

INCORPORATED DOCUMENT

NEW STATION ESTATE RESTRUCTURE PLAN, JULY 2010
(Amended December 2017)

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RO1 New Station Estate Restructure Plan applies to all land shown within the heavy black outline on the plan hereunder and identified as RO1 on Map no 26RO of the Greater Geelong Planning Scheme.

Restructure provisions

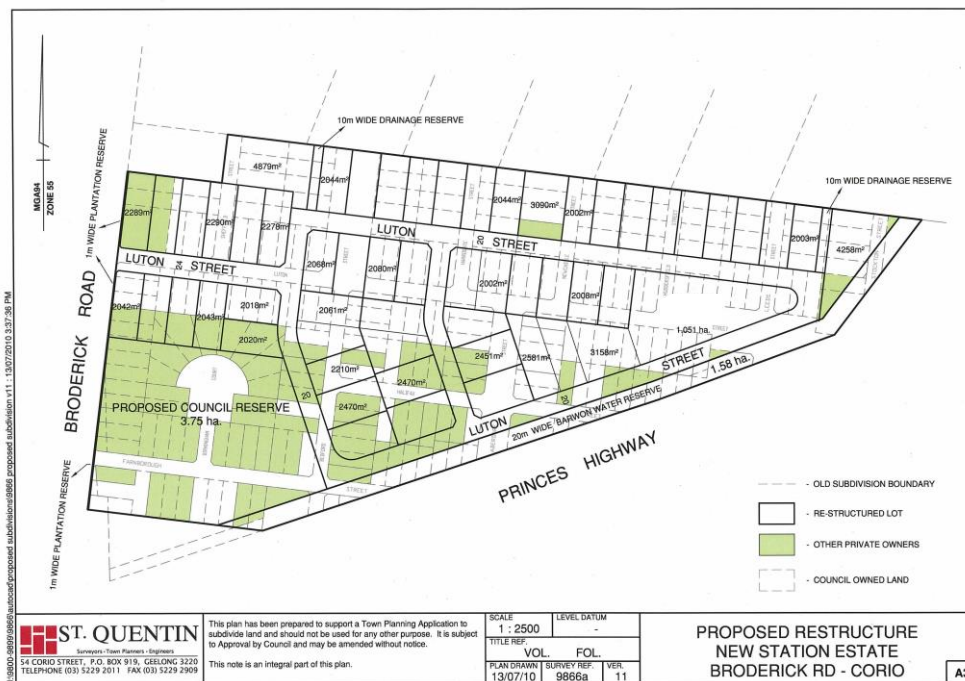
No land to which the New Station Estate Restructure Plan applies shall be developed for any purpose prior to obtaining a statement of compliance for a plan of subdivision, or stage thereof, which consolidates the land in accordance with the pattern of lots identified on the plan entitled 'PROPOSED RESTRUCTURE NEW STATION ESTATE BRODERICK RD – CORIO', dated 13/7/10, hereunder.

A subdivision permit application(s) that seeks to vary the Restructure Plan hereunder may be approved by the Responsible Authority where the applicant can demonstrate that the integrity of the proposed road and drainage network is maintained, and the subdivision design complies with Schedule 18 to the Design and Development Overlay.

Prior to the issue of a statement of compliance for a plan of subdivision or stage thereof :

- Each lot must be provided with fully constructed road access, to Council standards for roads in industrial zones;
- Redundant easements for drainage and / or sewer must be extinguished.

Restructure Plan



NOTE:

Council has for a number of years indicated to private owners of lots within the New Station Estate that it is prepared to purchase these lots – identified in green on the plan - on the basis of the value of the land, as determined through independent sworn valuation.

Subject to agreement, and based on the value of all affected lots being agreed, Council may also consider the transfer of titles by private landowners in part exchange for the purchase of lots elsewhere within New Station Estate, in circumstances where the private owners are unable to facilitate the restructuring of their existing lots, due to the lack of co-operation by other private landowners.