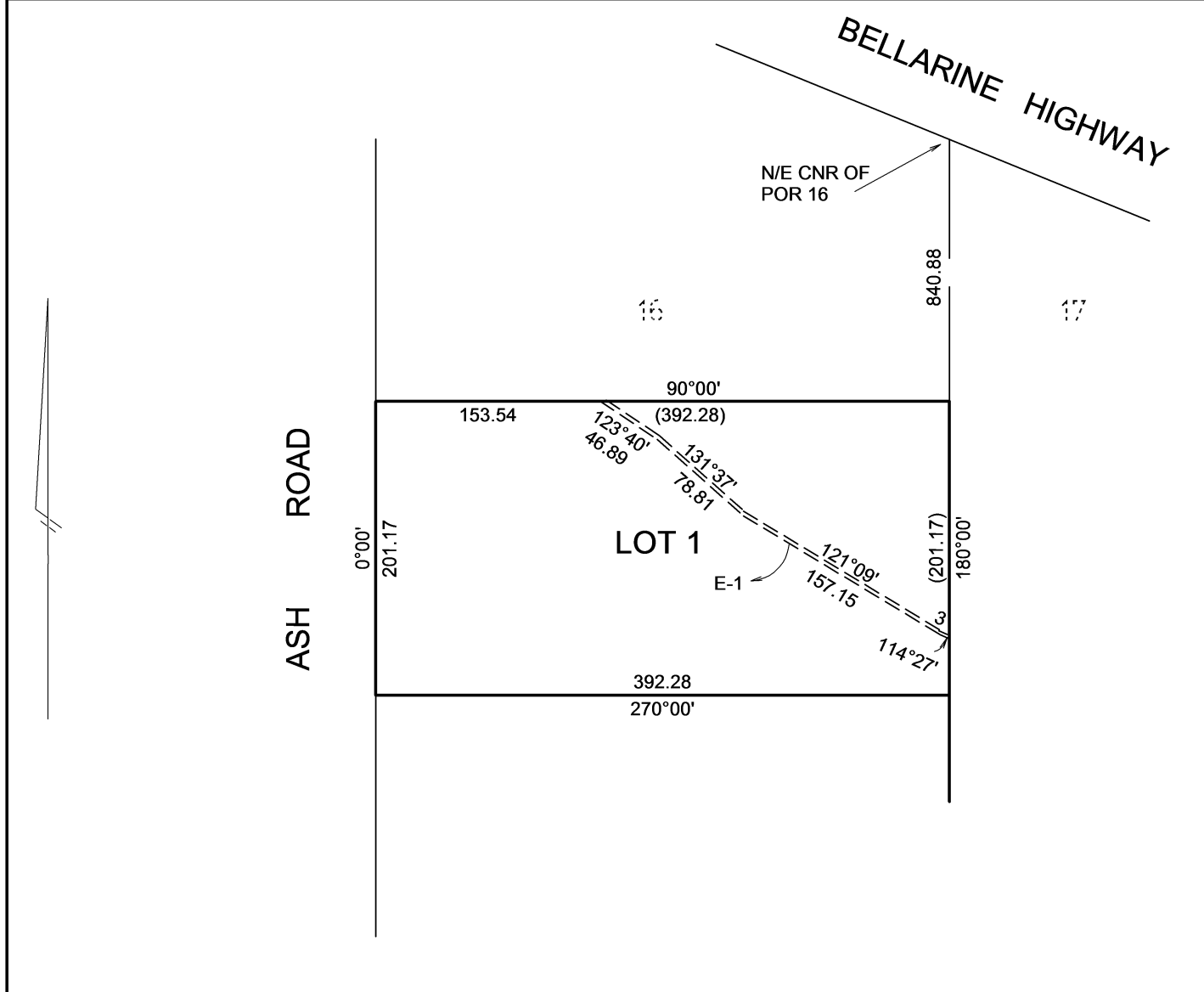
WARNING AS TO DIMENSIONS:
 ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.

EASEMENT INFORMATION
 E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.

THIS PLAN HAS BEEN PREPARED
 BY LAND VICTORIA FOR
 TITLE DIAGRAM PURPOSES

Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E-1	DRAINAGE	3	Y9358G (BOOK 859 NO 825)	SEE Y9358G

Checked by: PRT
 Date: 14/4/2016
 Assistant Registrar of Titles



VOLUME 11647 FOLIO 364

Security no : 124082354235F
Produced 27/03/2020 04:59 PM

LAND DESCRIPTION

Lot 1 on Title Plan 959830U.
Created by Application No. 134902H 14/04/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RONALD WILLIAM MCMAHON
SANDRA CHRISTINE MCMAHON both of 103-127 ASH ROAD LEOPOLD 3224
Application No. 134902H 14/04/2016

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.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Warning as to subsisting interests

This title is based on General Law documents which have not been investigated by the Registrar of Titles. Subsisting interests under the General Law may affect this title.

DIAGRAM LOCATION

SEE TP959830U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 103-127 ASH ROAD LEOPOLD VIC 3224

DOCUMENT END



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Document Identification	AP134902H
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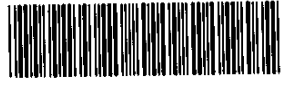
The document is invalid if this cover sheet is removed or altered.

AP134902H

14/04/2016

\$0

23



APPLICATION

*to bring land under the operation of the
Transfer of Land Act 1958*

SECTION 23 Transfer of Land Act 1958

Lodged by:

Name: ~~City of Geelong Ratepayers~~

Address: _____

Phone: _____

Ref:

Customer Code: 35D

REGISTRAR'S CONVERSION Section 26S (b) (ii) Transfer of Land Act 1958

The named registered proprietor/s is/are the current Ratepayers of the subject land.

The Subsisting interest title generated from this application reflects the position of the General Law Register upon its closure on 31/12/1998. See Search Notes for details.

The warning in the form of Part V of the Fifth Schedule of the *Transfer of Land Act* 1958 that is recorded on the folio for the land may be removed:

i) At any time by application under Section 14 or Section 15 of the *Transfer of Land Act* 1958;

or

ii) After 15 years from creation of the folio, by application under Section 26D of the Act



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TITLE PLAN	EDITION 1	TP959830U
------------	-----------	-----------

LOCATION OF LAND
 PARISH: MOOLAP
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT:
 CROWN PORTION: 16 (PART) BLOCK 1
 LAST PLAN REFERENCE:
 DERIVED FROM:
 DEPTH LIMITATION: NIL

NOTATIONS

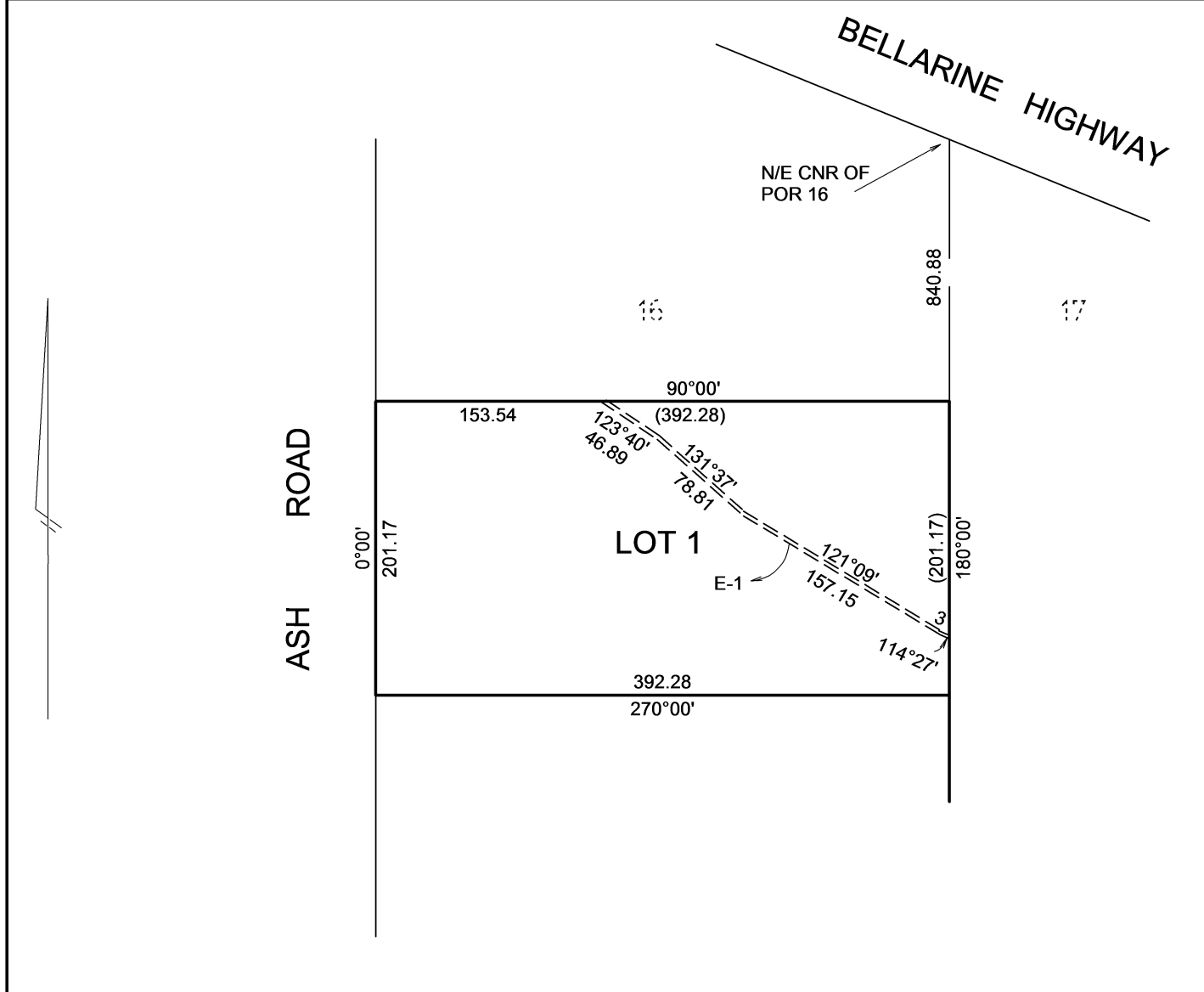
WARNING AS TO DIMENSIONS:
 ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.

EASEMENT INFORMATION
 E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.

THIS PLAN HAS BEEN PREPARED
 BY LAND VICTORIA FOR
 TITLE DIAGRAM PURPOSES

Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E-1	DRAINAGE	3	Y9358G (BOOK 859 NO 825)	SEE Y9358G

Checked by: PRT
 Date: 14/4/2016
 Assistant Registrar of Titles



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

VOLUME 08782 FOLIO 793

Security no : 124074956329H
Produced 19/11/2018 09:38 AM

LAND DESCRIPTION

Lot 1 on Title Plan 613066N (formerly known as part of Crown Allotment 16 Block 1 Parish of Moolap).
Created by Application No. 055214 26/06/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ADAM RODGERS
LINDA MAREE RODGERS both of 129 ASH RD LEOPOLD 3224
U772503E 15/05/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF023617N 23/04/2007
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 TP613066N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 129-141 ASH ROAD LEOPOLD VIC 3224

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END



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Document Identification	U772503E
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/11/2018 10:46

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ANZ CORIO.

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:
Name:
Phone:
Address:
Ref.:
Customer Code:



U772503E
150597 0906 45 175

MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*
CERTIFICATE OF TITLE VOLUME 8782 FOLIO 793

Estate and Interest: *(e.g. "all my estate in fee simple")*
ALL OUR ESTATE IN FEE SIMPLE

Consideration:
\$175,500.00

Transferor: *(full name)*
CHARLIE MIFSUD and ANNETTE MIFSUD

Transferee: *(full name and address including postcode)*
ADAM RODGERS and LINDA MAREE RODGERS BOTH OF 129 ASH ROAD LEOPOLD 3224 as joint proprietors

Directing Party: *(full name)*

Dated: 24/4/97

Execution and attestation:
SIGNED by the said TRANSFERORS) in the presence of: *[Signatures]*
SIGNED by the said TRANSFEREES) in the presence of: *[Signatures]*
Witness: *[Signatures]*

Approval No. 571967L ORDER TO REGISTER
Please register and issue title to
T1
Signed Cust. Code:

STAMP DUTY-USE ONLY





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MORTGAGE OF LAND

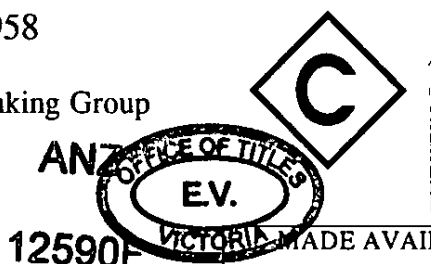
Section 74 Transfer of Land Act 1958

Lodged by:

Name: Australia and New Zealand Banking Group
Limited A.C.N. 005 357 522

Branch: Level 11 530 Collins Street
Melbourne 3000

Customer Code: ~~0019B~~ Tel.: (03) 9211 4444



Office Use Only

Privacy Collection Statement
The information from this form is

AF023617N

23/04/2007 \$75 74



The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this mortgage.

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA505 and any further provisions endorsed on or annexed to this mortgage are incorporated in this mortgage. The mortgagor acknowledges having received a copy of the Memorandum of Common Provisions prior to executing this mortgage.

Land: (Title) Volume 08782 Folio 793

Estate and interest being mortgaged:

The mortgagor's estate and interest in fee simple

Mortgagor: (Full name) ADAM RODGERS and LINDA MAREE RODGERS

Mortgagee:

Australia and New Zealand Banking Group Limited A.C.N. 005 357 522
of Level 6, 530 Collins Street, Melbourne (Ref.: Doc. No. WF000002380978)

Date of this mortgage:

4 / 4 / 2007

Execution and attestation:

SIGNED by
ADAM RODGERS
in the presence of

(signature of witness)
(name) ROBERT RODGERS
(address) 40 MITCHELL DRIVE
LEOPOLD 3224

R. Rodgers

SIGNED by
LINDA MAREE RODGERS
in the presence of:

(signature of witness)
(name) ROBERT RODGERS
(address) 40 MITCHELL DRIVE
LEOPOLD 3224

R. Rodgers

Approval No.
573067A

ORDER TO REGISTER

Please register and issue documents to
(insert details of documents and to whom they
are to issue)

M



Signed

Cust. Code:

Firm's name

STAMP DUTY USE ONLY

Form CS8/217
3/06(MDS)

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000. Phone 8636-2010



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Document Identification	TP613066N
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/11/2018 10:46

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TITLE PLAN	EDITION 1	TP 613066N
------------	-----------	------------

Location of Land Parish: MOOLAP Township: Section: Crown Allotment: 16(PT) Crown Portion: BLOCK 1 Last Plan Reference: Derived From: VOL 8782 FOL 793 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
---	---

Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/08/2000 VERIFIED: G.B.
---	--

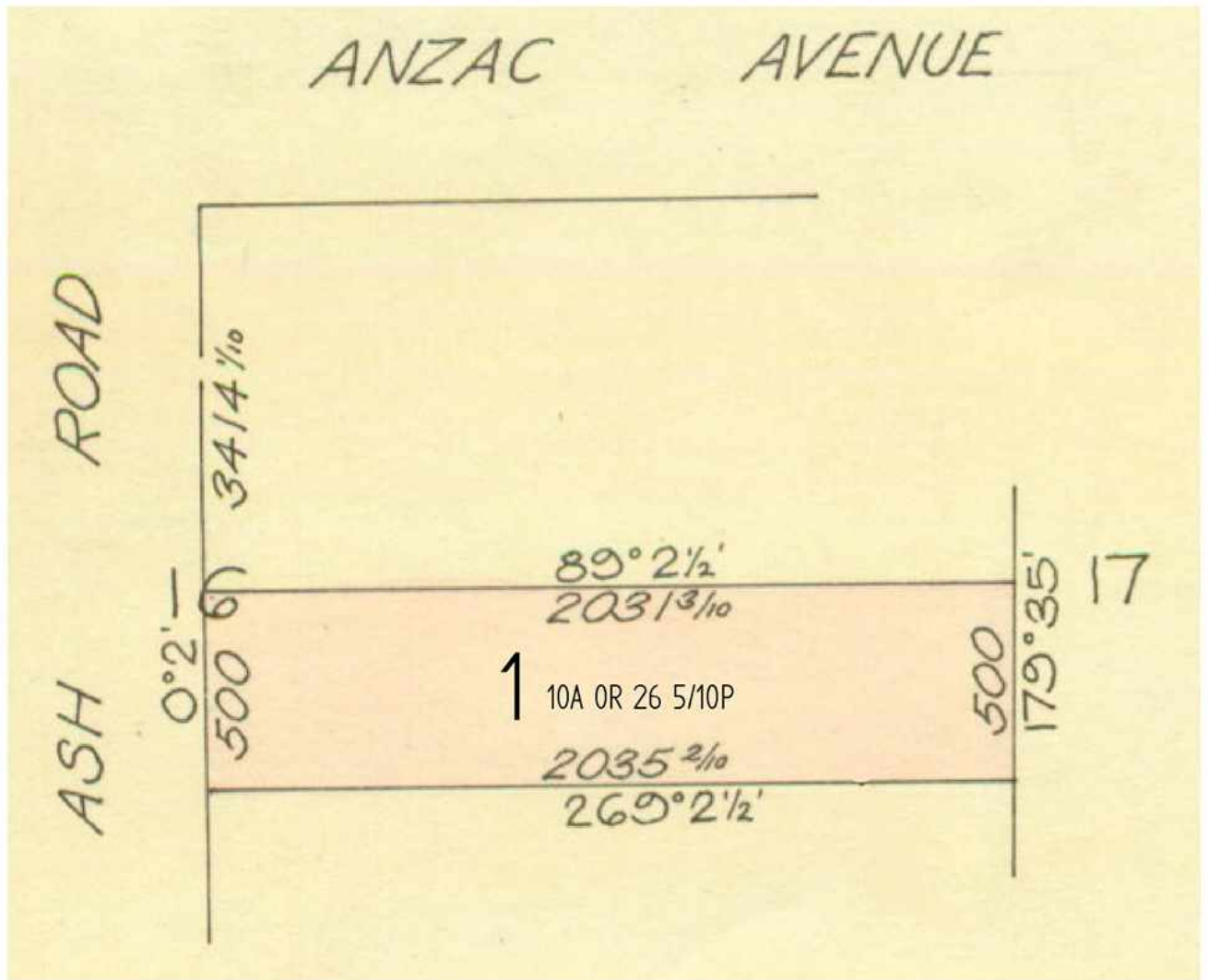


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 16 (PT)

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

VOLUME 08782 FOLIO 766

Security no : 124074956354F
Produced 19/11/2018 09:39 AM

LAND DESCRIPTION

Lot 1 on Title Plan 811096Y.
Created by Application No. 055215

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FIONA JANE NORTON of 153 ASH ROAD LEOPOLD 3224
V945403L 17/03/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL118601Y 29/05/2014
WESTPAC BANKING CORPORATION

MORTGAGE AM315701M 10/11/2015
WESTPAC BANKING CORPORATION

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 TP811096Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 143-155 ASH ROAD LEOPOLD VIC 3224

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END



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Document Type	Instrument
Document Identification	V945403L
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/11/2018 10:45

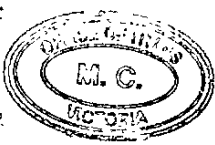
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



V945403L

Victo 170399 0905 45 143



Lodged by:
Name: _____

Phone: _____

Address: _____

Ref: **National Australia Bank Limited 2000**

Customer Code: _____

MADE AVAILABLE/CHANGE CONTROL
Land Titles Office Use Only

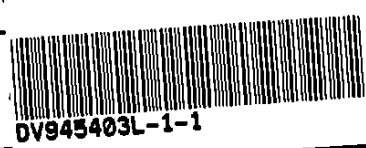
The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)
Certificate of Title Volume 8782 Folio 766 ✓

Estate and Interest: (e.g. "all my estate in fee simple")
All my estate in fee simple ✓

Consideration:
\$143,000.00 ✓

Transferor: (full name)
KENNETH ASHLEY HAMMOND ✓



Transferee: (full name and address including postcode)
FIONA JANE NORTON of 153 Ash Road, Leopold 3224 ✓

Directing Party: (full name)

Dated: 10/11/1998 ✓

Execution and attestation:

SIGNED by the Transferor in the presence of:

)

SIGNED by the Transferee in the presence of:

)

C.B. Approval No. 4049710A ORDER TO REGISTER
Please register and issue title to

T1



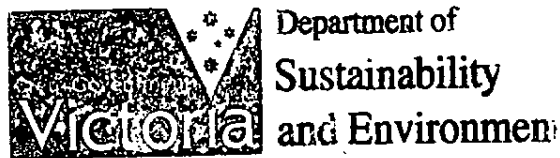
Signed _____ Cust. Code: _____

STAMPTITLE USE ONLY
VICTORIAN STAMP DUTY
4240 A
TRANSACTION NUMBER 73551028
DATE 23/2/99
ASSESSED:

THE BACK OF THIS FORM MUST NOT BE USED

RB 30-3-99

STAMPS ACT 1958
AP NO. 161
NATIONAL AUSTRALIA BANK



**INTENTIONALLY
BLANK**



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AL118601Y

Mortgage

Section 74 Transfer of Land Act 1958

The information
under state



D5334595

Statement
of Titles
maintaining
indexes.

1. Land/s

Land Title

Volume 08782 Folio 766

2. Estate and Interest

FEE SIMPLE

3. Memorandum of common provisions

MCP Number AA1530

4. Mortgagor/s

Mortgagor

Given Name/s FIONA JANE

Family Name NORTON

5. Mortgagee/s

Mortgagee

Name WESTPAC BANKING CORPORATION

ABN 33 007 457 141

Australian Credit Licence 233714

6. Signing

The mortgagor mortgages to the mortgagee (the "Lender") the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealing lodged for registration before the lodging of this mortgage. The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

Mortgagor

Signature of FIONA JANE NORTON

Signature of Witness

WAYNE ANDREW BATEHAM

Name of Witness (BLOCK LETTERS)

7. Date 12.05.2014

Date: (DD/MM/YYYY)

8. Lodging Party

Customer Code 1557Q

Reference

You may lodge this form in two ways:

1. In person

Land Registration Services
Land Victoria
Level 9, 570 Bourke Street
Melbourne Vic 3000

2. By mail (extra fee applies)

Land Registration Services
Land Victoria
PO Box 500
East Melbourne Vic 8002
Or DX 250639 Melbourne



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Mortgage

Section 74 Transfer of Land Act 1958

1. Land/s

Land Title

Volume 8782 Folio 766

2. Estate and Interest

FEE SIMPLE

3. Memorandum of common provisions

MCP Number AA1795

4. Mortgagor/s

Mortgagor

Given Name/s FIONA JANE

Family Name NORTON

5. Mortgagee/s

Mortgagee

Name WESTPAC BANKING CORPORATION

ABN 3 3 0 0 7 4 5 7 1 4 1

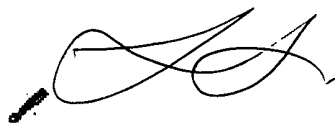
Australian Credit Licence 233714

6. Signing

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage. The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

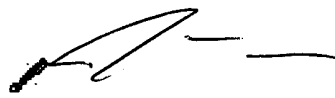
Mortgagor

FIONA JANE NORTON



Signature of Mortgagor

Mortgagor Witness



Signature of witness

Tim Patrick Ma

Coulter Roache 235 Ryrie Street, Geelong
An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

7. Date

Date: (DD/MM/YYYY)

26.10.15

8. Lodging Party

Customer Code 15232S

Reference

9. Additional Terms/Covenants

Enter additional information below

You may lodge this form in two ways:

1. In person

Land Registration Services
Land Victoria
Level 9, 570 Bourke Street
Melbourne Vic 3000

2. By mail (extra fee applies)

Land Registration Services
Land Victoria
PO Box 500
East Melbourne Vic 8002
Or DX 250639 Melbourne

AM315701M

Mortgage

Section 74 Transfer of Land Act 1958

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Enter additional Terms/Covenants below (all relevant parties to sign this page/s):

COVENANTS

YOU (THE MORTGAGOR) AGREE WITH US (THE MORTGAGEE) AS FOLLOWS:

1 EACH REFERENCE TO "LAND" ON THE FIRST PAGE OF THIS COVER SHEET INCLUDES A REFERENCE TO ANY FIXTURE, STRUCTURE OR IMPROVEMENT ON IT OR AFFIXED TO IT.

2 A REFERENCE TO "THIS MORTGAGE" IN THIS COVER SHEET, IN ANY ANNEXURE TO THIS COVER SHEET OR IN THE MEMORANDUM OF COMMON PROVISIONS SPECIFIED ON THE FIRST PAGE OF THIS COVER SHEET IS A REFERENCE TO THE MORTGAGE CONSTITUTED BY THIS COVER SHEET, EACH ANNEXURE TO THIS COVER SHEET AND THAT MEMORANDUM. YOU ACKNOWLEDGE THAT YOU RECEIVED, READ AND UNDERSTOOD A COPY OF THE MEMORANDUM BEFORE SIGNING THIS MORTGAGE:

3 ADDRESS FOR NOTICES AND OTHER COMMUNICATIONS, IF DIFFERENT TO THAT SHOWN ON THE FIRST PAGE OF THIS COVER SHEET:

YOU (MORTGAGOR)

NAME, ADDRESS & FAX NO (IF ANY)

*FIONA JANE NORTON, 143-155 ASH ROAD, LEOPOLD VIC 3224.

*
*

US (MORTGAGEE)

ADDRESS: 150 COLLINS ST, MELBOURNE VIC 3000

FAX NO:

4 THIS MORTGAGE SECURES THE SAME MONEY AS OTHER ENCUMBRANCES INCLUDING THE FOLLOWING COLLATERAL SECURITIES:

• NONE

THERE MAY ALSO BE OTHER ENCUMBRANCES THAT SECURE THE SAME MONEY.

5 IF THERE IS AN INCONSISTENCY BETWEEN THIS COVER SHEET AND THE MEMORANDUM, THIS COVER SHEET PREVAILS.

6 THE MEMORANDUM IS VARIED AS FOLLOWS: NOT APPLICABLE

EXECUTION AND ATTESTATION (MORTGAGOR ONLY - THIS MORTGAGE IS NOT REQUIRED TO BE EXECUTED BY THE MORTGAGEE):

(WITNESS)

Tim Patrick Ma

Coulter Roache 235 Ryrie Street, Geelong

An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)



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Document Type	Plan
Document Identification	TP811096Y
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN	EDITION 1	TP 811096Y
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Location of Land Parish : MOOLAP Township : Crown Allotment: 16 (PT) Crown Portion: Block : 1 Base record : DCMB Last Plan Reference : Derived From : VOL. 8782 FOL. 766 Depth Limitation : NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
---	---

Description of Land/ Easement Information	THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 3/08/05 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
---	---

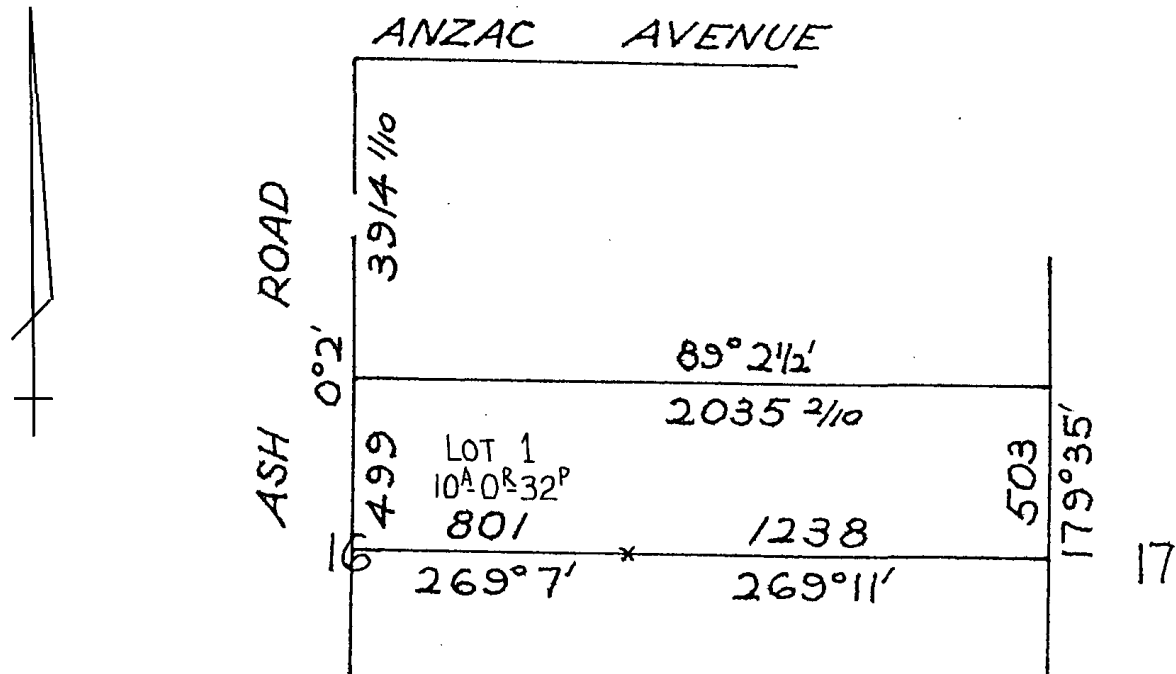


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CROWN ALLOTMENT 16 (PT) BLOCK 1