




Application to AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 97I of the Act).

 **Questions marked with an asterisk (*) must be completed.**

 Click for further information.

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Clear Form

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

Formal Land Description *

Complete either A or B.

 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.:


The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:	
<input type="checkbox"/> What the permit allows	<input type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details:	
<div></div>	
 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	

Development Cost

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:

\$

–

Cost of the permitted development:

\$

=

Cost difference (+ or –):

\$

Insert 'NA' if no development is proposed by the permit.



You may be required to verify this estimate.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? ☐ Yes ☐ No

If yes, please provide details of the existing conditions.



Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☐ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:


Contact information for applicant OR contact person below	
Business phone:	Email:
Mobile phone:	Fax:

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):		Date:
		day / month / year

Declaration

This form must be signed by the applicant*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature:		Date:
		day / month / year

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

<input type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:
		Date:
		day / month / year

Checklist

Have you:

- ☐ Filled in the form completely?
- ☐ Paid or included the application fee?
- ☐ Attached all necessary supporting information and documents?
- ☐ Completed the relevant council planning permit checklist?
- ☐ Signed the declaration above?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Lodgement

Lodge the completed and signed form and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier & Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

Deliver application in person, by post or by electronic lodgement.

MORE INFORMATION

The Land

It is important that your application to amend a planning permit includes details of the land, consistent with the Planning Permit. Refer to a copy of your Planning Permit, when completing the street address section of the form.

Also ensure you provide up-to-date details for the formal land description, using the current copy of the title.

Planning Permit Details

You must identify the permit being amended by specifying the permit number. This can be found at the beginning of the permit.

The Amended Proposal

First select the type of amendment being applied for. This may include an amendment to:

- the use and/or development allowed by the permit
- conditions of the permit.
- plans approved by the permit.
- any other document approved by the permit.

Then describe the changes proposed to the permit, including any changes to the plans or other documents included in the permit.

Development Cost

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development to be allowed by the amended permit and the difference between the development allowed by the permit.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee.

Fees are exempt from GST.

The cost difference is calculated as follows:

Development cost related to the Application to Amend a Planning Permit	–	Development cost related to the Application for Planning Permit	=	Cost Difference
------------------------------------------------------------------------	---	-----------------------------------------------------------------	---	-----------------

If the estimated cost of the proposed amended development is less than the estimated cost of the development allowed by the permit, show it as a negative number.

Example 1

Where the cost of the development to be allowed by the amended permit is lower than the cost of the development allowed by the permit:


$$\$180,000 - \$195,000 = -\$15,000$$

Example 2

Where the cost of the development to be allowed by the amended permit is higher than the cost of the development allowed by the permit:

$$\$250,000 - \$195,000 = \$55,000$$

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

If the conditions of the land have changed since the time of the original permit application, you need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (for example, single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant land).

Please attach to your application a plan of the existing conditions of the land, if the conditions have changed since the time of the original permit application. Check with the local Council for the quantity, scale and level of detail required.

It is also helpful to include photographs of the existing conditions.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?


A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

 You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged. This will help speed up the processing of your application.

Checklist

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form.

⚠ The more complete the information you provide with your application, the sooner Council will be able to make a decision.


Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ **Approval from other authorities:** In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

Applicant and Owner Details 

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title: MR

First Name: LEN

Surname: BROWNING

Organisation (if applicable): RESPONSIBLE DEVELOPERS PTY LTD

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.: 4

St. No.: 12

St. Name: ARDOUR LANE

Suburb/Locality: WYCHEPROOF

State: VIC

Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567

Email: tcpl@bigpond.net.au

Mobile phone: 0412 345 678

Fax: 9123 4567

Contact person's details*

Same as applicant ☐

Name:

Title: MR

First Name: ANDREW

Surname: HODGE

Organisation (if applicable): TOWN PLANNING CONSULTANTS

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name: PO BOX 111

Suburb/Locality: PARKDALE

State: VIC

Postcode: 3194

Name:

Same as applicant ☒

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Owner's Signature (Optional):

Date:

day / month / year

Application to AMEND a Planning Permit | Metropolitan Council

Addendum

27 October 2025

Saurabha Iyer
Urban Planner
Maribyrnong City Council
PO Box 58
WEST FOOTSCRAY VIC 3012

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

**S72 Amendment
Planning Permit No.TP38/1998
158 - 164 Somerville Road, Yarraville**

Dear Saurabha

We act on behalf McDonald's Australia Limited, the permit holder in relation to the above-mentioned property. Our client seeks approval from Maribyrnong City Council to amend the permit conditions and endorsed plans of Planning Permit No.TP38/1998 pursuant to Section 72 of the *Planning and Environment Act 1987*.

We also seek with withdrawal of Planning Permit Application No. TP204/2025(1) and transfer of paid fees to this S72 application.

This correspondence responds to Council's Request for Further Information for Planning Permit Application No. TP204/2025(1) and includes an updated planning submission in support of the proposed S72 amendment.

This following information is provided to assist Council in its consideration of this application:

- Transport Letter of Response, prepared by Ratio Consultants, dated 24 October 2025;
- Acoustic Report, prepared by Clarity Acoustics, dated 7 October 2025;
- Section 72 Amendment application form;
- Amended Planning Report, prepared by Ratio Consultants (at Appendix B);
- Landscape Plan, prepared by Zenith Concepts dated 23 October 2025;
- Full and recent copies of the Certificates of Title (Appendix C); and
- Amended architectural plans, prepared by Zone Design, dated 23 October 2025.

We trust the information provided satisfies the further information request and look forward to the application progressing to advertising in due course.

If you have any further queries, please do not hesitate to contact me on 9429 3111 or by email at luke.walker@ratio.com.au.

Kind regards,

A handwritten signature in black ink, appearing to be 'Luke Walker', with a long horizontal flourish extending to the right.

Luke Walker
Planner

Appendix A RFI Response

Further Information

In response to this request, we respond as follows:

Information requested	Response
1. Officer review of the permit history at the subject site has revealed the existence of Planning Permit TP38/1998. This permit allows use and development of the land for the purpose of a McDonalds take-away and associated drive through facility in accordance with the endorsed plans and includes ongoing conditions which relate to the use of the land. In order to avoid multiple contradictory permits being issued and subsequent practical and compliance complications, Council requires the submission of a Section 72 Planning Permit amendment form to lodge the currently submitted application as an amendment to an existing permit for the site (TP38/1998). This withdrawal of the currently submitted 'standalone' application can be confirmed in writing and any relevant fees transferred to the amendment application.	A Section 72 Planning Permit Amendment Application Form has been completed and accompanies this submission, nominating the current proposal as an amendment to Planning Permit No. TP38/1998 and the withdrawal of Planning Permit Application No. TP204/2025(1).
2. A recently searched full, clear, copy of Title including owner details, site dimensions (diagram), any restrictions and a copy of any covenants/Section 173 agreements. The title should not be more than 3 months old. A copy of the title can be obtained from https://www.landata.online/ Note the following lots don't have a title included in the application for a planning permit - Lot 2,4,11 to 19,	An updated Certificates of Title for all lots within Plan of Subdivision 011385, including Lots 2, 4, 11-19, 22, and 24-26. A copy of the title for Lot 1 TP643 877 has also been provided, with the planning report updated to assess the restrictive covenant on Lot 1 TP550239. Copies are provided at Appendix C.

22, and 24 to 26 of the Plan of Subdivision 011385

3. An updated set of architectural plans with the following information:
- Dimensioned height above ground level and extent of projection of the proposed signs
 - An area schedule for all the proposed signage on site.
 - Notations confirming proposed hours for illumination for the signage
 - Details of existing and proposed lighting (whether for signage or general illumination), including whether this lighting is baffled or directed away from dwellings to prevent amenity impacts.
 - Details of any existing and proposed acoustic treatment measures, fences etc.

Amended plans prepared by Zone Design are included. The plans clearly show:

- Elevations updated with dimensions of signage above ground level clearly annotated. All signs are to be flush mounted to the building ensuring all signage is within title boundaries.
- A signage schedule (DA801) summarising total sign areas on site.
- Confirmation that signage is to operate between dusk (via sensor) to close (Sunday-Thursday – 12 midnight and Friday & Saturday – 1am the following day).
- Existing and proposed lighting relative to the north and east boundaries (residential interfaces).
- The existing site plan identifies a 2.3 metre high timber acoustic fence along the eastern and the majority of the northern boundaries (DA101), while the proposed site plan confirms the acoustic fencing is to be retained, with a 0.3 metre high extension along 26 metres of the eastern boundary (opposite the drive-thru). The acoustic report prepared by Clarity Acoustics confirms that the MAC-90 refrigeration unit within the corral on the western side of the building is to be replaced.

4. An updated town planning report to reflect the amendment of the existing permit, including any proposed changes to restrictions of the existing permit. Note that the existing permit contains restrictions on hours of operation, patron numbers, delivery times etc. The report must also include the following assessment:
- An assessment of the acoustic impacts of the amended drive through layout on adjoining dwellings, including details of any existing and proposed noise mitigation measures.

A revised town planning report is provided at Appendix B, reflecting the proposal as an amendment to Planning Permit No. TP38/1998.

An Acoustic Report prepared by Clarity Acoustics has had regard to the proposed changes to the development.

5. An updated set of landscape plans to reflect the reconfigured landscaping at the site, including

An amended landscape plan has been prepared by Zenith Concepts.

details of species maintenance regimes etc.

Response to Internal Referrals

Since the issuing of Council's RFI, referral comments from Traffic and Development Department were received 7 August 2025:

Referral Comments	Applicant Response
Traffic referral	
1. "WATCH FOR CYCLISTS" signage to be installed on the exit side of the access (as two exit lanes);	Although not based on any standards, this is included as Sign 9B on DA801 and DA803.
2. There appears to be a bollard at the entrance to order 2 (west of island), shown on proposed site plan and 3D views, which obstructs safe access movements, and to be removed;	Bollards near Order 2 lane on DA102 and 3D images have been corrected.
3. There appears to be inconsistency when referring to crossover standard drawing (SF001/SF002). Page 2 of traffic report refers to SF001, while crossover design plan at page 13 refers to SF002. Applicant to refer to the correct standard drawing at pages 2 and 13;	SF002 confirmed as being correct crossover standard drawings – This is confirmed by the Traffic Engineer's RFI response.
4. Plan to be clearly dimensioned (turning lane widths, waiting bay dimensions, drive-through lane width, drive-through bay/s dimensions, accessible space and shared area etc);	Plans clearly dimensioned on DA102, with further details about accessible space provided on DA808.
5. "No Entry" signboard and pavement markings to be installed on the drive through exit lane (along the eastern boundary), and, waiting bay space to be clearly line marked and signposted;	No entry sign (S8B) shown on DA801 and DA802, with line-marking shown on DA102. No signage is considered necessary for the waiting bay given the line marking proposed.
6. New pedestrian path alignment: the new pedestrian access is constrained by bollard and bike racks, and appears unsafe for access by wheel chair, prams, scooters, visually impaired, and other accessible needs. Pedestrian access alignment must be clear of all obstructions, and therefore, this arrangement cannot be acceptable. A dedicated pedestrian access to be provided from footpath to the entrance, clear of all	The bollard is required in the DDA shared area under the relevant Australian Standard (AS2890.6-2022). It is commonplace to provide a pedestrian path that is connected to a DDA shared zone – this is further detailed within the Traffic Engineer's RFI response. DA808 further details the accessible space configuration and confirms that the proposed kerb ramp grade is to be detailed at detailed

<p>obstructions. Further, the grade of the new kerb ramp to new entry must not be steeper than 1 in 20, and clearly indicated on plan, or if a pram crossing should refer to Council standard drawing;</p>	<p>design stage however it will not be greater than 1 in 20.</p> <p>The bicycle racks adjacent to the shared area will not hinder pedestrian access through the shared area – this situation is no different to a car space being adjacent to the other side of the shared area given the entire envelope of the bicycle parking space is provided outside of the shared area.</p>
<p>7. All the advertising and guiding signage to be internally illuminated, and comply to standards and, must not distract drivers on Somerville Rd;</p>	<p>Signage illumination as per DA801 will not distract drivers on either Williamstown or Somerville Roads.</p>
<p>8. We understand that the introduction of a second drive-through will increase the demand for waiting bays at the collection point. However, it appears that the waiting bays have reduced from two to one space. Applicant to clarify as it appears that collection points have increased to two;</p>	<p>Second ordering lane and collection point introduced as part of the amended plans. While the number of waiting bays has reduced from two to one, this is considered acceptable given the additional ordering bay (with queueing capabilities given retention of single cashier / pay point) will improve the efficiency of the drive-thru facility but not necessarily increase demand on waiting bays.</p>
<p>9. Applicant to submit an Engineering plan of pavement marking changes/modifications on Somerville Road fronting the proposed new crossover. Plan to also indicate all existing signage that will be retained at the current location, and noting the clearance of the signage from the edge of the proposed new crossover. Signage must not obstruct sightlines of vehicles entering or exiting the site, at any point in time;</p>	<p>A signage and linemarking plan regarding Somerville Road crossover treatment can be required via condition on permit.</p>
<p>10. Loading (noting the realignment of the pedestrian crossing and relocation of the accessible space):</p> <ul style="list-style-type: none"> • It is to be noted that operating times of the Yarraville site is between 6am to 12am; • Loading activities are undertaken between 5am to 6am (worst case scenario can extend past 6am); • It appears that the new pedestrian access from the footpath will be obstructed during the loading vehicle exit movements, which is unsafe for pedestrians, as they may utilise the crossover to access the site/entrance, thus compromising pedestrian safety, and cannot be considered acceptable. Pedestrian access 	<p>It is proposed to amend Condition 23 to enable a streamlined loading arrangement which balances road network, capacity of car park and adjoining residential amenity considerations.</p> <p>We defer to the Traffic Engineer's RFI response. further in this regard.</p>

<p>must be maintained at all times, with zero passage obstruction at any point in time;</p> <ul style="list-style-type: none"> • Further, accessible space must be located at a safe location and it appears that the loading vehicle exit movement appears to compromise the safety of people with accessible needs, and this arrangement cannot be considered acceptable. Accessible space to be relocated; • The largest vehicle to access the site must not be longer than 11.5m; 	
<p>11. Swept paths to be provided for the following scenarios:</p> <ul style="list-style-type: none"> • Vehicle left-turning out of the site, whilst right-turn exit lane is occupied, and also showing entering vehicle right-turning into the site; • Vehicle left-turning out of the site, whilst right-turn exit lane is occupied, and also showing entering vehicle left-turning into the site • Vehicle right-turning out of the site, whilst the left-turn exit lane is occupied, and also showing vehicle left-turning into the site; • Swept path of the vehicle exiting from the waiting bay by a reverse movement, considering that the two drive-through bays are occupied. 	<p>We defer to the Traffic Engineer's RFI response. further in this regard.</p>
<p>Development referral comments</p>	
<p>Page 2 of the Traffic report states that the crossover standard drawing SF001. However, the crossover at Somerville Road should be widened to MCC standard drawing either SF002 or SDX6 including edge treatment of existing pavement in Somerville Road.</p>	<p>SF002 is the correct crossover drawing as per the crossover design plan, previously provided on page 13 of the Ratio traffic report..</p>
<p>Green OmniGrip Colored Surface Treatment or an equivalent approved surface treatment is required on the Footpath section of the crossover for pedestrian/cyclist safety</p>	<p>Detailed on DA102.</p>
<p>There is an existing service box (electricity) at the close proximity to the crossover. Please seek consent from the relevant service authority for setback requirement</p>	<p>The existing service box located adjacent to the Somerville Road crossover, within the road reserve, is understood to be a VicRoads asset. The asset will be set back approximately 1.7 metres from the proposed widened crossover, greater than the standard minimum requirement of 1 metre recommended by the Victorian Electricity</p>

	Supply Industry URD Standards. Formal consent can be provided during the detailed design stage of development.
There is very minor increase in impermeable area and therefore, any change to drainage connection due to roof area increase can be internally connected. The applicant is required to confirm with Council's Drainage Team whether a Stormwater Discharge Permit is required.	This can be required via condition on permit.
Pedestrian visibility splay should be shown on the plan at the crossover via Somerville Road. For pedestrian safety, all proposed fences, mailbox pillars, meter boxes, landscaping, etc within the visibility splays should be restricted to a maximum height of 1.0m.	The pedestrian visibility splay for the crossover to Somerville Road is clear of obstructions above 1 metre in height west of the crossover. As detailed in the Traffic Engineer's RFI response, the pedestrian splay east of the crossover cannot be kept clear of obstructions due to the existing bus stop sited within the visibility splay.

Response to Preliminary Concerns

In relation to the Preliminary Concerns, we provide the following response:

- **Noise Impact:** there is already a drive-thru on the subject site – this amendment application seeks to introduce a second ordering lane on the western side of the building. An Acoustic Report has been prepared by Clarity Acoustics to assess the impacts of the buildings and works, second ordering lane and changes to the loading arrangements and confirms it is acceptable subject to the increased acoustic screening fence height along part of the eastern boundary and replacement of the MAC-90 refrigeration unit.
- **Traffic Impact:** as detailed above, the internal referral comments have been received and addressed. We refer to the Traffic Engineer's RFI response by Ratio Consultants, dated 24 October 2025, for a detailed response to Council's RFI including Traffic and Development referral comments received 6 August 2025..

Appendix B Planning Report

1. Introduction

The subject site is located at 158-164 Somerville Road, Yarraville and is currently occupied by a McDonald's convenience restaurant with drive-thru and at grade car parking as permitted by TP38/1998. This Section 72 amendment seeks to delete condition 23 and amend the endorsed plans under the permit, relating to the refurbishment of the existing building, including the addition of a second drive-thru lane, erection of new internally illuminated business identification signage and widening of crossover access to Somerville Road.

In the course of preparing this report, we have carried out relevant planning investigations, including a review of the Maribyrnong Planning Scheme. In summary, it is our submission that the proposal should be supported as:

- The buildings and works respond favourably to the decision guidelines within the General Residential Zone at Clause 32.08-14 and the proposal is consistent with the strategies within the relevant local and state policies (Clause 15.01-1S, Clause 15.01-1R, Clause 15.01-1L-01 & Clause 15.01-5L).
- The proposed internally illuminated business identification signage is appropriate in terms of scale and design and provides a necessary form of business identification for a site located within an established retail hub.
- The proposed changes to the car park and access layout result in an improved outcome within the site for customers and will not create unreasonable traffic impacts externally.

2. Site and Surrounds

2.1 Subject Site

The subject site (more formally known as Lot 11 on Plan 11385) is located on the northeastern corner of the intersection between Somerville Road and Williamstown Road, in Yarraville.

The site comprises an existing McDonald's convenience restaurant, which is a single storey building with a single lane drive-thru that wraps around the north, east and west sides of the building. The existing building has an area of approximately 510sqm and a maximum height of 6.285 metres at the peak of the gable roof. 2.3 metre high timber acoustic fences are provided to the north and eastern boundaries.

The site has numerous business identification signage throughout the car park, in the front setback including pylon sign and flag poles and on all sides of the existing building.

Additionally, the site includes the provision of 32 car parking spaces, including 1 X DDA space. Waste storage is located adjacent to the drive-thru entry and waste collection and

general deliveries are facilitated on-site within the loading bay area on the western side of the building.

Vehicle access to the site is provided via two crossovers from Somerville Road in the southeast corner and from Williamstown Road in the northwest corner of the site. Each entry point features a two-way crossover.

The Certificates of Title are provided at Appendix C. We note that Lot 1 on TP550239F (southwest corner) has a restrictive covenant (F008616) that prohibits use of the land associated with petroleum products (manufacture, processing, treatment, storage, sale, distribution, delivery or advertising of same). As there is no change in use proposed from the existing convenience restaurant, this is not impacted.

Figure 1: Aerial Image of Subject Site



Source: Nearmap 2025

Figure 2: Existing site conditions as viewed from junction of Somerville Road and Williamstown Road



Source: Google Streetview

2.2 Surrounding Context

The subject site is located within an isolated commercial strip surrounding the intersection of Somerville Road and Williamstown Road with a mix of 1-two storey commercial buildings. The mixed use strip currently comprises various uses including, a 7/Eleven, medical centre and other medical specialists, bottle shop and several retail premises.

With respect to the immediate abutting properties, we note the following:

North

- To the immediate north of the site is an unnamed laneway. The laneway can be accessed via Williamstown Road at the western end and Bayview Road at the eastern end. The laneway provides back of house / garage and car parking access to several properties.

On the opposite side of the laneway are the following properties:

- 175 Williamstown Road: The site comprises a single storey weatherboard dwelling with a Colorbond pitched roof form. Private open space is located to its rear, with a garage located at the eastern of the site. The land is zoned General Residential – Schedule 1.
- 9, 11, 13 Agnes Street: The sites comprise three x attached single storey brick dwellings, each with vehicle access provided via the unnamed lane to the rear with roller doors to each dwelling. Private open space is also located to the rear (south) of the dwellings. The land is zoned General Residential – Schedule 1.
- 7 Agnes Street: The site comprises a single storey weatherboard dwelling with a Colorbond pitched roof form. A garage with roller door access is located along the southern boundary to the unnamed laneway. The land is zoned General Residential – Schedule 1.

East

- To the immediate east of the site is 156 Somerville Road. The property has a frontage of between 7.5 - 7.8 metres to Somerville Road and the unnamed lane to the rear. The site comprises a small single storey dwelling set towards the front of the site and a large undercover car parking / outdoor area at the rear. There are habitable room windows along the western elevation of the dwelling. The land is zoned General Residential – Schedule 1.

South

- To the immediate south of the site is Somerville Road. The road is a primarily a two lane arterial road (with one lane in each direction), although increases into two in each direction closer to the intersection between Somerville Road and Williamstown Road to provide for turning lanes. Somerville Road is within the Transport 3 Zone.

On the opposite side of the road is 137-139, 141 and 149 Somerville Road. The land is zoned Mixed Use Zone and General Residential Zone (southern half of No. 137-139 Somerville Road within GRZ).

- 137-139 Somerville Road & 199 Williamstown Road: The site comprises a total of 18 dwellings spread across the large site which front both Somerville Road and Williamstown Road.
- 141 Somerville Road: The site is occupied by a single storey brick dwelling with a tiled pitch roof form. The site also features a long driveway running along the western

boundary of the site leading to the rear POS area and garage. The land is zoned Mixed Use Zone.

- 149 Somerville Road: The site comprises a single storey retail premises which occupies the majority of the site toward the northern boundary fronting the intersection. The rear of the site is utilised as a car parking area for patrons of the shop. The land is zoned Mixed Use Zone.

West

- To the immediate west of the site is Williamstown Road. The road is a four lane arterial road (with two lanes in each direction) in a north-south orientation. Williamstown Road is a road within the Transport 2 Zone.
- On the opposite side of the road is 168-170 Somerville Road and 204 Williamstown Road. The sites are utilised as both a medical centre and by Melbourne Pathology. 168-170 Somerville Road is within the Mixed Use Zone and 204 Williamstown Road is within the Neighbourhood Residential Zone – Schedule 1.

2.3 Surrounding Land

The surrounding context to the west and south is Zoned Mixed Use Zone with a mix of commercial and medical businesses including a 7/Eleven service station, pharmacy and medical centre. To the north and east of the site is generally residential properties, also zoned General Residential Zone (GRZ1) and occupied by a variety of single and double storey dwellings.

The residential area on the opposite side of Williamstown Road is within the Neighbourhood Residential Zone (NRZ1). The area is part of a large subdivision of lots less than 300sqm.

Beyond Bayview Road to east, the land is also located within the NRZ1 with lots varying in size and occupied by single and double storey dwellings.

Figure 3: Aerial Image of Surrounding Area



Source: Aerial photograph from 26 May 2025, Nearmap 2025

3. The Proposal

This Section 72 amendment proposes to amend the permit conditions and endorsed plans for Planning Permit No.TP/38 to facilitate the refurbishment of the existing convenience restaurant. The proposal is described in more detail below:

Amended Plans

To facilitate the refurbishment of the existing McDonald's restaurant at the subject site, the following amendments to the endorsed plans are proposed:

Demolition

To facilitate the proposed works, the following demolition is proposed (no permit is required for the proposed demolition):

- Removal of gable wall and fascia along the east, south and west sides of the building.
- Removal of feature blade from the west and southern elevations of the building.
- Removal of portions of the existing roof including the lower portion of the Dutch gable roof area and southern roof sections.
- Removal of island between the existing delivery area and drive-thru lane.
- Removal of fence, kerb and concrete path adjacent to drive-thru entry.
- Removal of landscaping and kerb adjacent to the Somerville Road crossover.

- Remove existing landscaping and kerb adjacent to existing drive-thru entrance.
- Removal of drive-thru window and sections of external wall on the eastern side of the building.
- Removal of roof canopy sections over drive- thru.
- Removal of drive-thru ordering units.
- Removal of landscaping, waiting bays and car park line markings along the east of the site.
- Removal of drive-thru gantry and height clearance gantry.
- Removal of glazed wall along the southern side of the building.
- Removal of terrace glass screens.
- Removal of timber slat wall from the western side of the building.
- Removal of window from the northern side of the building.
- Removal of existing storm water drain within the existing drive-thru lane.
- Removal of 1 x car space from the southern car parking spaces.

Buildings and Works

The proposed buildings and works include:

- Redevelopment of the building façade and roof form resulting in a maximum building height of 7.2 metres (upper parapet) and a main building height 6.285 metres.
- Materialities and finishes of the proposed works redevelopment include:
 - Prefinished metal capping applied finish to parapet awnings and cladding in varying colours including manor red, jasper, surfmist and woodland grey.
 - Timber-look cladding applied to 'playland' walls and at sections along the walls of the drive-thru.
 - Charcoal grey (Wayward Grey) applied finish to external walls.
 - Red (Hotlips) applied finish to external walls (drive-thru windows and articulated façade panelling).
 - White (Vivid white) applied finish to fascias/canopies.
- The proposed works increase the building area from 293.63sqm to 378.39sqm.
- Installation of dual drive thru lane on western side of building.
- Installation of new internal footpath, kerb ramp, bollards and car parking line markings.
- Widening of Somerville Road cross-over from 2 x lanes (1 x egress, 1 x ingress) to 3 x lanes to allow for an additional egress lane resulting in an increase in cross over width from 7.425 metres to 10.88 metres (3.455 metre increase).
- Reconfigured car parking is provided within the front setback to Somerville Road, with the former 13 x car spaces being replaced with 12 x car spaces. A total of 31 car spaces will be provided on site (reduced from 32 car spaces).
- Installation of 1 x waiting bay to be provided to the east of the Somerville Road crossover.
- Installation of 2 x bicycle hoops.

Installation of 300mm timber acoustic fence extension above existing 2.3 metre high eastern boundary fence (as delineated on plans).

Signage

The proposed refurbishment includes upgrades to business identification signage, including:

- Sign 2 (x2) – 1.66sqm internally illuminated ‘PlayPlace’ sign, located on the western and southern ‘playplace’ wall.
- Sign 3 (x3) – 1.64sqm internally illuminated ‘M’ logo sign, located on the south, east and west elevations.
- Sign 4 – 0.4 sqm internally illuminated ‘McDonald’s’ clip sign, located on the south elevation.
- Sign 5A – 1.22 sqm internally illuminated ‘McCafe’ sign located on the west elevation.
- Sign 5B – 1.13 sqm internally illuminated ‘McCafe’ sign located on the south elevation.
- Sign 6 – 0.16sqm ‘McDelivery’ sign located on the south elevation.
- Sign 7 (x4) – Digital menu boards (2 x single, 2 x double) located at the drive-thru entrance.
- Sign 8 (x2) – 2.3-metre high directional signs (1.61sqm in area) located at the drive-thru entrance, Somerville Road entrance.
- Sign 9 – ‘No Pedestrian Access’ car parking sign located adjacent to the bin corral area.
- Sign 10 (x2) – 3.1 metre high internally illuminated ‘Order Here’ sign located at the drive-thru entrance (actual signage area ‘Order Here’ <0.5sqm).
- Sign 11A – 0.28 sqm internally illuminated ‘pay here’ sign located at the drive thru payment window.
- Sign 11B – 0.28 sqm internally illuminated ‘pay here’ sign located at the drive thru payment window.
- Sign 11C – 0.21 sqm non illuminated ‘pick up here’ sign located at the drive thru pick up windows.
- Sign 12 (x2) – 3.5-metre-high gantry sign located at the drive-thru entrance (actual signage area ‘Drive Thru’ <0.88sqm).

Refer to Sheets DA801, DA802, DA803, DA804 & DA806 of the architectural plans.

Figure 4: Proposed built form (southwestern corner of site)



Amendments to Permit

CONDITION	CHANGE	RATIONALE
23	<p>Amend condition:</p> <p>Deliveries by LRV to occur between 5am-7am, with deliveries / waste collection to occur via MRV between 7am-10pm Monday to Sunday.</p> <p>Any variation of the delivery times will be subject to the written consent of the Responsible Authority.</p>	<p>Enables deliveries to occur at times which have less impact on road network, while also ensuring amenity to surrounding residential properties. This is further detailed in both the Transport Impact Assessment and Acoustic Report.</p>
34	<p>Amend condition to reference Environment Protection Regulations.</p>	<p>Reflects current acoustic framework.</p>

4. Planning Controls

4.1 Zone

The subject site is located within the **General Residential Zone – Schedule 1 (GRZ1)** pursuant to Clause 32.08 of the Maribyrnong Planning Scheme.

Pursuant to Clause 32.08-10 a permit is required construct a building or construct or carry out works associated with a Section 2 use.

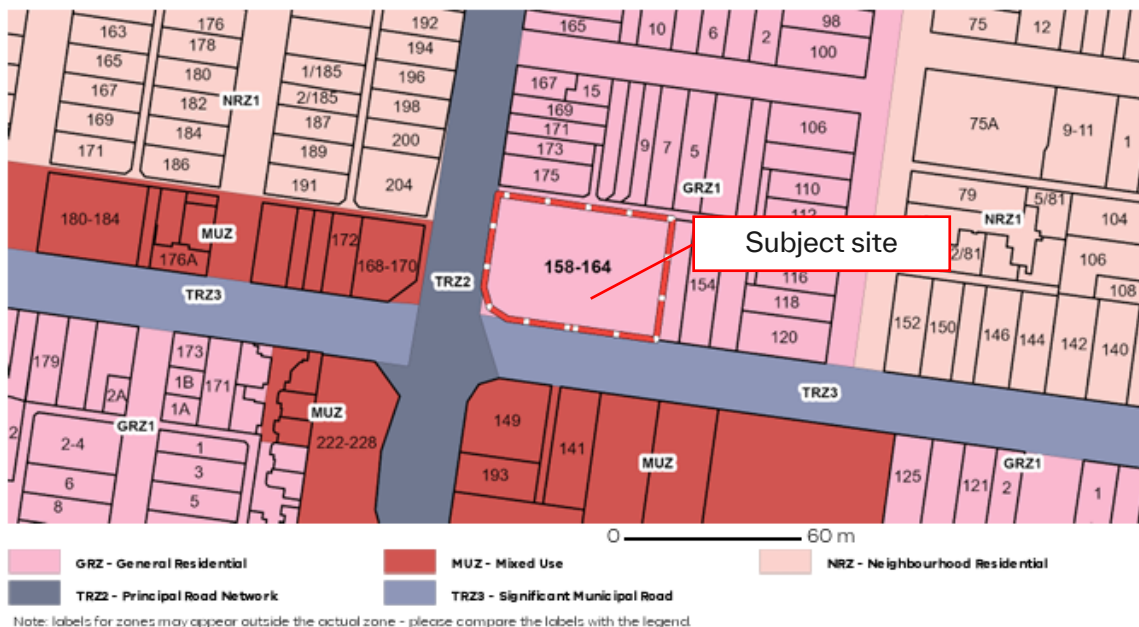
Pursuant to Clause 32.08-15, sign requirements are at Clause 52.05 and this zone is in Category 3.

The purpose of the zone includes:

- 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.

The subject site is also located adjacent to a road (Williamstown Road) zoned **Transport Zone 2 (TRZ2)** and a road (Somerville Road) zoned **Transport Zone 3 (TRZ3)**.

Figure 5: Zoning Map



Source: Vicplan

4.2 Overlays

- The subject site is affected by the Development Contributions Plan Overlay – Schedule 2 (DCPO2). Clause 4.0 of DCPO2 states that alterations and additions to an existing non-residential building that increase the gross floor area by up to 50sqm are exempt from a development contribution. As the proposed gross floor area is to be increased by over 50sqm, a development contribution is required and can be confirmed via condition on permit.
- The subject site is also affected by the Special Building Overlay which covers a small portion of the southern boundary as detailed in Figure 6. Pursuant to Clause 44.05-2 a permit is required to construct a building or to construct or carry out works. The extent of works falls outside the area of the site covered by the SBO and as such is not relevant to the application.

Figure 6. Special Building Overlay map



4.3 Planning Policy Framework

The Maribyrnong Planning Scheme provides the following clauses in the consideration of this application:

Table 1: Relevant Planning Policy Framework

Clause 13.07-1S	Land use compatibility
Clause 13.07-1L-02	Land use compatibility
Clause 15.01-1S	Urban Design
Clause 15.01-1R	Urban Design – Metropolitan Melbourne
Clause 15.01-1L-01	Urban Design

Clause 15.01-2S	Building Design
Clause 15.01-2L-01	Building Design and development design
Clause 15.01-2L-03	Environmentally sustainable design
Clause 15.01-5S	Neighbourhood character
Clause 15.01-5L	Neighbourhood character
Clause 17.01-1R	Diversified Economy – Metropolitan Melbourne
Clause 17.02-1S	Business

Table 2: Relevant Municipal Planning Strategy

Municipal Planning Strategy

Clause 02.03-3	Environmental Risks and Amenity
Clause 02.03-4	Built Environment and Heritage

4.4 Particular Provisions

Clause 52.05 - Signs

Pursuant to Clause 32.08-15 sign requirements are at Clause 52.05 with the site located in Category 3 – High Amenity Area. A permit is required for business identification signage and internally illuminated business identification signage.

Clause 52.06 – Car Parking

Pursuant to Clause 52.06 a permit is not required for a reduction in the car parking provisions, as the supply meets the statutory requirements.

The site currently includes the provision of 32 carparking spaces and is located within the Principal Public Transport Network Area. The proposal results in an increased floor area by 84.76sqm and an overall requirement of 13 car parking spaces. The proposal includes the provision of 31 car parking spaces, representing a surplus of car parking spaces.

Clause 52.29 - Land Adjacent To The Principal Road Network

Pursuant to **Clause 52.29-2**, a permit is to create or alter access to a road in a Transport 2 Zone. As it is only proposed to widen Somerville Road, Transport 3 Zone, no permit is required as access to Williamstown Road (Transport 2 Zone) is unchanged.

Clause 52.34 – Bicycle Facilities

Pursuant to Clause 52.34 where the floor area occupied by an existing use is increased, the requirements for bicycle facilities only applies to the increased floor area of the use. The proposed public floor area (front of house) is not proposed to be increased by more than 25sqm. Pursuant to Clause 52.34-5 a convenience restaurant requires 1 employee bicycle space for each 25sqm of floor area available to the public and 2 visitor bicycle spaces. As the requirement only applies to the increased floor area (<25sqm) a

requirement for additional bicycle spaces is not generated. Notwithstanding, the proposal includes a provision of 2 bicycle spaces representing a surplus of bicycle spaces. All spaces are available to visitors and no employee only bicycle spaces are supplied, although employees will be able to utilise the bicycle spaces supplied.

Pursuant to Clause 52.34-5 the convenience restaurant use generates a requirement for shower facilities if 5 or more employee bicycle spaces are required. As the employee bicycle spaces requirement is below 5 spaces (no statutory demand for the increased floor area), shower facilities are not required.

As the proposal includes a surplus of bicycle spaces and does not require shower facilities no permit is required for a reduction in the requirement.

4.5 Permit Triggers

Pursuant to **Clause 32.08-10** a permit is required construct a building or construct or carry out works associated with a Section 2 use.

Pursuant to **Clause 52.05-13**, a permit is required for internally illuminated business identification signage.

5. Planning Considerations

This application relates to buildings and works (plus new signage) associated with an existing convenience restaurant.

5.1 Overview

In determining the merits of this application, we consider the proposal prompts the following key questions:

- Are the proposed buildings and works appropriate having regard to the site's context?
- Is the proposed signage appropriate to the site's context?
- Does the proposal result in acceptable car parking and traffic outcomes?

5.2 Are the proposed buildings and works appropriate having regard to the site's context?

In assessing the built form outcomes of the proposal, we have considered relevant strategies at **Clause 15.01-2L-01** (Building and development design), **Clause 15.01-5L** (Neighbourhood Character) and the decision guidelines within the General Residential Zone and provide the following assessment of the proposal:

- The proposal continues to be compatible with the adjacent residential properties and seeks to utilise the existing building footprint with a minor increase in floor area. The proposal provides improve acoustic attenuation through the introduction of a 300mm 'fence topper' acoustic screen to part of the eastern boundary.
- The proposal will not result in any overshadowing or overlooking of the residential properties to the north or east as the built form relative to the rear boundary has been reduced via the removed drive-thru canopy. The existing laneway that runs along the rear boundary continues to provide a buffer to the residential properties to the north and the fence extension proposed to part of the eastern boundary fence will provide greater acoustic attenuation to the eastern abutting residential property.
- The scale and intensity of the proposal is in keeping with the existing convenience restaurant building. The minor increase in floor area is resultant from an internal reconfiguration and the enclosure of the play place. The proposal includes greater articulation than the existing built form through the inclusion of a greater diversity of materiality including timber look aluminium cladding applied to the drive-thru and play place wall.
- The proposed refurbishment of the building provides an architectural response which is commensurate with current architectural design standards for McDonald's restaurants and provides a contemporary built form, replacing the former dated pitched roof design. It is important for McDonald's to continually upgrade their restaurants to ensure they do not appear dated externally and encompass modern operating requirements internally.
- The proposal retains the existing landscaping provided along the Williamstown Road and Somerville Road frontages (with the exception of the landscaping removed to facilitate the crossover widening) ensuring that views of the building continue to be softened by landscaping.

- The proposal results in a reduction in car parking supply, from 32 to 31. This level of carparking remains above the statutory minimum requirements of the site and provides a sufficient level of car parking supply.
- The widening of the Somerville Road crossover will improve the flow of vehicles by allowing for exiting vehicles to turn left or right on to Somerville Road. The additional internal road line markings and pedestrian footpath provide a clearer and safer form of internal navigation for both pedestrian and vehicles. Additionally, the relocated waiting bay and additional drive-thru lanes provides improved circulation and a more efficient internal layout.
- The refurbished waste corral area continues to provides visual screening of bins and the existing waste collection methodology will be retained.
- The proposed landscape and footpath changes are designed so as to ensure low maintenance requirements. The existing maintenance arrangement for the building, landscaping and paved areas will remain unaltered.
- As an established use and building the site is adequately connected to reticulated water, sewerage and energy supplies.
- The subject site is located within the Inner Urban 1 precinct pursuant to Clause 15.01-5L. The proposed refurbishment aligns with the Inner Urban 1 precinct strategies by providing a single-storey development that continues to respect the existing scale of built form along Somerville Road and Williamstown Road. The retention of the existing built form's siting ensures that the setback pattern is retained, and the front setback remains open with low and permeable fencing.

In addition to the above considerations, we provide the following assessment against the broader state and local policy:

- The proposed fence extension along part of the eastern boundary fence will provide improved acoustic attenuation to the abutting residential property (Clause 13.07-1S & Clause 13.07-1L-02).
- The proposal continues to provide landscaping within the front setbacks to both Somerville Road and Williamstown Road, but seeks to improve the pedestrian access to the store through a line marked pedestrian path that connects to the Somerville Road pedestrian network (Clause 15.01-1L-01).
- The proposed works provide an improved built form resulting in a greater customer experience and increased economic activity for an established convenience restaurant (Clause 17.02-1S & Clause 17.01-1R).
- The improvements to the site through the proposed buildings and works will contribute to the vibrancy of the commercial area and improve pedestrian safety within the site (Clause 15.01-1R, Clause 15.01-1S).
- The built form continues to be sited away from any rooftop solar energy systems on abutting residential properties. Landscaping continues to be supplied within the front and side setbacks (Clause 15.01-2L-03).

5.3 Is the proposed signage appropriate to the site's context?

Clause 52.05 provides the primary policy guidance for applications which seek to display signage. We contend that the proposal is consistent with the principles of Clause 52.05 for the following reasons, including an assessment against the decision guidelines of Clause 52.05-8 provided below:

- The site currently features numerous forms of existing business identification signage (both non-illuminated and internally illuminated) including pylon sign, drive-thru associated signage (gantry signs, POS ordering signage, directional signage and various signage applied to the south and west elevations of the building, establishing acceptability of the signage proposed.
- The proposed signage is appropriate in the context of the surrounding area's character, main road corner location and location within an established mixed-use precinct. The proposed signage is compatible with the existing commercial and medical uses to the south (pharmacy), south-west (service station) and west (medical centre).
- The illumination of signage will not negatively impact the amenity of the residential areas to the north, south and east. The illuminated signage is generally sited away from the immediately abutting properties to the north and east of the subject site with the existing fence line and landscaping providing a further layer of separation. The opposite residential properties to the south (141 Somerville Road and 137-139 Somerville Road) are suitably buffered from the proposed signage by the separation provided by Somerville Road, resulting in an approximate 40 metres separation between habitable room windows and proposed internally illuminated sign.
- The proposed signs are simple and cohesive in design and comprise standard corporate branding for McDonald's. Signage is limited in number and scale to ensure it will not create visual clutter.
- The proposed signs will not obscure or compromise any important views from the public realm with proposed signage located within the surrounds of the existing built form or directly mounted to the built form.
- The proposed signs are appropriately proportioned relative to the streetscape particularly with consideration of the main road intersection nature of the subject site's location.
- The signs are all located below the roof line of the proposed altered built form.
- Existing landscaping is provided within the street setbacks to ensure that the built form and associated signage is visually softened.
- The proposed signage has been integrated into the building design where appropriate and is flush mounted onto the façade to minimise signage structures.
- The proposed illuminated signs are located at an appropriate distance from the street to avoid any negative impacts on views for pedestrians or vehicles along Somerville Road or Williamstown Road.
- The proposed signage provides a necessary form of business identification for the convenience restaurant and the required directional signage is necessary for managing access to and from the site.
- The proposed signs are sited and scaled so as to not impact on road safety by avoiding obstructing driver's views and does not include any visually dazzling details.

5.4 Does the proposal result in acceptable car parking and traffic outcomes?

The provision of car parking to the proposed convenience restaurant continues to comply with the requirement of Clause 52.06 and the inclusion of internal pedestrian path improves the pedestrian access to the store.

The proposed widening of the crossover to Somerville Road will provide improved internal circulation and internal queuing capacity.

We defer to the accompanying Transport Letter of Support prepared by Ratio Consultants which addresses this matter in detail and demonstrates that the provision of car parking and vehicular access to the site is appropriate and justified.

6. Conclusion

The proposed signage and buildings and works are appropriate to the site's context located on a main road intersection and rejuvenate the existing convenience restaurant.

For all the reasons contained in this report, it is considered that the proposed signage and buildings and works are a positive outcome for the site, and that this application should be supported by Council.

Having regard to the relevant considerations, it is submitted that the proposal will result in an acceptable planning outcome. Given the nature of the works and signage, we submit that advertising is not warranted.

Appendix C Certificates of Title

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Lodged by:

Name:

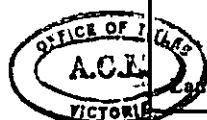
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Address:

Ref:

Customer Code:

RIGBY COOKE
674R



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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)

Certificates of Title Volume 9255 Folios 823 and 836

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

All their estate in fee simple

CAVEAT

NOTICE SENT

Consideration:

\$75,000.00

20 OCT 1998

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

RE CAVEAT:

V178896T

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

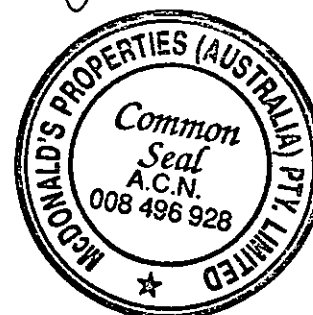
Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

[Signature]

[Signature]

THE COMMON SEAL of MCDONALD'S
PROPERTIES (AUSTRALIA) PTY LIMITED
was hereunto affixed in accordance with its
Articles of Association in the presence of:



STEPHEN CRAIG JERMYN
Director

Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

1600

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325255 23-SEP-1998
Stamp Duty Victoria, MXD0

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**CITY OF MARIBYRNONG
ADVERTISED PLAN**

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R



MADE AVAILABLE

Victorian and Titles Office Use Only

Vic

V656151Y

230998 1224 45 75



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)

Certificates of Title Volume 9255 Folios 825 and 838

CAVEAT

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

All their estate in fee simple

NOTICE CENT

Consideration:

\$75,000.00

20 OCT 1998

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

RE CAVEAT:

V178836T

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

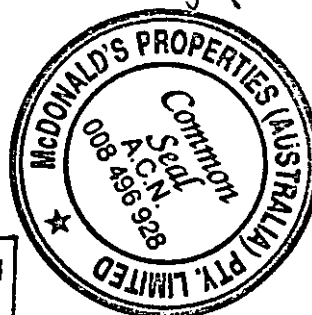
Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

[Signature]

THE COMMON SEAL of MCDONALD'S
PROPERTIES (AUSTRALIA) PTY LIMITED
was hereunto affixed in accordance with its
Articles of Association in the presence of:



STEPHEN CRAIG JERMYN

DIRECTOR

Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325257 23-SEP-1998
Stamp Duty Victoria, MX00

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Victoria

V656152V
230998 1224 45 75

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R



MADE AVAILABLE/CI



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)

Certificates of Title Volume 9255 Folios 826 and 839

CAVEAT

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

All their estate in fee simple

NOTICE SENT

Consideration:

\$75,000.00

20 OCT 1998

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

RE CAVEAT:

V178830T

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors

in the presence of:

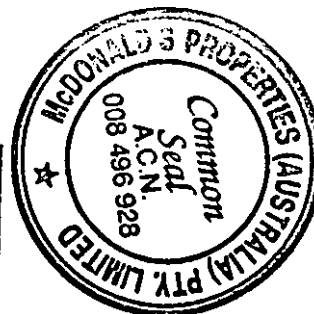
[Signature]

[Signature: Lucia]

THE COMMON SEAL of MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR



Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325258 23-SEP-1998
Stamp Duty Victoria, MXDO

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Vict

V656153S

230998 1224 45 75

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R

MADE AVAILABL



Land Titles Office Use Only

The transferor at the direction of the directing party (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)

Certificates of Title Volume 9255-Folios:827 and 840

CAVEAT

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

All their estate in fee simple

Consideration:

\$75,000.00

NOTICE SENT

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

20 OCT 1998

RE CAVEAT:

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

VI 78896T

Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

[Signature]

[Handwritten signature]

THE COMMON SEAL of MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR



Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

1600

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325259 23-SEP-1998
Stamp Duty Victoria: MXDO

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

V656154P

Vic 230998 1224 45 75

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
671R

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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)

Certificates of Title Volume 9255 Folios 828 and 841

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

All their estate in fee simple

CAVEAT

Consideration:

\$75,000.00

NOTICE SENT

20 OCT 1998

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

RE CAVEAT:

V1788/3GT

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

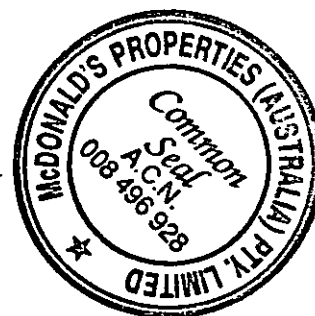
[Signature]

[Signature]

THE COMMON SEAL of MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR



Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$1,600.00
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Stamp Duty Victoria, MXDO

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R



MADE AVAILABLE

Land Titles Office Use Only

Victo

V656155L

230998 1224 45 75



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)

Certificates of Title Volume 9255 Folios 829 and 842

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

All their estate in fee simple

CAVEAT

Consideration:

\$75,000.00

NOTICE SENT

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

20 OCT 1998

RE CAVEAT:

V178836T

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

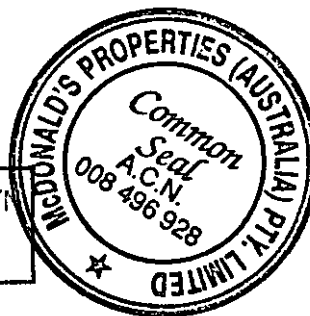
[Signature]

[Signature]

THE COMMON SEAL of MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR



Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

1430

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325261 23-SEP-1998
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R

Vic:

V656156H

230998 1224 45 75



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)

Certificates of Title Volume 9255 Folios 830 and 843

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

All their estate in fee simple

NOTICE SENT

Consideration:

\$75,000.00

20 OCT 1998

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

RE CAVEAT:

V178836T

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066

Directing Party: (full name)

Dated: 16th day of SEPTEMBER 1998

SIGNED by the said Transferors

in the presence of:

[Signature]

THE COMMON SEAL of MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED

was hereunto affixed in accordance with its

Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR



Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER

Please register and issue title to

1,600.

STAMP DUTY USE ONLY

Original Transfer of Land

Stamped with: \$1,600.00

Trn: 325263 23-SEP-1998

Stamp Duty Victoria, MXDO

T1



Signed

Cust. Code:

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R



MADE AVAILABLE

Land Titles Office Use Only

Victor

V656158B
230998 1224 45 75



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)

Certificates of Title Volume 9255 Folios 832 and 845

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

All their estate in fee simple

CAVEAT

NOTICE SENT

Consideration:

\$75,000.00

20 OCT 1998

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

RE CAVEAT:

V178836T

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

Ebbishoh

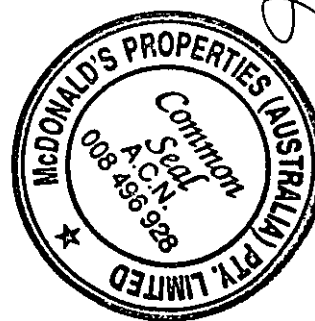
THE COMMON SEAL of MCDONALD'S
PROPERTIES (AUSTRALIA) PTY LIMITED
was hereunto affixed in accordance with its
Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR
Director

Secretary

RAYMOND JAMES FRAWLEY
SECRETARY



Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

16.00

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325267 23-SEP-1998
Stamp Duty Victoria: MXDO

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

V656159X

230998 1224 45 75

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R



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)

Certificates of Title Volume 9255 Folios 833 and 846

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

All their estate in fee simple

Consideration:

\$75,000.00

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

E. E. E. E.

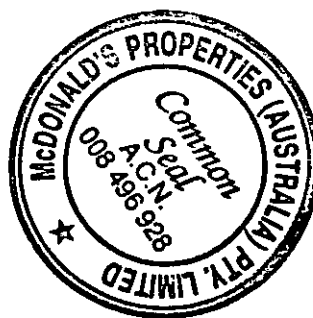
THE COMMON SEAL of MCDONALD'S
PROPERTIES (AUSTRALIA) PTY LIMITED
was hereunto affixed in accordance with its
Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR

Secretary

RAYMOND JAMES FRAWLEY
SECRETARY



Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325269 23-SEP-1998
Stamp Duty Victoria, MXDO

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09255 FOLIO 841

Security no : 124125646694K
Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 21 on Registered Plan of Strata Subdivision 011385.
CAR PARK
PARENT TITLES :
Volume 09185 Folio 365 Volume 09210 Folio 775
Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066
V656154P 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09255 FOLIO 830

Security no : 124125646696H
Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 10 on Registered Plan of Strata Subdivision 011385.
REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED
PARENT TITLES :
Volume 09185 Folio 365 Volume 09210 Folio 775
Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH ST. COLLINGWOOD 3066
V656156H 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 09255 FOLIO 828

Security no : 124125646706W

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 8 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656154P 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 09255 FOLIO 840

Security no : 124125646698F

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 20 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656153S 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 823

Security no : 124125646701B

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 3 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656149C 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 827

Security no : 124125646704Y

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 7 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656153S 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 829

Security no : 124125646711R

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 9 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656155L 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 826

Security no : 124125646713P

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 6 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656152V 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 825

Security no : 124125646715M

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 5 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656151Y 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 843

Security no : 124125646717K

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 23 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH ST. COLLINGWOOD 3066
V656156H 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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

VOLUME 09255 FOLIO 845

Security no : 124125646719H

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 25 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656158B 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 09255 FOLIO 821

Security no : 124125646692M

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 1 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH ST. COLLINGWOOD 3066
V656147J 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 08926 FOLIO 184

Security no : 124125646724B

Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 1 on Title Plan 544975F (formerly known as part of Crown Allotment C Portion 10 Section 14 Parish of Cut-paw-paw).
PARENT TITLE Volume 03734 Folio 616
Created by instrument E371673 28/04/1972

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH ST COLLINGWOOD 3066
V568190X 05/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP544975F 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

DOCUMENT END

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

VOLUME 09027 FOLIO 728

Security no : 124125646708U
Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 1 on Title Plan 550239F (formerly known as part of Land in Plan of Consolidation 102310).
PARENT TITLES :
Volume 04188 Folio 556 Volume 04720 Folio 877 Volume 08123 Folio 246
Volume 08140 Folio 705
Created by instrument CP102310 12/06/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH ST COLLINGWOOD 3066
V568188B 05/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT F008616

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 TP550239F 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

DOCUMENT END

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

VOLUME 09256 FOLIO 338

Security no : 124125646721F
Produced 25/06/2025 02:49 PM

LAND DESCRIPTION

Lot 1 on Title Plan 859077J (formerly known as part of Crown Allotment C Portion 10 Section 14 Parish of Cut-paw-paw).
PARENT TITLE Volume 01488 Folio 540
Created by instrument G689009 30/06/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH STREET COLLINGWOOD
3066
V568189X 05/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP859077J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

VOLUME 09255 FOLIO 822

Security no : 124128405180F

Produced 25/09/2025 07:27 AM

LAND DESCRIPTION

Lot 2 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656148F 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 09255 FOLIO 824

Security no : 124128405201H
Produced 25/09/2025 07:29 AM

LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 011385.
REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED
PARENT TITLES :
Volume 09185 Folio 365 Volume 09210 Folio 775
Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066
V656150C 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 09255 FOLIO 831

Security no : 124128405226F

Produced 25/09/2025 07:31 AM

LAND DESCRIPTION

Lot 11 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656157E 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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

VOLUME 09255 FOLIO 832

Security no : 124128405254A

Produced 25/09/2025 07:32 AM

LAND DESCRIPTION

Lot 12 on Registered Plan of Strata Subdivision 011385.

REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656158B 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09255 FOLIO 833

Security no : 124128405283T
Produced 25/09/2025 07:33 AM

LAND DESCRIPTION

Lot 13 on Registered Plan of Strata Subdivision 011385.
REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED
PARENT TITLES :
Volume 09185 Folio 365 Volume 09210 Folio 775
Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066
V656159X 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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

VOLUME 09255 FOLIO 842

Security no : 124128405807Y

Produced 25/09/2025 08:18 AM

LAND DESCRIPTION

Lot 22 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656155L 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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

VOLUME 09255 FOLIO 844

Security no : 124128405843K

Produced 25/09/2025 08:20 AM

LAND DESCRIPTION

Lot 24 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656157E 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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

VOLUME 09255 FOLIO 846

Security no : 124128405367B

Produced 25/09/2025 07:39 AM

LAND DESCRIPTION

Lot 26 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656159X 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: 158-164 SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
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Document Assembled	25/09/2025 07:40

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TITLE PLAN		EDITION 1		TP 643877D							
Location of Land Parish: CUT-PAW-PAW Township: Section: 14 Allotment: C Crown Portion: 10 (PT) Last Plan Reference: Derived From: VOL 9350 FOL 198 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: 09/10/2000 VERIFIED: AC							
<table border="1"> <tr> <td colspan="2">TABLE OF PARCEL IDENTIFIERS</td> </tr> <tr> <td colspan="2">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</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 10 (PT)</td> </tr> </table>						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 = CP 10 (PT)	
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 = CP 10 (PT)											
<table border="1"> <tr> <td colspan="2"> Certificate of Title Vol. 1488 Fol.540 L.G.D. File No.1503 H541279 </td> </tr> </table>						Certificate of Title Vol. 1488 Fol.540 L.G.D. File No.1503 H541279					
Certificate of Title Vol. 1488 Fol.540 L.G.D. File No.1503 H541279											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

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

VOLUME 09255 FOLIO 834

Security no : 124128405310P

Produced 25/09/2025 07:34 AM

LAND DESCRIPTION

Lot 14 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH ST. COLLINGWOOD 3066
V656147J 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 09255 FOLIO 835

Security no : 124128405317G

Produced 25/09/2025 07:35 AM

LAND DESCRIPTION

Lot 15 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656148F 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 836

Security no : 124128405328U

Produced 25/09/2025 07:36 AM

LAND DESCRIPTION

Lot 16 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656149C 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE RP011385 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: SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 837

Security no : 124128405340G

Produced 25/09/2025 07:37 AM

LAND DESCRIPTION

Lot 17 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656150C 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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

VOLUME 09255 FOLIO 838

Security no : 124128405346A

Produced 25/09/2025 07:37 AM

LAND DESCRIPTION

Lot 18 on Registered Plan of Strata Subdivision 011385.

CAR PARK

PARENT TITLES :

Volume 09185 Folio 365 Volume 09210 Folio 775

Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066

V656151Y 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

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OWNERS CORPORATION PLAN NO. RP011385

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

VOLUME 09255 FOLIO 839

Security no : 124128405355Q
Produced 25/09/2025 07:38 AM

LAND DESCRIPTION

Lot 19 on Registered Plan of Strata Subdivision 011385.
CAR PARK
PARENT TITLES :
Volume 09185 Folio 365 Volume 09210 Folio 775
Created by instrument G952874 24/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2 - 6 SMITH ST. COLLINGWOOD
3066
V656152V 23/09/1998

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP011385 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: SOMERVILLE ROAD YARRAVILLE VIC 3013

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP011385

DOCUMENT END

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

VOLUME 09350 FOLIO 198

Security no : 124128405081N

Produced 25/09/2025 07:18 AM

LAND DESCRIPTION

Lot 1 on Title Plan 643877D (formerly known as part of Crown Allotment C Portion 10 Section 14 Parish of Cut-paw-paw).
PARENT TITLE Volume 01488 Folio 540
Created by instrument H541279 31/05/1979

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LTD of 2-6 SMITH ST COLLINGWOOD 3066
V568189X 05/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP643877D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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PLAN OF STRATA SUBDIVISION		EDITION 1	RP011385					
LOCATION OF LAND PARISH: CUT PAW PAW TOWNSHIP: - SECTION: 14 CROWN ALLOTMENT: C CROWN PORTION: 10 (PART) TITLE REFERENCE: V. 9185 F. 365 & V. 9210 F. 775 LAST PLAN REFERENCE: - DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 158 - 164 SOMERVILLE ROAD, YARRAVILLE 3013		FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT SURVEYOR'S CERTIFICATE Surveyor: DAVID F. CLARKE Certification Date: 23/11/1977 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by CITY OF FOOTSCRAY on 22/12/1977 REGISTERED DATE: 24/02/1978 PLAN UPDATED BY REGISTRAR IN AN661031Q 30/10/2020						
<h2 style="margin: 0;">LEGEND</h2> <p style="margin: 10px 0;">THE BUILDINGS IN THE PARCEL CONTAINED IN LOTS 1 TO 13, 19 AND 21 TO 26 ARE TWO STOREY BUILDINGS.</p> <p style="margin: 10px 0;">NO BUILDING OR PART OR A BUILDING IS CONTAINED IN LOTS 14 TO 18 AND 20.</p> <p style="margin: 10px 0;">THE LOWER BOUNDARY OF LOTS 1 TO 13 LIES WITHIN THE FLOOR OF THAT PART OF THE RELEVANT STOREY OF THE LOT. THE LOWER BOUNDARY OF LOTS 14 TO 26 IS THAT PART OF THE SITE OF THE RELEVANT LOT.</p> <p style="margin: 10px 0;">THE UPPER BOUNDARY OF LOTS 1 TO 13 AND 22 TO 25 LIES WITHIN THE CEILING OF THAT PART OF THE RELEVANT STOREY, EXCEPT AS TO THAT PART OF LOT 11 SHOWN HATCHED WHERE THE UPPER BOUNDARY IS 2.50 METRES ABOVE ITS LOWER BOUNDARY.</p> <p style="margin: 10px 0;">THE UPPER BOUNDARY OF LOTS 14 TO 21 AND 26 IS 2.50 METRES ABOVE ITS LOWER BOUNDARY.</p> <p style="margin: 10px 0;">LOTS 14 TO 26 ARE ACCESSORY LOTS.</p> <p style="margin: 10px 0;">COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.</p> <p style="margin: 10px 0;">BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.</p> <p style="margin: 10px 0;"><u>LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:</u></p> <p style="margin: 10px 0;">MEDIAN: ALL BOUNDARIES UNLESS OTHERWISE SHOWN (SEE LOTS 21 TO 26)</p> <p style="margin: 10px 0; text-align: center;"><u>NOTICE OF RESTRICTION</u></p> <p style="margin: 10px 0; text-align: center;">THE LOTS SPECIFIED IN COLUMN 1 HEREUNDER ARE RESTRICTED LOTS. THE LOTS SPECIFIED IN COLUMN 2 HEREUNDER ARE CAR PARK LOTS</p> <table style="margin: 10px auto; width: 80%;"> <tr> <td style="text-align: center; width: 50%;"><u>COLUMN 1</u></td> <td style="text-align: center; width: 50%;"><u>COLUMN 2</u></td> </tr> <tr> <td style="text-align: center;">LOTS 1 TO 13</td> <td style="text-align: center;">LOTS 14 TO 26</td> </tr> </table> <p style="margin: 10px 0; text-align: center;">REGISTRATION OF DEALINGS WITH THE LOTS SPECIFIED IN COLUMN 1 IS RESTRICTED.</p>					<u>COLUMN 1</u>	<u>COLUMN 2</u>	LOTS 1 TO 13	LOTS 14 TO 26
<u>COLUMN 1</u>	<u>COLUMN 2</u>							
LOTS 1 TO 13	LOTS 14 TO 26							
EASEMENT INFORMATION								
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)								
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN								
Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected			
MEASUREMENTS ARE IN METRES					SHEET 1 OF 2			

PLAN OF STRATA SUBDIVISION

RP011385

DIAGRAM 1
GROUND LEVEL & GROUND STOREY

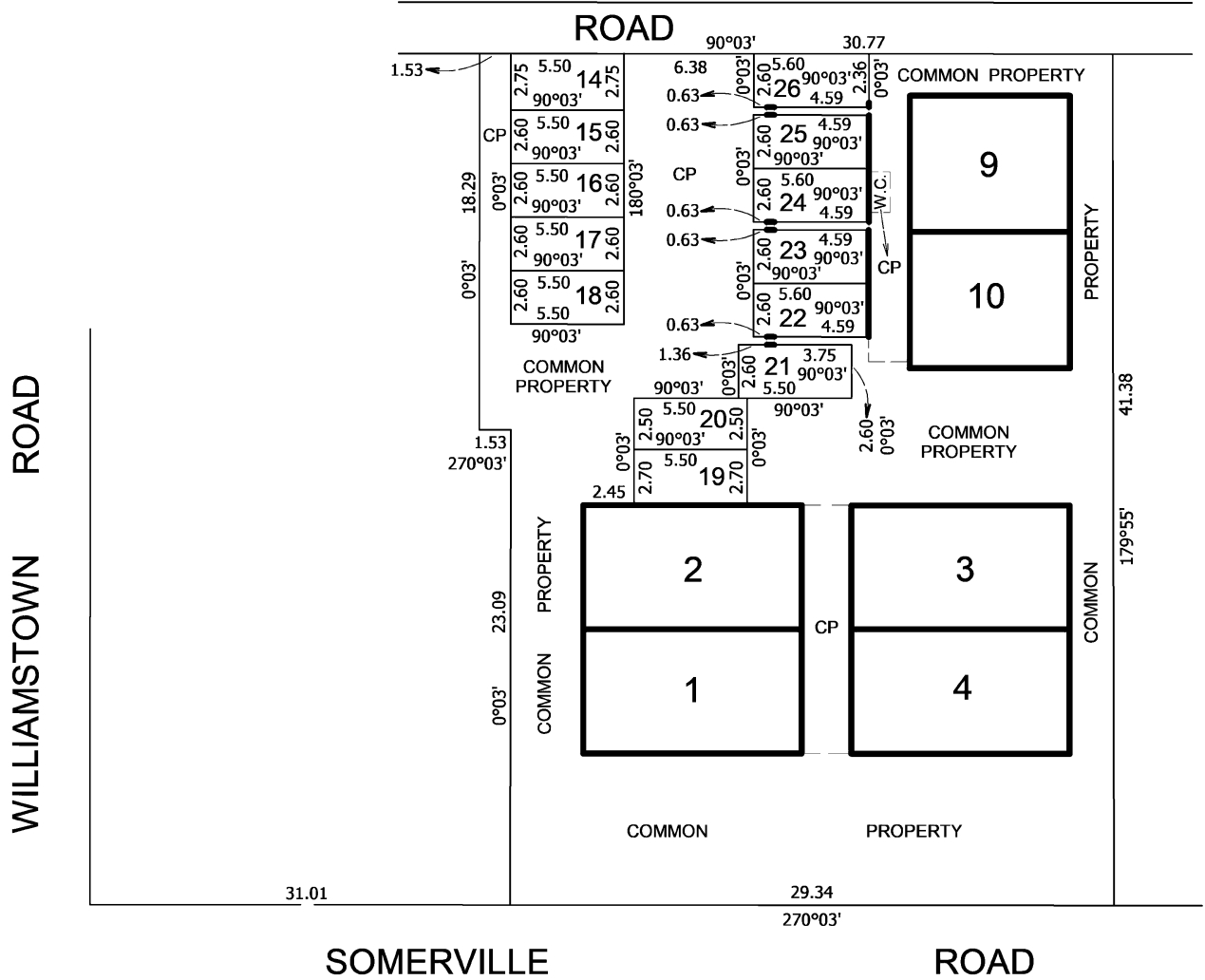
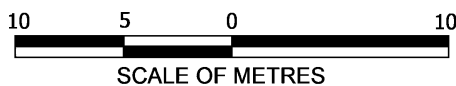
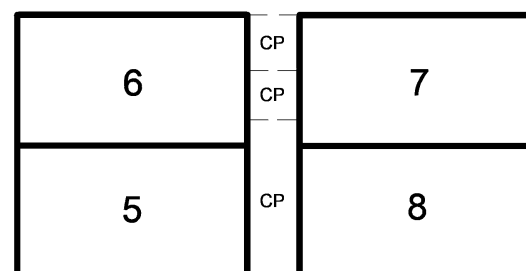
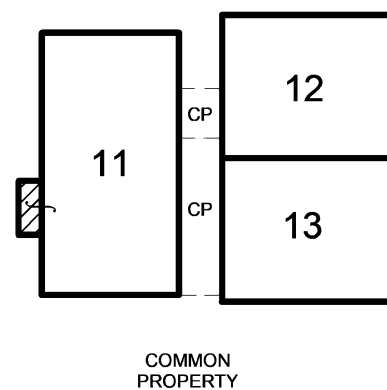


DIAGRAM 2
TOPMOST STOREY



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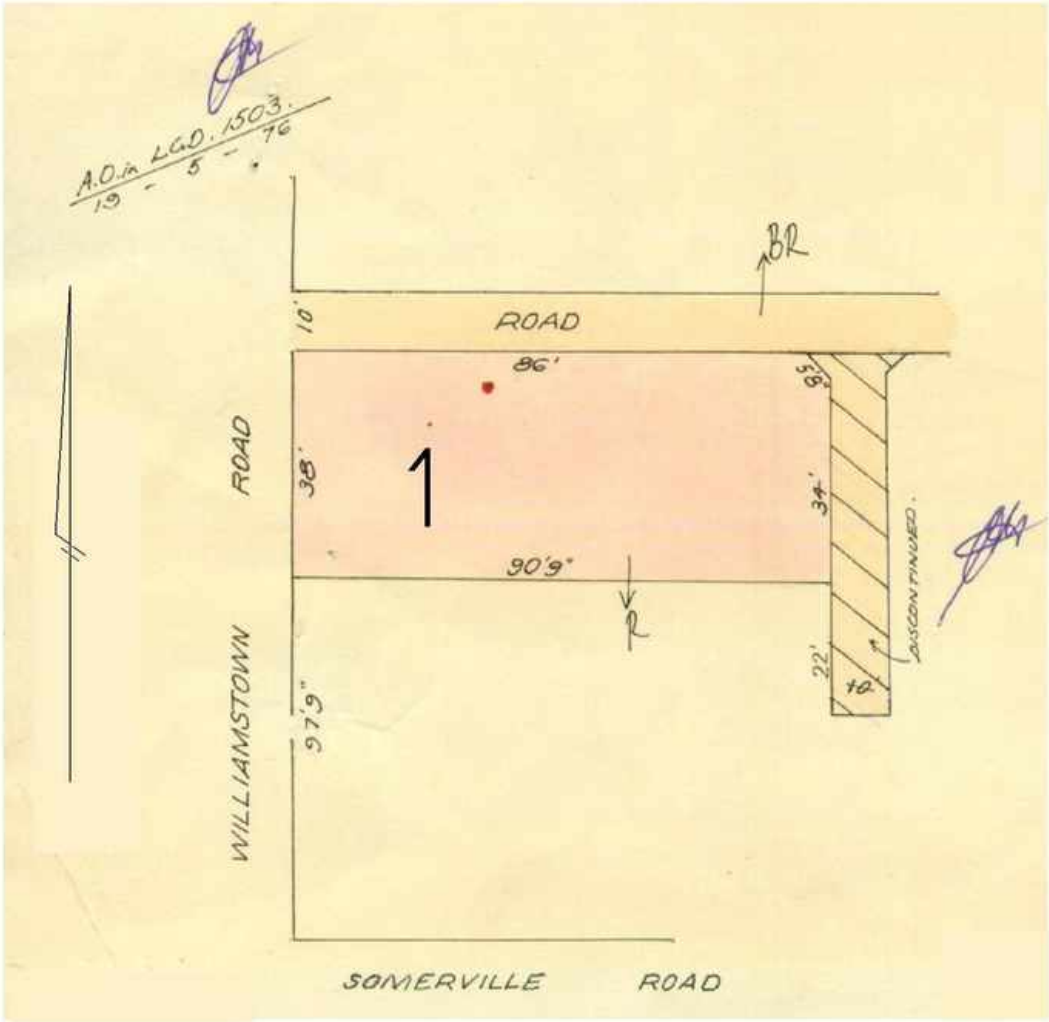
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Document Type	Plan
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TITLE PLAN		EDITION 1	TP 544975F						
Location of Land Parish: CUT-PAW-PAW Township: Section: 14 Crown Allotment: C Crown Portion: 10(PT) Last Plan Reference: Derived From: VOL 8926 FOL 184 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information <p style="text-align: right;"><u>ALL THAT</u> piece of</p> <p>land delineated and coloured red on the map in the margin being part of -- Crown Portion 10 of Allotment C Section 14 Parish of Cut Paw Paw County of Bourke Together with a right of carriage way over the roads coloured - brown on the said map - - - - -</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 28/06/2000 VERIFIED: GB</p>							
<p>COLOUR CODE BR = BROWN R = RED</p>									
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">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</td></tr><tr><td colspan="2">PARCEL 1 = CP 10 (PT)</td></tr></tbody></table>				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 = CP 10 (PT)	
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 = CP 10 (PT)									
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

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\$1000-

8616

REGD

F 8616

\$30

5500 GRT

01-40 482344 SEP21-73

MIDDLETONS 465/T

VICTORIA

TRANSFER OF LAND

Consolidated
to C.T.B
Order
31/10/73

9-10-73

9-10-73

ESSO AUSTRALIA LTD. of 380 Lonsdale Street, Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FIFTY THOUSAND DOLLARS (\$50,000) paid to it by PIZZA HUT AUSTRALIA PTY. LTD. of 25 Bridge Street, Pymble, N.S.W. DOTH HEREBY TRANSFER to the said Pizza Hut ~~Australia~~ Pty. Ltd. all its estate and interest in ALL THAT piece of land more particularly described in Certificates of Title Volume 4188 Folio 556, Volume 4720 Folio 877, Volume 8123 Folio 246 and Volume 8140 Folio 705 AND the Transferee ~~doth~~ for itself its successors and transferees and other the registered proprietor or proprietors for the time being of the land hereby transferred and every part or parts thereof with the intent that the benefit of this covenant shall be annexed to and run at law and in equity with the land described in the Schedule hereto and that the burden of this covenant shall be annexed to and run at law and in equity with the said land hereby transferred and every part or parts thereof DOTH HEREBY for itself its successors and transferees COVENANT with the said transferor its successors and assigns the registered proprietor or proprietors for the time being of the land described in the Schedule hereto THAT it the transferee its successors and transferees shall not at any time hereafter use or permit to be used the land hereby transferred or any part or parts thereof or any building or structure erected on or subsequently to be erected thereon for the manufacture processing treatment storage sale distribution delivery or advertising of petrol oil and every other petroleum product and by-product whatsoever nor for any petroleum business whatsoever and no petroleum filling station service station liquid fuel depot petroleum depot or petroleum agency depot shall be constructed erected or operated upon the said land

AMENDED with content
Seditions for

VICTORIA

SEP-20-73 556 9109 02275

LEI 135***1009-03

10-10-73



DF008616-1-9

CP102310
20-2-74

- 2 -

hereby transferred or any part or parts thereof.

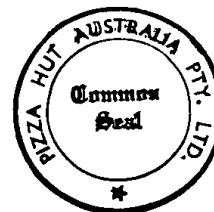
DATED the 13th day of August One thousand nine hundred and seventy-three.

EXECUTED by ESSO AUSTRALIA LTD. by)
being signed in Victoria by COLIN)
EDGAR DAVIES its Attorney under)
Power No. 140223 in the presence)
of:-)

THE COMMON SEAL of PIZZA HUT)
AUSTRALIA PTY. LTD. was here-)
unto affixed by authority of)
the Directors in the presence of:)

..... Jack Kelly Director

..... [Signature] Secretary



ENCUMBRANCES REFERRED TO:

The encumbrances (if any) as set out at the foot of the said Certificates of Title.

SCHEDULE

Certificates of Title Volume 8154 Folio 628 and Volume 8269 Folio 906.





DF008616-3-1

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



DATED

1973.

ESSO AUSTRALIA LTD.

-to-

PIZZA HUT (AUSTRALIA) PTY. LTD.

TRANSFER OF LAND

MIDDLETONS,
Solicitors,
457 Little Collins Street,
MELBOURNE, 3000.
67-7171 Ref: 44

**MIDDLETONS
SOLICITORS**

457 LITTLE COLLINS STREET, MELBOURNE, VIC. 3000

LEONARD CLINTON SHAW, LL.B. (COMM. VIC.)
FRANCIS EDWARD LASCELLES STEUART
ROBERT DANIEL DESMOND, LL.B., B.COM., A.A.S.A.
RUSSELL McDONALD BROWN, LL.B.
NEVILLE ARTHUR LANE, LL.B.
PETER MORPHETT TAYLOR, LL.B.
IAN GEOFFREY MIDDLETON
DENIS WORRALL, LL.B.

ASSOCIATES:
JOHN ROBERT BIRRELL, LL.B.
TIMOTHY RUSSELL GREEN, LL.B., B.COM.

CONSULTANT:
E. S. MIDDLETON, LL.B. (NOTARY PUBLIC)

M. D. E. S.
TELEPHONES:
67-8161, 67-7171
AREA CODE 03
CABLES: "RELIMASS" MELBOURNE
TELEX: AA31453

YOUR REF.

OUR REF.

29th October, 1973.

The Registrar of Titles,
283 Queen Street,
MELBOURNE, 3000.

Dear Sir,

re: Dealing No. F8616 - Esso Australia
Ltd. to Pizza Hut Australia Pty. Ltd.

Please hand control of the above dealing to Commonwealth
Trading Bank and hand to the said Bank all documents to
issue on registration.

Yours faithfully,

Middletons

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Rigby Cooke

Phone: 9656 8888

Address: Level 36, 101 Collins Street, Melbourne

Ref: JRF:76556

Customer Code: 674R



Vic

V568188B

050898 1108 45 307

MADE AVAILABLE/C



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 9027 Folio 728

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

All its estate in fee simple

Consideration:

\$307,000.00

Transferor: (full name)

JARDINE MATHESON VICTORIA PTY LTD ACN 004 140 872 (FORMERLY JARDINE MATHESON VICTORIA LTD)

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED ACN 008 496 928 of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

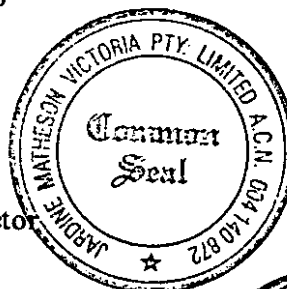
Dated: 22nd day of July 1998

THE COMMON SEAL of JARDINE MATHESON VICTORIA PTY LTD was hereunto affixed in accordance with its Articles of Association in the presence of:

P. Briggs
Wicks

Director

Secretary



THE COMMON SEAL of McDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of:

Simon Jon Masman
SIMON JON MASMAN
ALTERNATIVE SIGNATORY AS

Director
STEPHEN CRAIG JERMYN

DIRECTOR
Secretary



Approval No. 786970314 BY THE BOARDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Transfer of Land
Stamped with: \$14,080.00
Trn: 283780 05-AUG-1998
Stamp Duty Victoria, RXK2

THE BACK OF THIS FORM MUST NOT BE USED

11/01/12/6/98

[Handwritten signature]

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Rigby Cooke

Phone: 9656 8888

Address: Level 36, 101 Collins Street, Melbourne

Ref: JRF:76556

Customer Code: 674R



V568190X

050898 1108 45 113



MADE AVAILABLE

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 8926 Folio 184

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

All its estate in fee simple

Consideration:

\$113,000.00

Transferor: (full name)

JARDINE MATHESON VICTORIA PTY LTD ACN 004 140 872 (FORMERLY JARDINE MATHESON VICTORIA LTD)

Transferee: (full name and address including postcode)

McDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED ACN 008 496 928 of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

Dated: 22nd day of July 1998

THE COMMON SEAL of JARDINE MATHESON

VICTORIA PTY LTD was hereunto affixed

in accordance with its Articles of Association

in the presence of:

[Signature]
[Signature]

Director

Secretary



THE COMMON SEAL of McDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED

was hereunto affixed in accordance with its

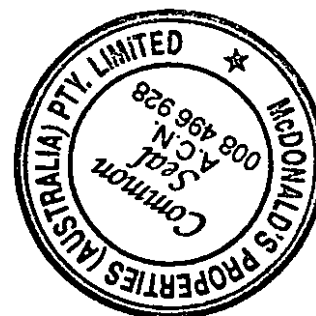
Articles of Association in the presence of:

[Signature]
[Signature]
SIMON JON MASMAN
ALTERNATIVE SIGNATORY AS

STEPHEN CRAIG JERMYN

DIRECTOR

Secretary



Approval No. 78697054 NOTED BY THE BOARD TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

25/2

Original Transfer of Land
Stamped with: \$2,512.00
Trn: 233782 05-AUG-1998
Stamp Duty Victoria, RXX2

THE BACK OF THIS FORM MUST NOT BE USED

MAN
13/8/98

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:

RIGBY COOKE
674R



Land Titles Office Use Only

V656147J

230998 1224 45 75



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)

Certificates of Title Volume 9255 Folios 821 and 834

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

All their estate in fee simple

CAVEAT
NOTICE SENT

20 OCT 1998

Consideration:

\$75,000.00

RE CAVEAT:

Transferor: (full name)

DENIS GORDON LOW and LUCIA LIE HAN LOW ✓

V178836T

Transferee: (full name and address including postcode)

MCDONALD'S PROPERTIES (AUSTRALIA) PTY LIMITED (ACN 008 496 928) of 2-6 Smith Street, Collingwood, 3066.

Directing Party: (full name)

Dated: 16TH day of SEPTEMBER 1998

SIGNED by the said Transferors
in the presence of:

[Signature]

[Signature]

[Signature]

THE COMMON SEAL of MCDONALD'S
PROPERTIES (AUSTRALIA) PTY LIMITED
was hereunto affixed in accordance with its
Articles of Association in the presence of:

STEPHEN CRAIG JERMYN

DIRECTOR



Secretary

RAYMOND JAMES FRAWLEY
SECRETARY

Approval No. 7869705A

ORDER TO REGISTER
Please register and issue title to

A,600

STAMP DUTY USE ONLY

Original Transfer of Land
Stamped with: \$1,600.00
Trn: 325217 23-SEP-1998
Stamp Duty Victoria, MXDO

Signed

Cust. Code:

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T1



P13/10/98

URGENT NOTICE TO CAVEATOR

Pursuant to Section 90 (1)
of the Transfer of Land Act 1958

DATE 20.10.98



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

PO Box 500, East Melbourne 3002
283 Queen Street, Melbourne DX 250639
Telephone: (03) 9603 5555 Facsimile: (03) 9603 5556

<u>Rigby Cooke</u>
<u>Level 36, 101 Collins St.</u>
<u>Melbourne</u>
<u>3000</u>

As Caveator Shelley Smulevich

Under Caveat No. V178830T

Registered Proprietor Denis Gordon Low & Lucia Liehan Low

Please note: dealing/s has/have been lodged for registration.

to	<input checked="" type="checkbox"/> Dealing No. <u>V656147J</u>	<input type="checkbox"/> Dealing No. _____
	<input checked="" type="checkbox"/> Dealing No. <u>V656159X</u>	<input type="checkbox"/> Dealing No. _____
1 to	<input type="checkbox"/> Dealing No. _____	<input type="checkbox"/> Dealing No. _____
	<input checked="" type="checkbox"/> Transfer to <u>McDonald's Properties (AUSTRALIA) Pty Ltd.</u>	
	<input type="checkbox"/> Mortgage to _____	
	<input type="checkbox"/> Variation of Mortgage _____	
	<input type="checkbox"/> Creation of Easement by _____	
	<input type="checkbox"/> Application under section 31* by _____	
	<input type="checkbox"/> Application under section 49* by _____	
	<input type="checkbox"/> Application under section 50* by _____	
	<input type="checkbox"/> Other _____	

* Transfer of Land Act 1958

This is a copy of the notice sent 20.10.98



ROSALYN HUNT
Registrar of Titles

FOR LAND TITLES OFFICE USE ONLY

<input checked="" type="checkbox"/> Time expired. No action taken.	<input type="checkbox"/> Caveat remains.
<input type="checkbox"/> Caveat will lapse to permit registration of _____	
<input checked="" type="checkbox"/> Caveat will lapse (as to) <u>9255-821 to 846 incl</u>	
on the registration of <u>V656147J</u> <u>(Caveat remains)</u>	
<input type="checkbox"/> Consent lodged caveat will remain in operation.	
<input type="checkbox"/> Other _____	

Date 26 NOV 1998



DO NOT DETACH.

24 November 2025

Daniel Edmondson
McDonald's Australia Limited
2 Smith Street
COLLINGWOOD VIC 3066

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

22602T-LET02-F01

158-164 Somerville Road, Yarraville

Proposed Buildings and Works – RFI Response

Dear Daniel,

1. Introduction

A Buildings and Works Application (Ref. No. TP204/2025) was lodged with Maribyrnong City Council for an existing McDonald's convenience restaurant on land located at 158-164 Somerville Road in Yarraville.

The Application was accompanied by a traffic assessment prepared by Ratio Consultants (Ref. No. 22602-LET01-F01, dated 13 June 2025).

Following the preparation of the initial traffic assessment, Ratio prepared a response to comments received from Council's Traffic and Engineering department (Ref. No. 22602-LET02-F01, dated 24 October 2025).

Subsequent to the preparation of this RFI response, the Application was reassessed as a Section 72 Amendment to amend Condition 23 of the existing planning permit, to allow for alternative times for delivery and waste collection. Following this, an additional RFI was received from Council (dated 12 November 2025).

Our response to each relevant traffic engineering item is provided in the following sections of this document.

2. RFI Response

Council's RFI comments and our response to each is provided following.

a) Hours of delivery and dispatch operations

- **A clear schedule of the proposed hours for delivery and dispatch associated with the development, including the times of first and last deliveries/dispatches each day.**
- **The frequency of vehicle movements during those hours.**

We have been advised by the operator of the site that all deliveries will occur on Tuesdays, Thursdays and Saturdays between 9:30am-10:30am. No deliveries will occur outside of these times. These delivery times coincide with the existing operations of the site and were specifically chosen to avoid the road network and site peak periods to reduce impacts to customers.

Given only one delivery vehicle will be used for deliveries during the abovementioned time period, this results in one entry movement and one exit movement, which is negligible and consistent with existing conditions. All loading/delivery movements will occur via Somerville Road.

- ***An analysis of how the proposed delivery/dispatch hours intersect with predicted peak traffic periods for the driveway access and surrounding road network (especially considering the additional lane).***
- ***Identification of any conflict with peak periods (e.g., queuing, delays, blocked access) and quantification or description of the extent of the conflict.***

The existing Somerville Road connection is proposed to be widened to accommodate separate left-turn and right-turn lanes for departing motorists. This would distribute exiting vehicles between two lanes compared to the single consolidated lane under existing conditions. As such, the separation of the two exit lanes would provide an improved arrangement with respect to queuing and delays.

Based on the above, the traffic impacts of the proposed loading/delivery arrangements are not expected to have any change compared to existing conditions and indeed are expected to experience an improvement in traffic conditions.

- **Identification of where the proposed deliveries/dispatches will be facilitated (on-site or off-site if applicable).**
- **A detailed plan showing: the loading/unloading area; vehicle manoeuvring path; stand-by or waiting area; access from public road to the site; and vehicle egress.**

All loading/deliveries will occur from within the on-site loading bay, as shown in the below figure. No loading/delivery activities will occur on-street, noting that there is no ability for motorists to park on-street in the immediate vicinity of the site.

Swept path diagrams have been previously prepared demonstrating access to/from the loading area via Somerville Road, however, are reattached at Appendix B.

d) Safe and efficient access/egress & minimisation of traffic interference

- **An explanation of how the operations will ensure safe and efficient driveway access/egress and how interference with the surrounding traffic network (especially during peak hours) will be minimised.**

It is emphasised that the site is currently in operation, with all proposed modifications anticipated to provide improvements to the efficiency of the drive-through facility and circulation throughout the site. There is not anticipated to be any difference in the traffic generation of the site compared to existing conditions, with traffic generation as per existing conditions.

As discussed previously, the Somerville Road connection is proposed to be widened to provide separate left-turn and right-turn exit lanes. This arrangement will improve the efficiency of the site access arrangements. From a safety perspective, the separation of the exit lanes is expected to contribute to an improved flow of traffic from the site. Motorists would experience shorter delays when exiting the site and may be less likely to take shorter gaps when exiting onto Somerville Road.

e) Mitigation measures

- **Where any conflict, delay or safety risk is identified (especially during peak hours or due to queuing), the report must propose mitigation measures (for example: adjusted delivery times; staging or waiting areas; appointment systems; consolidation of vehicle movements).**
- **Provide evidence of how those mitigation measures will operate and be managed**

Given no conflict, delay or safety risks have been identified above, no mitigation measures are proposed or considered necessary.

3. Conclusion

Based on the above, we are satisfied that all items raised by Council have been addressed, and that there are no traffic engineering reasons why a Planning Permit should not be issued.

Should you have any further questions please do not hesitate to contact Kane Bullock or the undersigned.

Yours Sincerely,



Chris Greenland
Director: Transport
Ratio Consultants Pty Ltd

Appendix A Architectural Plans

LEGEND:

- STORMWATER DRAINAGE SYSTEM. REFER CIVIL ENGINEERS DETAILS.
- B O GALV BOLLARDS. REFER A015 FOR DETAIL. QTY = TBC SITE SPECIFIC
- EXPOSED AGGREGATE CONCRETE FOOTPATH AS SPECIFIED. REFER STRUCT. ENG'S DWGS FOR DETAILS.
- LANDSCAPING BEDS
- NEW 300 MM EXTENSION ABOVE THE FENCE LINE ACOUSTIC FENCE
- WS RUBBER WHEELSTOPS AS SPECIFIED.
- 100Ø UPVC RETIC SLEEVES. CONFIRM LOCATION WITH LANDSCAPING CONTRACTOR "GREENWORXS" PRIOR TO CONSTRUCTION.
- "RUMBLE BARS" AS SPECIFIED. REFER A014. QTY (TBC - SITE SPECIFIC)
- 2.7m LONG RUBBER SPEED HUMPS AS SPECIFIED. (TBC - SITE SPECIFIC)
- CARPARK LIGHT POLE TO ELECTRICAL ENGINEER'S DETAILS AND STRUCTURAL ENG'S FOOTING DETAILS.
- MIN. DDA CIRCULATION SPACE TO AS1428.1

RESTAURANT AREA:

- EXISTING AREA:
- TOTAL INTERNAL BUILDING AREA: 293.63m²**
(EXCLUDING PLAYPLACE, TERRACE & CORRAL m²)
- EX EXTERNAL PLAYPLACE: 50.75m²
EX TERRACE: 42.39m²
EX EXTERNAL CORRAL: 44.94m²
- PROPOSED AREA:
- TOTAL INTERNAL BUILDING AREA: 378.39m²**
(EXCLUDING PLAYPLACE & CORRAL m²)
- PLAYPLACE: 15.11m²
EXTERNAL CORRAL: 40.27m²

NEW BIKE RACKS: 2 SINGLE SIDED BIKE RACKS

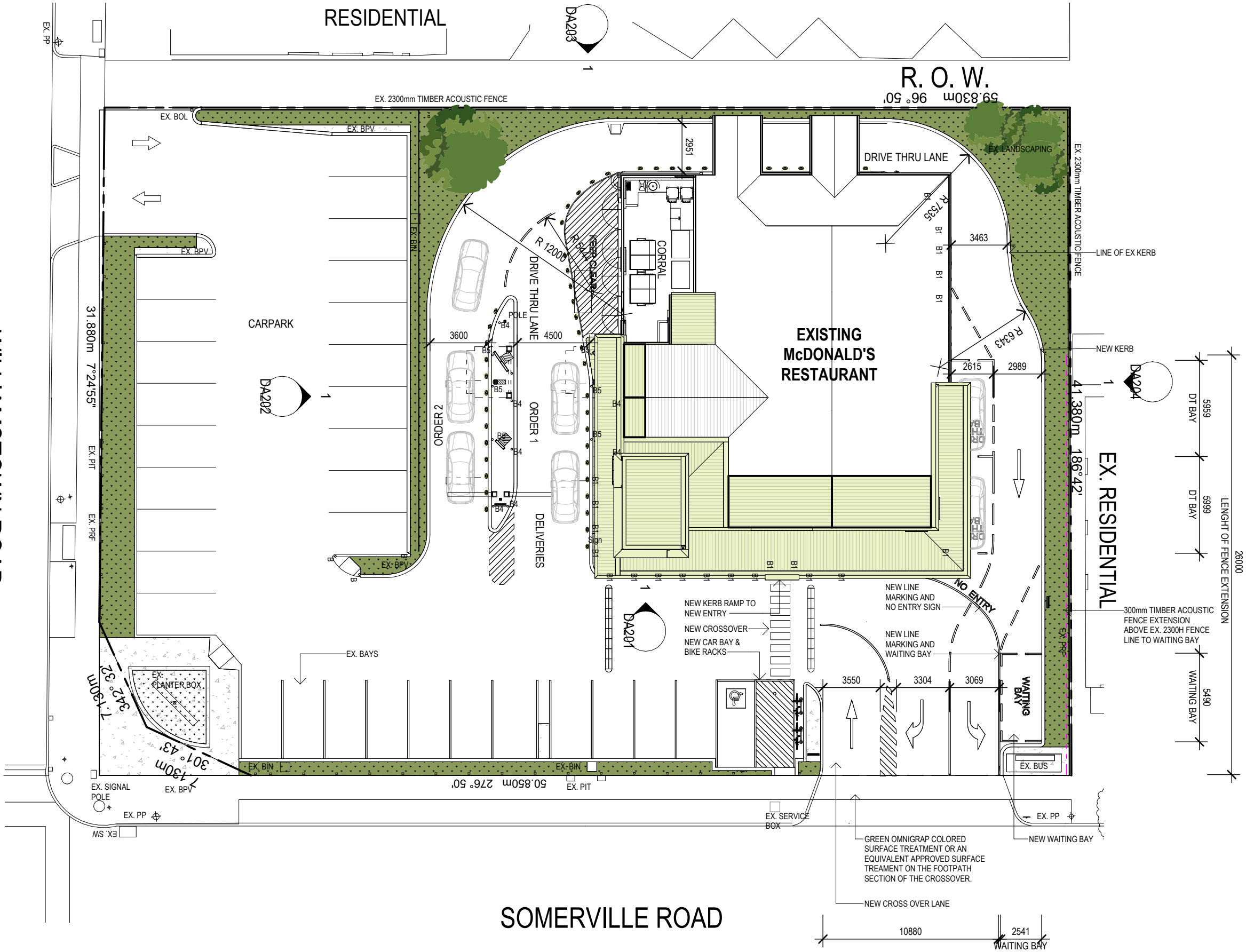
GENERAL NOTES:

- REFER CIVIL DRAWINGS HARDSTAND AND DRAINAGE AND LINEMARKING DESIGN;
- REFER STRUCTURAL ENGINEERS DRAWINGS FOR LIGHT POLE FOOTINGS AND FOOTPATH REFER ELECTRICAL DRAWINGS FOR CARPARK AND DRIVE-THRU LANE POWER/DATA, LIGHTING AND SMSB REQUIREMENTS. REFER HYDRAULIC DRAWINGS FOR SEWER AND WATER REQUIREMENTS.
- REFER A015 FOR BOLLARD AND FOOTPATH SETOUT PLAN. BLACK CONCRETE HARDSTAND AND KERBING THROUGHOUT. REFER CIVIL ENGINEERS DRAWINGS; "TGS" - PROVIDE TACTILE GROUND SURFACE INDICATORS AS SPECIFIED;
- PROVIDE 3 OFF 4m HIGH BLACK POWDERCOATED 100 SHS POSTS FOR CCTV CAMERA AND IP CAMERA UNIT MOUNTING. REFER STRUCT. ENG'S DWGS FOR FOOTING DETAILS. LOCATION DEPICTED ON PLAN AS "POLE". ALLOW FOR 2 CONCRETE PADS FOR EXTERNAL BINS PROVIDED BY McDONALD'S.
- APPROXIMATELY 20m OF 1.8m HIGH C'BOND FENCING C/W CAPPING AND CONCRETE PAD FOOTINGS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- ENSURE A TURNING SPACE WITH MIN. DIMENSIONS OF 1500MM X 2000MM IS PROVIDED AT THE UPPER LANDING OF THE KERB RAMP, CLEAR OF ALL OBSTRUCTIONS INCLUDING BOLLARDS, PER Clause 10.7 and Figure 24(A) of AS1428.1-2009.

WILLIAMSTOWN ROAD

RESIDENTIAL

R. O. W.

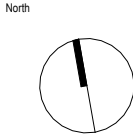


SOMERVILLE ROAD

PRELIMINARY
NOT TO BE USED DURING CONSTRUCTION

Revisions				General Notes			
G	DRAFT DA	28.06.2025	MCD ZD	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.			
E	DRAFT DA	24.05.2024	MCD ZD				
D	DRAFT DA	16.05.2024	MCD ZD				
Issue Description		Date	Chk Int				

Drawing Notes



Client

McDonald's Australia Limited
ABN: 43 006 496 928
02 9875 6666

Project Manager

Architect

NATIONAL DEVELOPMENT GROUP

Project
McDONALDS YARRAVILLE

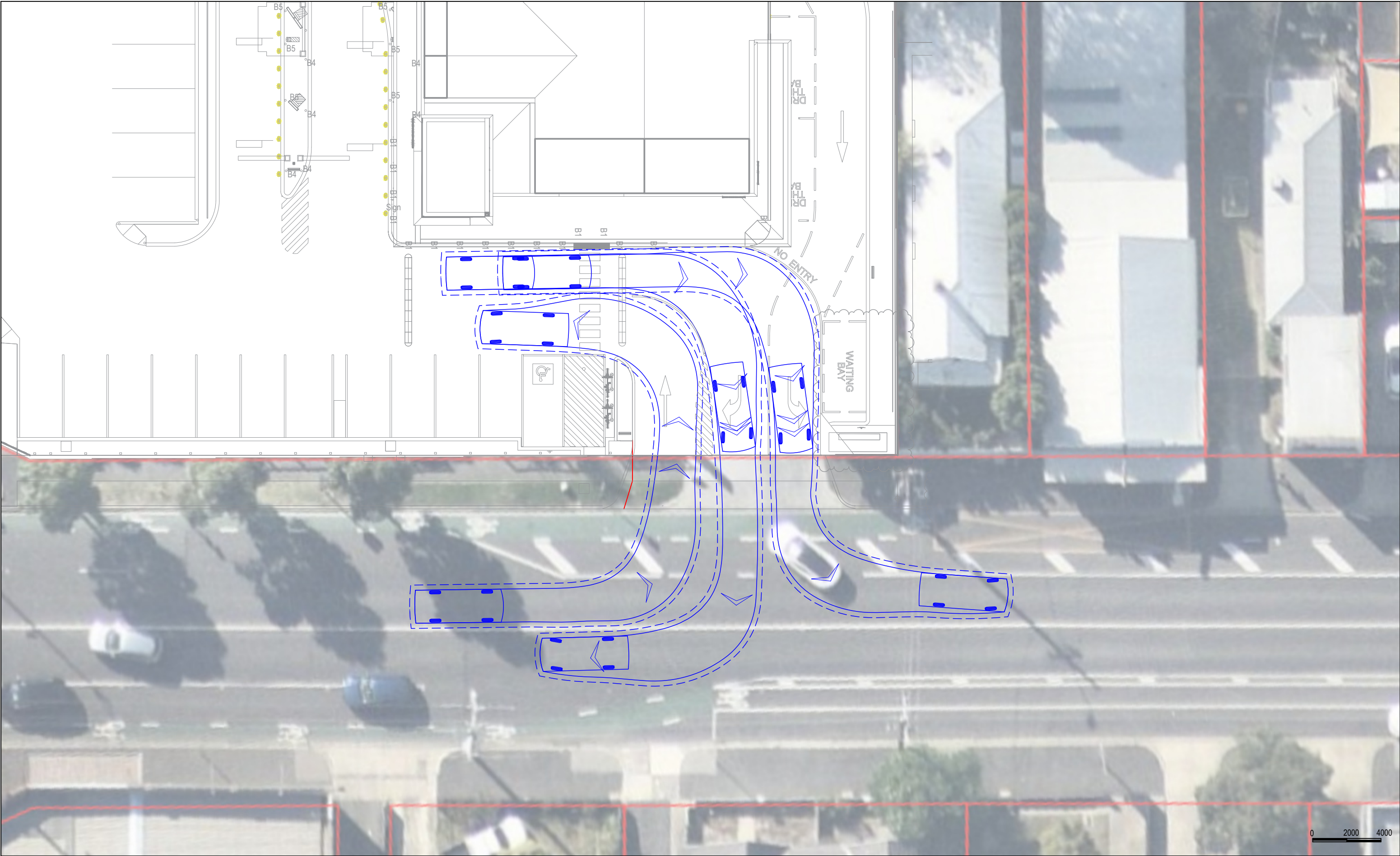
Location
162 SOMERVILLE ROAD
YARRAVILLE VIC 3013

Scale	Series	
1 : 250 @ A3		
Drawing		
PROPOSED SITE PLAN		
Project Number	Drawing Number	Issue
23122	DA102	G

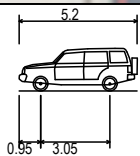
Appendix B Swept Path Assessment

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RATIO CONSULTANTS PTY LTD
ABN 005 422 104
LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011



B99 Vehicle (Realistic min radius) (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m

VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Proposed Buildings and Works

158-164 Somerville Road, Yarraville

B99 Design Vehicle - Site Access via Somerville Road

NOTE:
1) Base Plan Supplied By Zone Design (Drawing No. DA103, Version E). Aerial photograph sourced from Nearmap (April 2025)
2) Maximum Design Speed 5km/h

RATIO REFERENCE
22602T-SK01

SHEET No.
1 of 3

PREPARED BY
K. Bullock

SCALE
Custom@A3

DATE
24/10/25



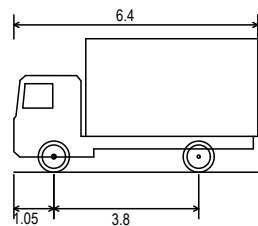
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LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

SRV - Small Rigid Vehicle (AS/NZS2890.2:2002)



VEHICLE ENVELOPE (FORWARD)
500mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
500mm CLEARANCE (REVERSE)

Overall Length
Overall Width
Track Width
Lock to Lock Time
Curb to Curb Turning Radius

6.400m
2.330m
2.330m
4.00 sec
7.100m

Proposed Buildings and Works

158-164 Somerville Road, Yarraville

6.4m Small Rigid Vehicle - Loading Bay Access

NOTE:

- 1) Base Plan Supplied By Zone Design (Drawing No. DA102, Version G). Aerial photograph sourced from Nearmap (April 2025)
- 2) Maximum Design Speed 5km/h

RATIO REFERENCE
22602T-SK01

SHEET No.
2 of 3

PREPARED BY
K. Bullock

SCALE
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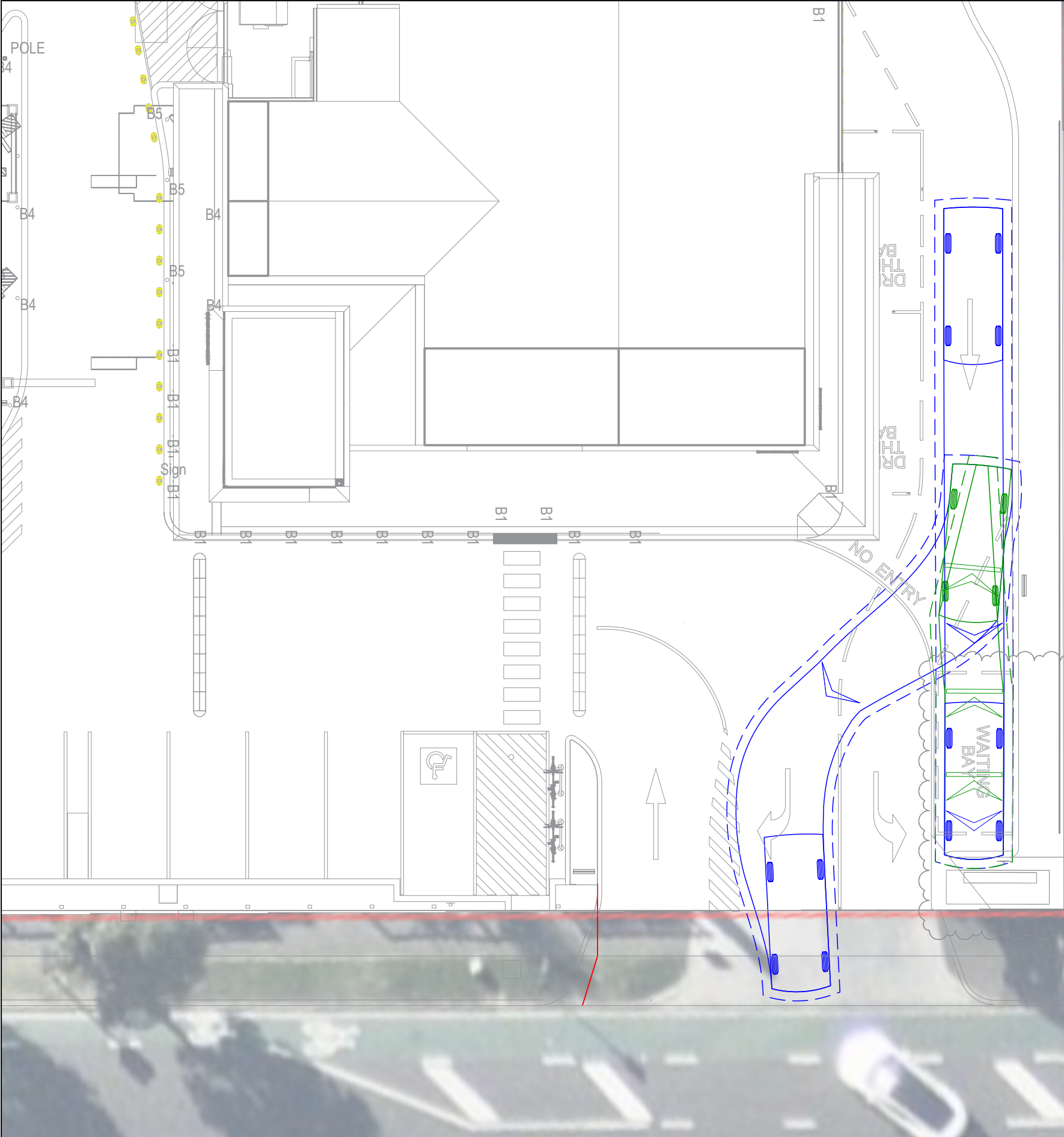
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ABN 005 422 104
LEVEL 5, 65 DOVER STREET
CREMORNE, VICTORIA 3121
TELEPHONE (03)9429 3111
FACSIMILE (03)9429 3011

B85 Vehicle (AS/NZS 2890.1:2004)

VEHICLE ENVELOPE (FORWARD)
300mm CLEARANCE (FORWARD)
VEHICLE ENVELOPE (REVERSE)
300mm CLEARANCE (REVERSE)

Proposed Buildings and Works
158-164 Somerville Road, Yarraville
B85 Design Vehicle - Waiting Bay Access

NOTE:
1) Base Plan Supplied By Zone Design (Drawing No. DA102, Version G). Aerial photograph sourced from Nearmap (April 2025)
2) Maximum Design Speed 5km/h

RATIO REFERENCE
22602T-SK01

SHEET No.
3 of 3

PREPARED BY
K. Bullock

SCALE
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DATE
24/10/25