

All for One Studios
13 Campbell Street
Yarraville VIC 3013

23/07/25

Planning Department
Maribyrnong City Council
PO Box 58
Footscray VIC 3011

CITY OF MARIBYRNONG ADVERTISED PLAN

To Whom It May Concern,

Re: Planning Permit Application – 11 Campbell Street, Yarraville (Expansion of All for One Studios)

We are writing to provide further information to support our planning permit application for the proposed expansion of All for One Studios at 11 Campbell Street, Yarraville.

Please find below the required details:

- **Hours of Operation:**
Monday to Friday: 6:00am to 9:00pm
Saturday and Sunday: 6:00am to 8:00pm
Including public holidays.
- **Maximum Number of Patrons on Site at Any One Time:**
We are seeking an increase of 30 patrons
- **Maximum Number of Staff on Site at Any One Time:**
We are seeking an increase of 5 staff
- **Proposed Buildings and Works:**
The proposed works are limited to an internal fit-out to accommodate the expanded use of the premises as a health and wellness studio. There will be **no external building works or signage** proposed as part of this application. There is not structural work, internal fitout only.
- **Current Use of the Site:**
The site is currently used as office space.


All for One Studios is committed to providing high-quality, community-focused allied health and wellness services, and we are excited to contribute positively to the Yarraville community with this expansion.


Should you require any further information or clarification regarding this application, please do not hesitate to contact us.

Kind regards,
Richard Scott
Director
All for One Studios
richard@allforone.com.au | 0403 463 623


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.

**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 ☐

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
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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 ☒

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:

Owner's Signature (Optional):

Date:

day / month / year

Application to AMEND a Planning Permit | Metropolitan Council

Addendum

All for One Studios
13 Campbell Street
Yarraville VIC 3013

23/07/25

Planning Department
Maribyrnong City Council
PO Box 58
Footscray VIC 3011

CITY OF MARIBYRNONG ADVERTISED PLAN

To Whom It May Concern,

Re: Planning Permit Application – 11 Campbell Street, Yarraville (Expansion of All for One Studios)

We are writing to provide further information to support our planning permit application for the proposed expansion of All for One Studios at 11 Campbell Street, Yarraville.

Please find below the required details:

- **Hours of Operation:**
Monday to Friday: 6:00am to 9:00pm
Saturday and Sunday: 6:00am to 8:00pm
Including public holidays.
- **Maximum Number of Patrons on Site at Any One Time:**
We are seeking an increase of 30 patrons
- **Maximum Number of Staff on Site at Any One Time:**
We are seeking an increase of 5 staff
- **Proposed Buildings and Works:**
The proposed works are limited to an internal fit-out to accommodate the expanded use of the premises as a health and wellness studio. There will be **no external building works or signage** proposed as part of this application. There is not structural work, internal fitout only.
- **Current Use of the Site:**
The site is currently used as office space.

All for One Studios is committed to providing high-quality, community-focused allied health and wellness services, and we are excited to contribute positively to the Yarraville community with this expansion.

Should you require any further information or clarification regarding this application, please do not hesitate to contact us.

Kind regards,
Richard Scott
Director
All for One Studios
richard@allforone.com.au | 0403 463 623

Reference: TP594/2017(2)
Contact: Tom Robb
Telephone: 9688 0411
Email: Tom.robbs@maribyrnong.vic.gov.au



21 September 2018

All For One Studios P/L
29 Riverglades Drive
POINT COOK VIC 3030

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

richard.j.scott@outlook.com

Dear Sir/Madam

AMENDED PERMIT SECTION 72(1) PLANNING & ENVIRONMENT ACT 1987	
Application No:	TP594/2017(2)
Address:	13 Campbell Street Yarraville
Proposal:	To use part of the land as an indoor recreation facility and part as a medical centre (as of right use)

I wish to advise that the above application to amend the permit has been considered and it has been decided that an Amended Planning Permit be issued. This amended permit supersedes the previous permit.

Please ensure you read and consider the conditions carefully as enforcement action under the Planning & Environment Act 1987 may occur if any conditions of this Planning Permit are breached.

If any plans or documentation are required by condition of this permit please provide them in digital format to planningapplications@maribyrnong.vic.gov.au or provide by other electronic means such as USB.

Any variation from the Planning Permit (including plans) may require approval from Council.

Please observe the notes on the last page of the planning permit which draw your attention to the Application for Review provisions. You may lodge an Application for Review with respect to any conditions in the permit.

If you have any questions, please contact Planning Administration on 9688 0200.

Yours faithfully,

Tom Robb
Urban Planner

COUNCIL OFFICES

Corner Napier and
Hyde Streets, Footscray

POSTAL ADDRESS

PO Box 58
Footscray Victoria 3011

DX

DX81112 Footscray

TELEPHONE

(03) 9688 0200

FACSIMILE

(03) 9687 7793

**NATIONAL RELAY SERVICE
(HEARING IMPAIRED)**

133 677

WEBSITE

www.maribyrnong.vic.gov.au

EMAIL

email@maribyrnong.vic.gov.au

ABN

86 517 839 961



AMENDED PLANNING PERMIT

Permit No.: TP594/2017(2)
Planning Scheme: Maribyrnong Planning Scheme
Responsible Authority: City of Maribyrnong



Address of the land: 13 Campbell Street Yarraville

The permit allows:

To use part of the land as an indoor recreation facility and part as a medical centre (as of right use)

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The following conditions apply to this permit:

1. The use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clause 62 of the Maribyrnong Planning Scheme. NOTE: This does not obviate the need for a permit where one is required.
2. The use of the Indoor Recreation Facility may operate only between the hours of:-
 6:00 a.m. and 8.00 p.m. Monday to Sunday and public holidays;
 except with the written permission of the Responsible Authority.
3. No more than 50 patrons for the use of the Indoor Recreation Facility are allowed to be on the premises at any one time except with the written consent of the Responsible Authority.
4. No than 7 staff for the use of the Indoor Recreation Facility are allowed to be on the premises except with the written consent of the Responsible Authority.
5. The use of the Medical Centre may operate only between the hours of:-
 7:00 a.m. and 8:00 p.m. Monday to Friday;
 7:00 a.m. and 5:00 p.m. Saturday to Sunday;
 except with the written permission of the Responsible Authority.
6. No more than 3 medical practitioners are allowed to be on the premises at any one time except with the written consent of the Responsible Authority.
7. Not less than 39 car spaces must be allocated to the tenancy unless with the written consent of the Responsible Authority. Car parking must be accessible at all times the use is in operation.
8. A sign must be displayed near all entrances/exits highlighting the availability of visitor car parking to the satisfaction of the Responsible Authority. Car spaces must be clearly allocated to the use by line marking, signage or other means. A sign(s) must be provided directing drivers to the area(s) set aside for car parking and must be

located and maintained to the satisfaction of the Responsible Authority. The area of each sign must not exceed 0.3 square metres.

9. The use must be managed so that the amenity of the area is not detrimentally affected, through the:-
- (a) Transport of materials, goods or commodities to or from the land.
 - (b) Appearance of any building, works or materials.
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - (d) Harbourage and/or presence of vermin)
 - (e) In any other way.

All to the satisfaction of the Responsible Authority.

10. Noise levels emanating from the premises must not exceed the noise levels as determined by the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.
11. Noise levels emanating from the premises must not exceed the noise levels as determined by the State Environment Protection Policy (Control of Music Noise from Public Premises), No. N-2.
12. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.
13. Signage must be displayed near all entrances/exits to encourage sustainable transport modes to the site, including the location of the nearest public transport stops or local bicycle paths to the satisfaction of the Responsible Authority.
14. This permit will expire if one of the following circumstances applies:
- The use has not commenced within two years of the date of this permit.
 - The use is discontinued for a period of two years.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where use allowed by the permit has not yet started.

Notes

Building Permit - This is not a Building permit. A building permit may also be required. Please contact your building surveyor.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of Amendment	Brief description of amendment
21 September 2018	Conditions 2 & 5 amended to increase hours of operation.

Date Issued

Signature for the Responsible Authority

16 March 2018

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the Planning and Environment Act 1987.)

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or

- if no date is specified, from:

- (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
- (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development required the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988.
2. A permit for the use of land expires if;
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if;
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A (2) of the Planning and Environment Act 1987, or to any combination of use, development or any of those circumstances requires the certification of a plan under the Subdivision Act 1988, unless the permit contains a different provision;
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case, no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued unless a Notice of Decision to Grant a Permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about application for review and the fees payable can be obtained from Victorian Civil and Administrative Tribunal.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS324649L
Number of Pages (excluding this cover sheet)	14
Document Assembled	29/07/2025 08:21

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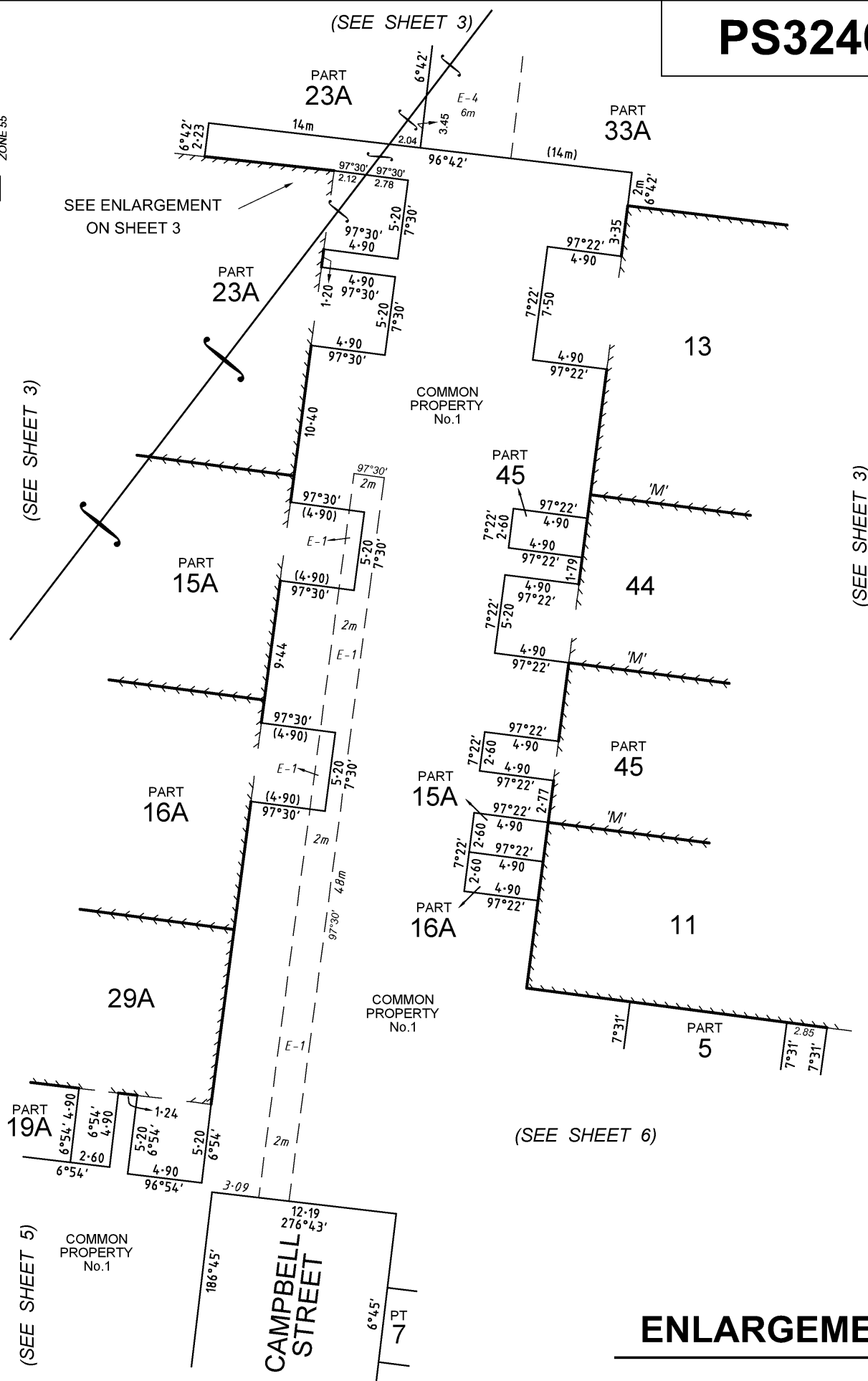
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CITY OF MARIBYRNONG
ADVERTISED PLAN

1

PLAN OF SUBDIVISION					PS 324649L
EASEMENT INFORMATION					
LEGEND A- Appurtenant easement E- Encumbering easement R- Encumbering easement (Road)					
Section 12(2) of the Subdlvision Act 1988 applies to all the land in this plan, excluding Lot A					
Easement reference	Purpose	Width (metres)	Origin	Land benefited / In favour of	
E-6	Carriogeway limited in height to 3 metres above site level and limited in depth to 15 metres below site level See Cross Sections E1 - E1'	See plan	This Plan	Lot 35 on this plan	
				SHEET 7	

PS324649L



ENLARGEMENT



Melbourne | Geelong | Ballarat

SHEET 4

BRENT KEVIN O'GRADY / VERSION No.1

PS324649L

(SEE SHEET 3)

(SEE SHEET 3)

STEPHEN STREET

PART 28A

PART 35A

PART 34A

29A

PART 19A

PART 106

PART 28A

PART 38A

PART 35A

PART 28A

PART 23A

PART 33A

PART 105

PART 106

PART 105

PART 106

PART 105

PART 106

PART 105

PART 106

PART 105

PART 106

PART 105

PART 106

PART 105

PART 106

PART 105

PART 106

PART 105

PART 106

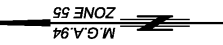


DIAGRAM 2

ROAD

ROAD

(SEE SHEET 6)

CAMPBELL STREET

PT 7

CP No.1

PART 7

TGM Group
765 Glenferrie Road (PO Box 2304)
Hawthorn Vic 3122
T 03 8862 9333
F 03 9819 4909
ABN 11 125 568 461
www.tgmgroup.com



SCALE 1:250
BRENT KEVIN O'GRADY / VERSION No.1

ORIGINAL SHEET SIZE: A3

SHEET 5

PS324649L

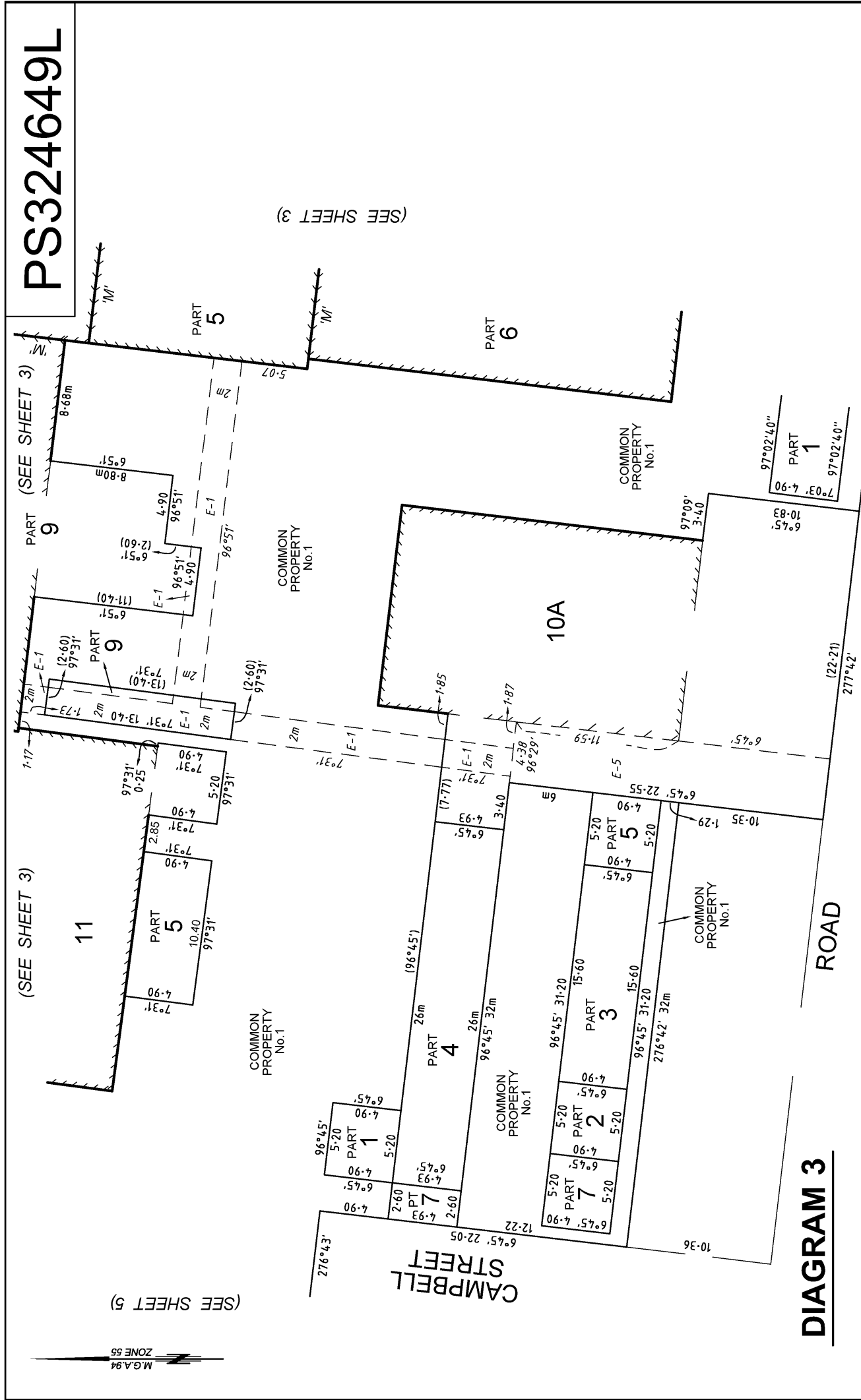


DIAGRAM 3

TGM Group
765 Glenferrie Road (PO Box 2304)
Hawthorn Vic 3122
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F 03 9819 4909
ABN 11 125 568 461
www.tgmgroup.com



BRENT KEVIN O'GRADY / VERSION No.1

SCALE

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 6

DIAGRAM 4

Lots 36A, 37A, 38A PART, 39A, 41A,
43A PART & COMMON PROPERTY 2

PS324649L

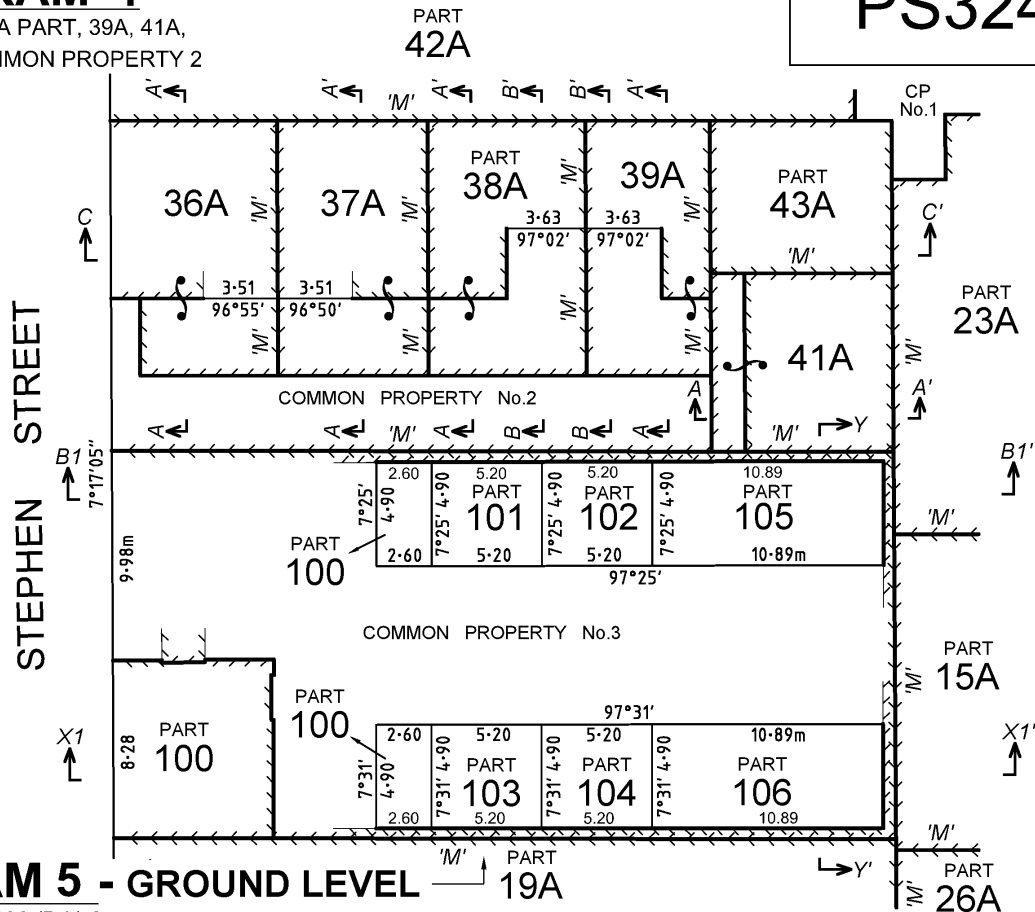


DIAGRAM 5 - GROUND LEVEL

PART LOTS 100 - 106 (B.I.) &
COMMON PROPERTY 3

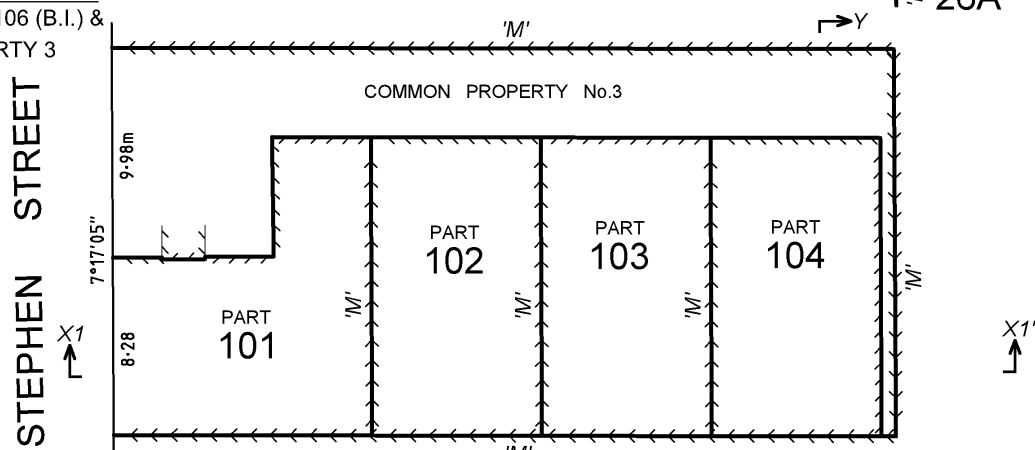


DIAGRAM 5A - FIRST STOREY

PART LOTS 101 - 104 (B.I.) &
COMMON PROPERTY 3

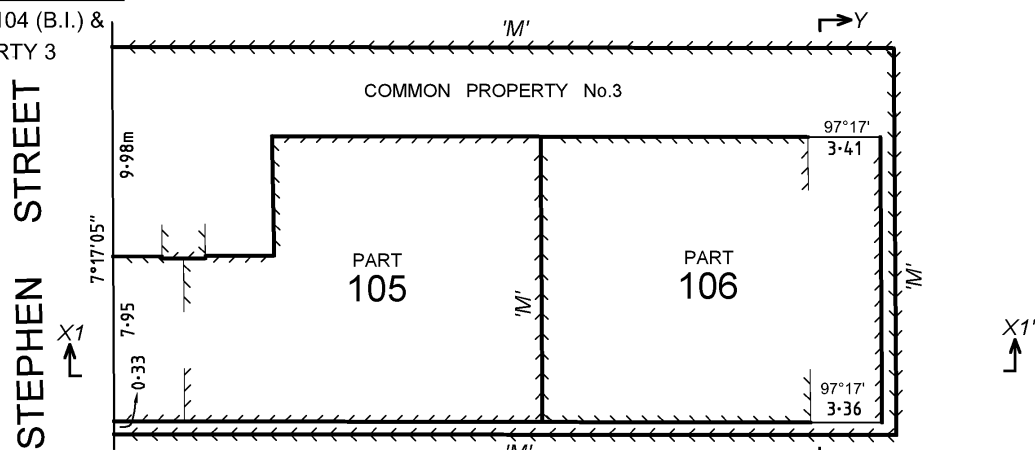


DIAGRAM 5B - SECOND STOREY

PART LOTS 105 - 106 (B.I.) & COMMON PROPERTY 3



TGM Group
765 Glenferrie Road (PO Box 2304)
Hawthorn Vic 3122
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ABN 11 125 588 461
www.tgmgroup.com



Melbourne & Sydney & Brisbane

SCALE
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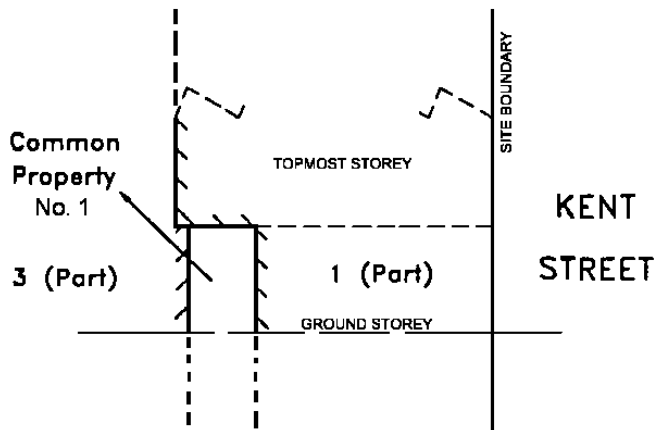
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LENGTHS ARE IN METRES

BRENT KEVIN O'GRADY / VERSION No.1

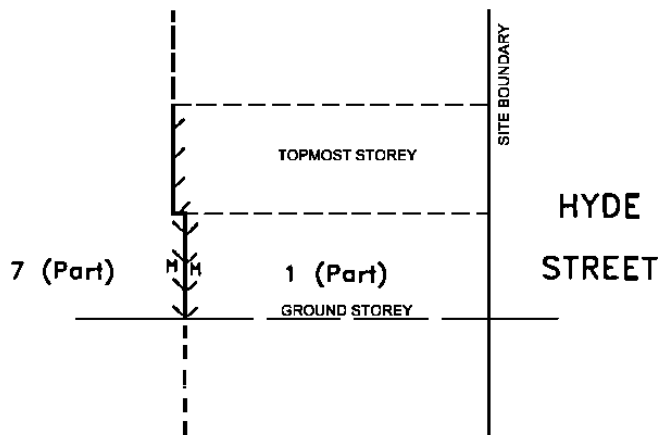
ORIGINAL SHEET
SIZE: A3

SHEET 7

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 324649L



SECTION D - D'
(Not to Scale)



SECTION E - E'
(Not to Scale)

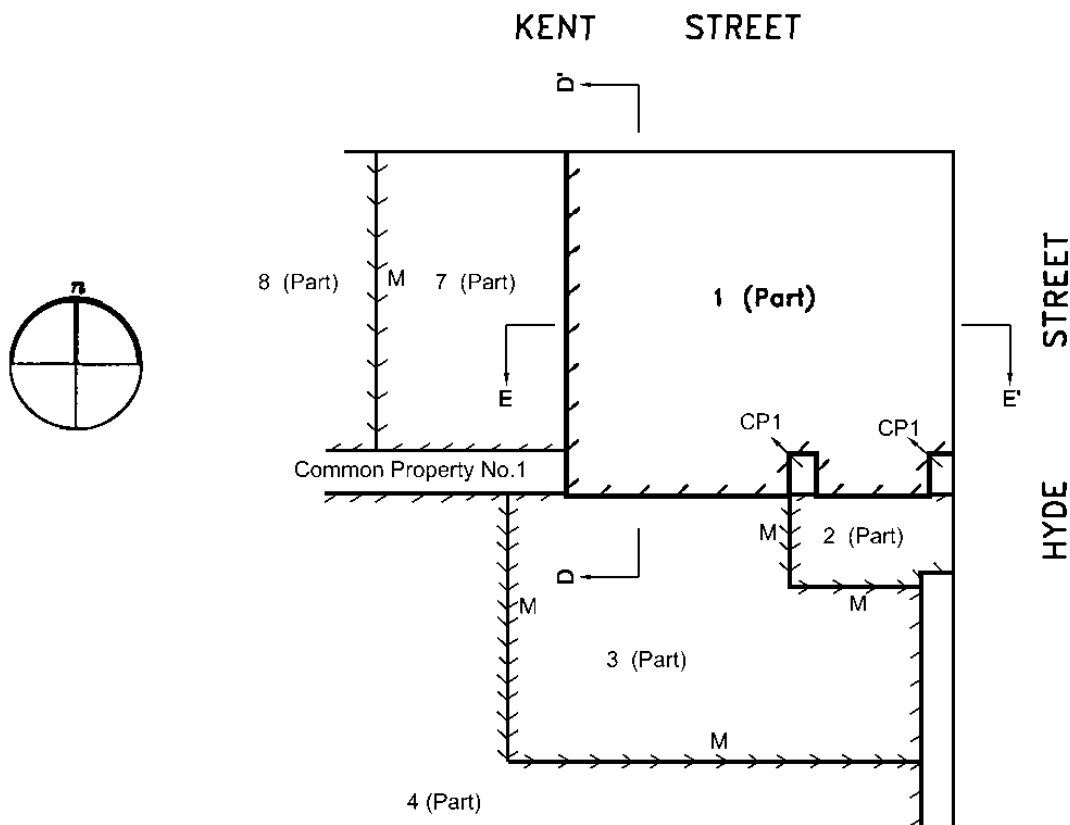


DIAGRAM 6 - TOPMOST STOREY



WBCM Group Pty Ltd. A/CN 906 937 584
71 Palmerston Crescent South Melbourne Victoria 3205 Australia
PO Box 343 South Melbourne 3205 0320534 Emerald VIC
Facsimile 031 628 2461 Telephone 031 628 1404

Sheet 8

ORIGINAL

SCALE

SCALE
1:500

SHEET
SIZE
A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROBERT N JONSON

SIGNATURE DATE / /

REF 4866/1 19/7/93 VERSION 0

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

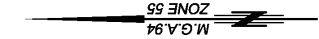
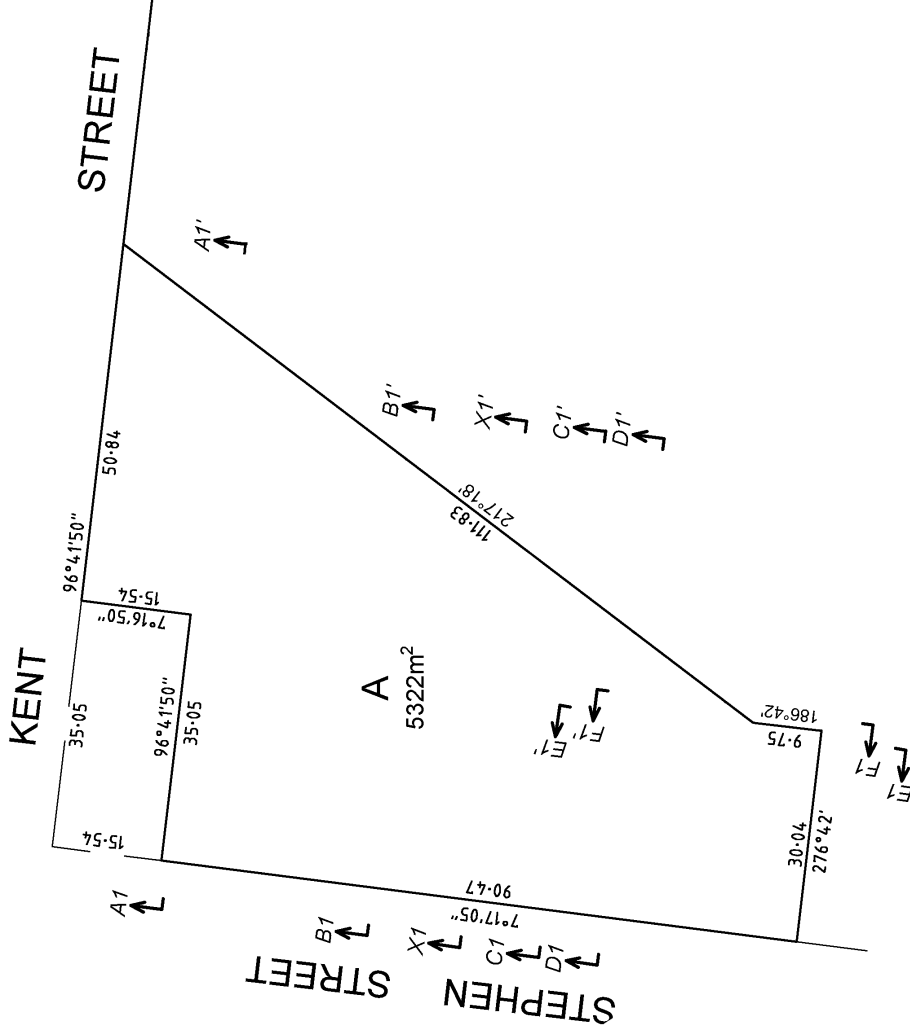


DIAGRAM 7

LOT A

FROM 15 METRES BELOW
SITE LEVEL & BELOW

PS324649L



TGM Group
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Hawthorn Vic 3122
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F 03 9819 4909
ABN 11 125 588 461
www.tgmgroup.com



SCALE
1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

BRENT KEVIN O'GRADY / VERSION No.1

ORIGINAL SHEET
SIZE: A3

SHEET 9

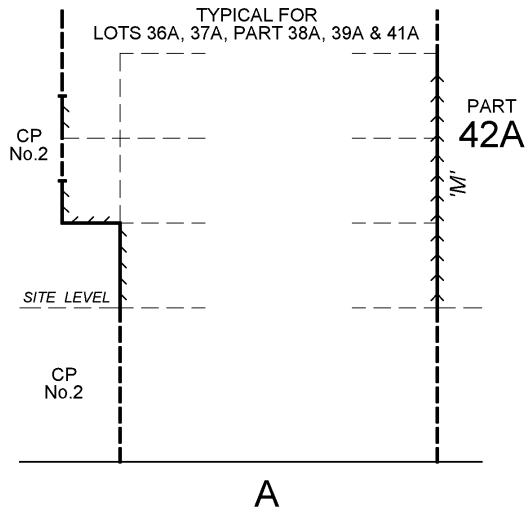
PS324649L

TOPMOST STOREY

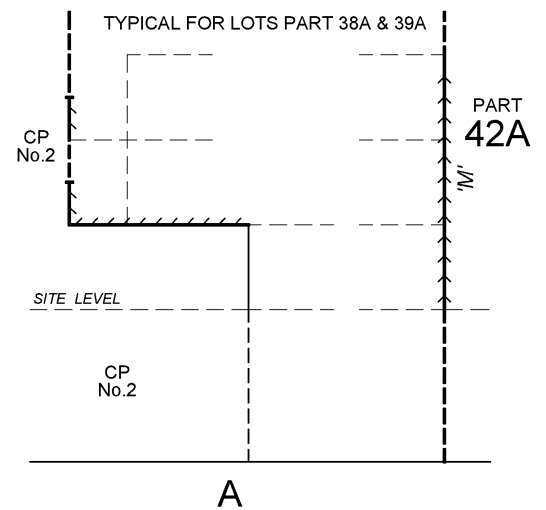
FIRST STOREY

GROUND STOREY

15m BELOW SITE LEVEL



CROSS SECTION A-A'



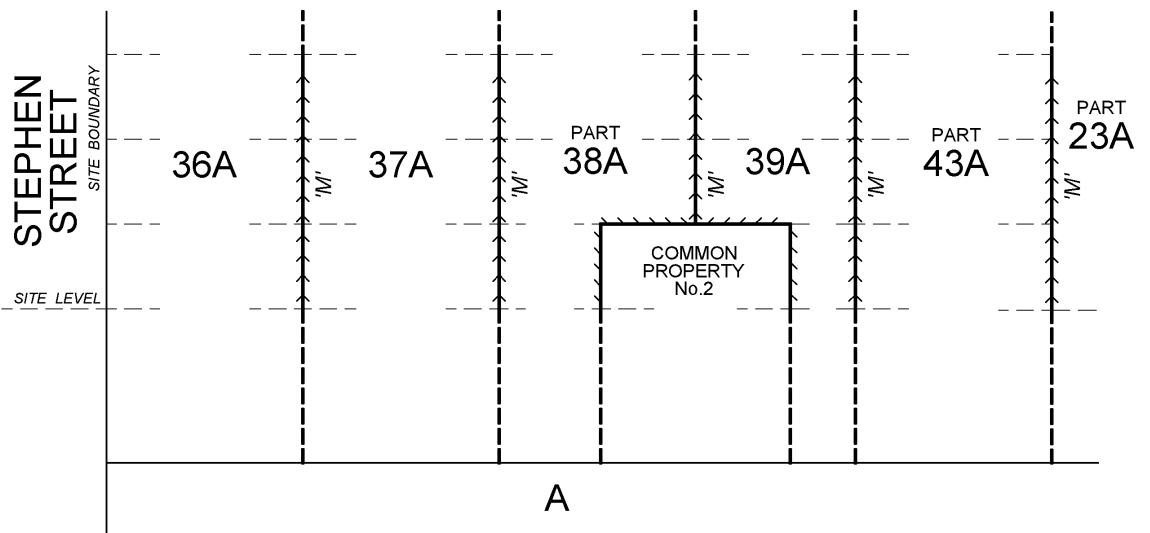
CROSS SECTION B-B'

TOPMOST STOREY

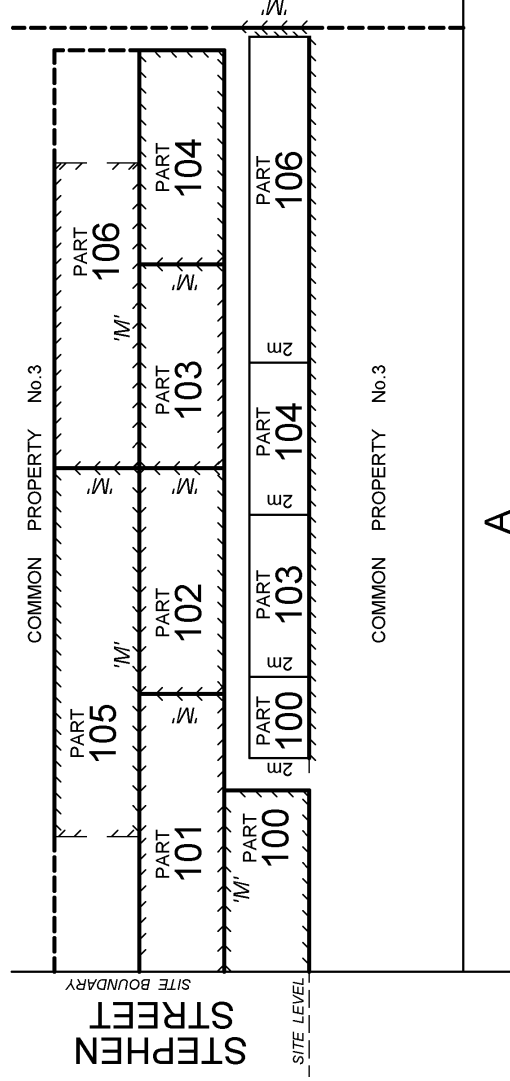
FIRST STOREY

GROUND STOREY

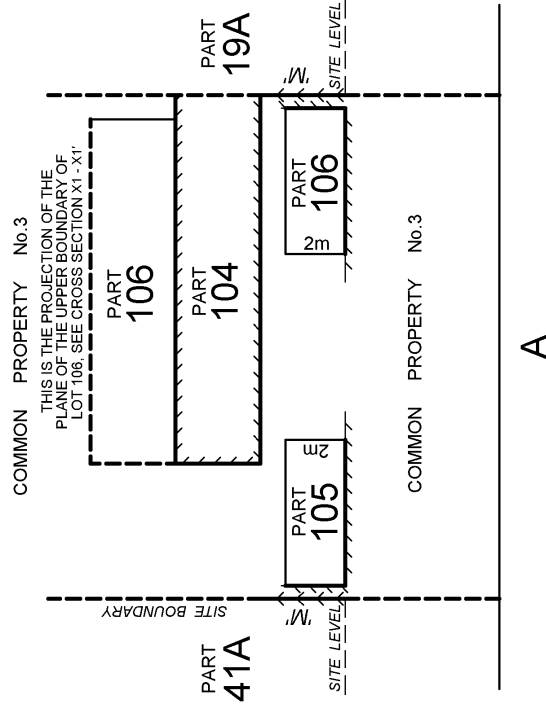
15m BELOW SITE LEVEL



CROSS SECTION C-C'



CROSS SECTION X1-X1'



CROSS SECTION Y-Y'

TGM Group				
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Hawthorn Vic 3122				
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ABN 11 125 568 461				
www.tgmgroup.com				

PS324649L

GROUND
STOREY

STEPHEN
STREET

SITE LEVEL

SITE
BOUNDARY

PART
42A

COMMON
PROPERTY
No.1

PART
23A

PART
33A

CP
No.1

SITE LEVEL

E-4

15m BELOW
SITE LEVEL

A

CROSS SECTION A1-A1'

GROUND
STOREY

STEPHEN
STREET

SITE LEVEL

SITE
BOUNDARY

PART
100

2m

PART
101

2m

PART
102

2m

PART
105

2m

2m

2m

PART
23A

COMMON
PROPERTY
No.1

SITE LEVEL

COMMON PROPERTY No.3

15m BELOW
SITE LEVEL

A

CROSS SECTION B1-B1'

GROUND
STOREY

STEPHEN
STREET

SITE LEVEL

SITE
BOUNDARY

PART
19A

2m

PART
16A

COMMON
PROPERTY
No.1

SITE LEVEL

15m BELOW
SITE LEVEL

A

CROSS SECTION C1-C1'

GROUND
STOREY

STEPHEN
STREET

SITE LEVEL

SITE
BOUNDARY

PART
28A

2m

29A

COMMON
PROPERTY
No.1

SITE LEVEL

15m BELOW
SITE LEVEL

A

CROSS SECTION D1-D1'

GROUND
STOREY

STEPHEN
STREET

SITE LEVEL

SITE
BOUNDARY

CP
No.1

3m

PART
34A

PART
35A

PART
28A

PART
19A

SITE LEVEL

SITE
BOUNDARY

CP
No.1

E-2

PART
28A

PART
19A

15m BELOW
SITE LEVEL

A

A

CROSS SECTION E1-E1'

CROSS SECTION F1-F1'

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS 324649L

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
THIS PLAN	SPECIAL RULES RECORDED	S 688364S	15-11-93	9.00	2	
LOTS 14, 17 & 18,	STAGE 2	S 718793F	16-11-93	12.00 pm	3	
& LOT 52	"	"	"	"	"	
LOT 28 & 26	RECTIFICATION	S654885C			4	
ABUTTING ROAD	DISCONTINUANCE	S989662A	17-3-94		5	
LOT 25	CREATION OF EASEMENT	T658379K	1-6-95		6	
LOTS 25, 26 & 27	AMENDMENT (SEC 32 SUB ACT 1988)	U 157873S	2-5-96	9.15 AM	7	
ABUTTING ROAD	DISCONTINUANCE	V163909G & L.G.D. 8013			8	
LOT 10	AMENDMENT (SEC. 32 SUB. ACT 1988)	V211796F	17/4/98	10.45 AM	9	
LOTS 31 & 32	RECTIFICATION	V 577443S			10	
LOTS 31 & 32	AMENDMENT (SEC. 32 SUBD. ACT 1988)	W328168X	28/10/99	9.45am	11	
LOT 30	AMENDMENT (SEC. 32 SUBD. ACT 1988)	W572494Q	7/3/00	1.05PM	12	

[illegible]

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

Page 1 of 1

VOLUME 10125 FOLIO 753

Security no : 124125179992U
Produced 10/06/2025 11:15 AM

CITY OF MARIBYRNONG
RECEIVED
10/06/2025
URBAN PLANNING

LAND DESCRIPTION

Lot 15A on Plan of Subdivision 324649L.
PARENT TITLE Volume 10026 Folio 355
Created by instrument PS324649L 26/07/1993

CITY OF MARIBYRNONG
ADVERTISED PLAN

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BR & JG INVESTMENTS PTY LTD of 11 CAMPBELL STREET YARRAVILLE VIC 3013
AN436568B 09/01/2017

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 PS324649L 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 21350B DAVID DAVIS & ASSOCIATES
Effective from 21/07/2020

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS324649L

DOCUMENT END



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 3
PLAN NO. PS324649L

The land in PS324649L is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Lots 100 - 106.

Limitations on Owners Corporation:

Limited

Postal Address for Service of Notices:

26 TENNYSON STREET WILLIAMSTOWN VIC 3016
OC036630N 05/10/2017

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules.
See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

ADDITIONAL OWNERS CORPORATION INFORMATION:

OC036630N 05/10/2017

Notations:

Members of Owners Corporation 3 are also affected by Owners Corporation 1.
Folio of the Register for Common Property No. 3 is in the name of Owners Corporation 1.

Entitlement and Liability:



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 100	3.00	3.00
Lot 101	5.00	5.00
Lot 102	4.00	4.00
Lot 103	4.00	4.00
Lot 104	4.00	4.00
Lot 105	10.00	10.00
Lot 106	10.00	10.00
Total	40.00	40.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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

Page 1 of 2

VOLUME 10142 FOLIO 459

Security no : 124068819546Y
Produced 29/10/2017 03:18 pm

LAND DESCRIPTION

Lot 23 on Plan of Subdivision 324649L.

PARENT TITLES :

Volume 10125 Folio 752

Volume 10125 Folio 755 to Volume 10125 Folio 756

Volume 10125 Folio 761

Created by instrument S718793F 16/11/1993

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

AINALIS INVESTMENTS PTY LTD of 13 CAMPBELL STREET YARRAVILLE 3013
S934243X 14/02/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ718021Q 12/06/2012

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE PS324649L 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: 13 CAMPBELL STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

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

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS324649L

CITY OF MARIBYRNONG
RECEIVED
22/03/18
URBAN PLANNING



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

Page 2 of 2

DOCUMENT END

Imaged Document Cover Sheet

CITY OF MARIBYRNONG
ADVERTISED PLAN

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Document Identification	PS324649L
Number of Pages (excluding this cover sheet)	16
Document Assembled	29/10/2017 15:22

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T.O.1

PLAN OF SUBDIVISION				PS 324649L
EASEMENT INFORMATION				
LEGEND A- Appurtenant easement E- Encumbering easement R- Encumbering easement (Road)				
Section 12(2) of the Subdivision Act 1988 applies to all the land in this plan				
Easement reference	Purpose	Width (metres)	Origin	Land benefited / In favour of
E-6	Carriageway purposes limited in height to 3 metres above site level.	See plan	This Plan	Lot 35 on this plan
				SHEET 2

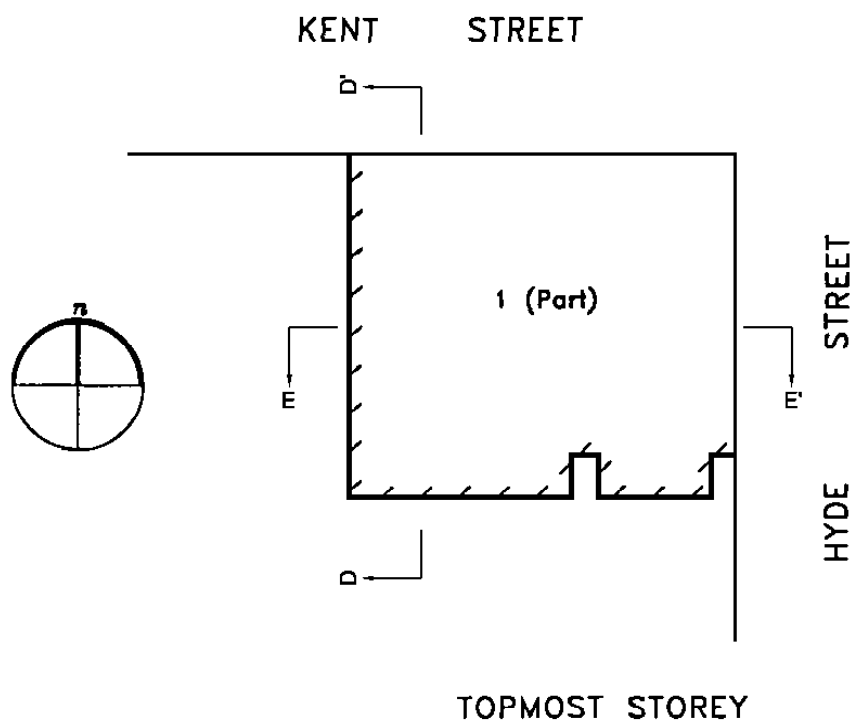
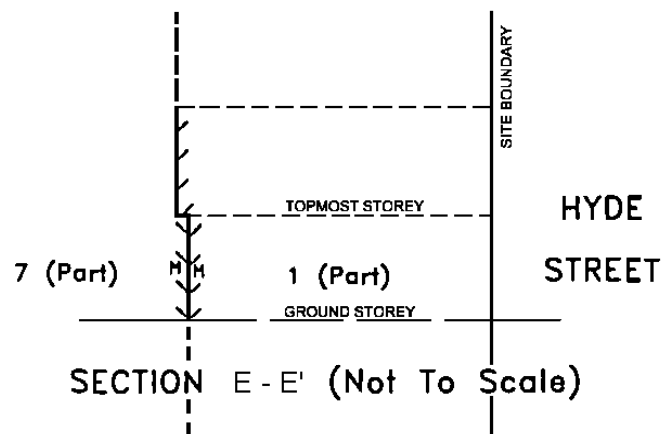
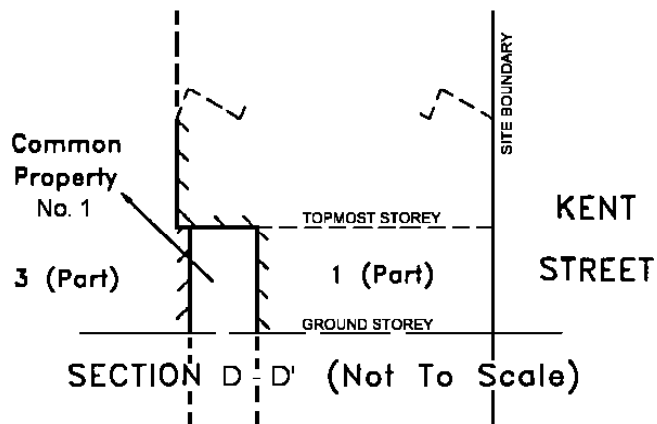
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 324649L



WBCM group

Engineers
Surveyors
Planners

WBCM Surveys Pty Ltd. ACN 096 937 584
75 Palmerston, Cremorne, South Melbourne Victoria 3205 Australia
PO Box 343 South Melbourne 3205 VIC 3205
Facsimile 031 628 2461 Telephone 031 628 1488

ORIGINAL

SCALE

SCALE
1:500

SHEET
SIZE
A3

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LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROBERT N JONSON

SIGNATURE DATE / /

REF 4866/1 19/7/93 VERSION 0

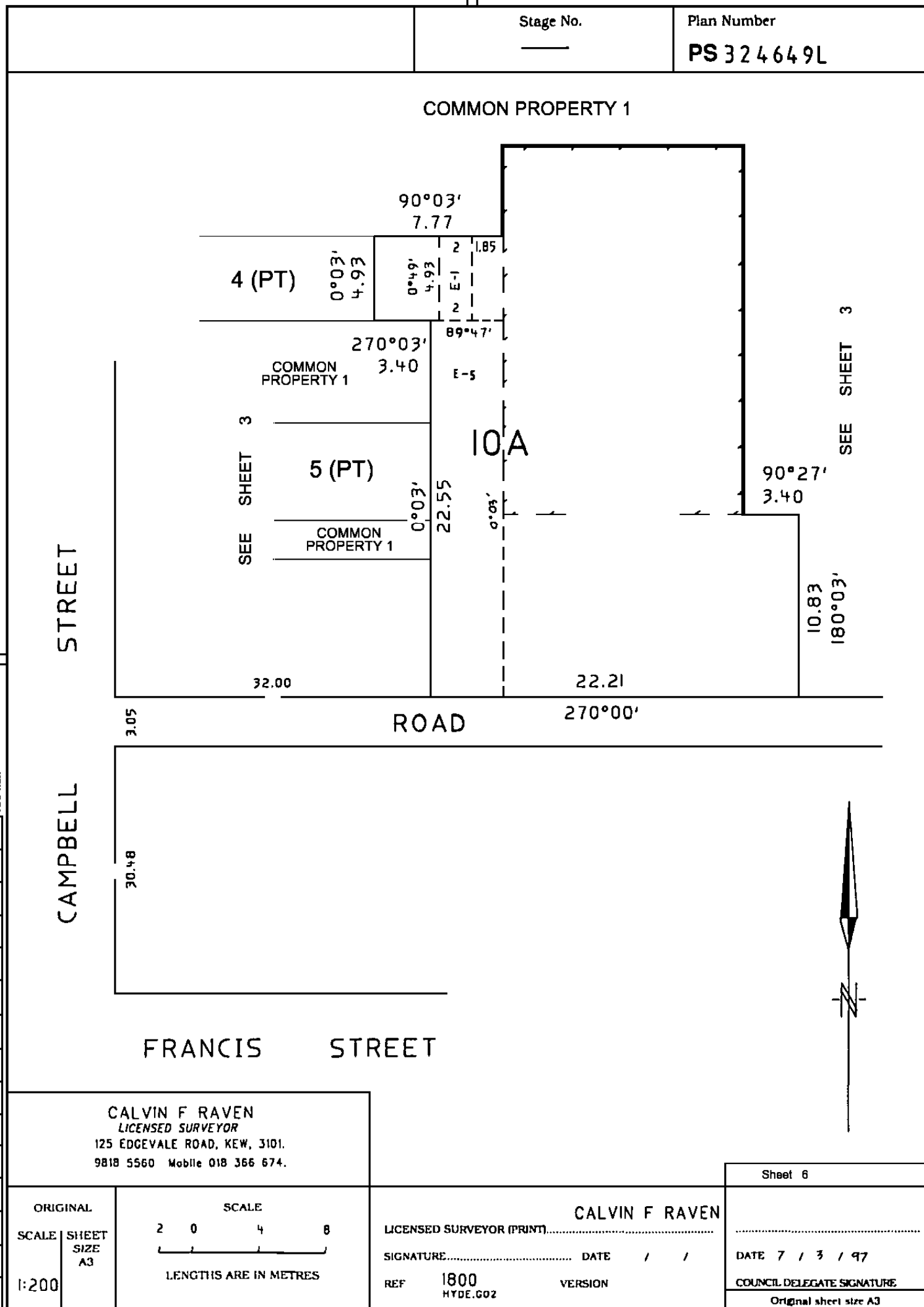
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DATE / /

COUNCIL DELEGATE SIGNATURE

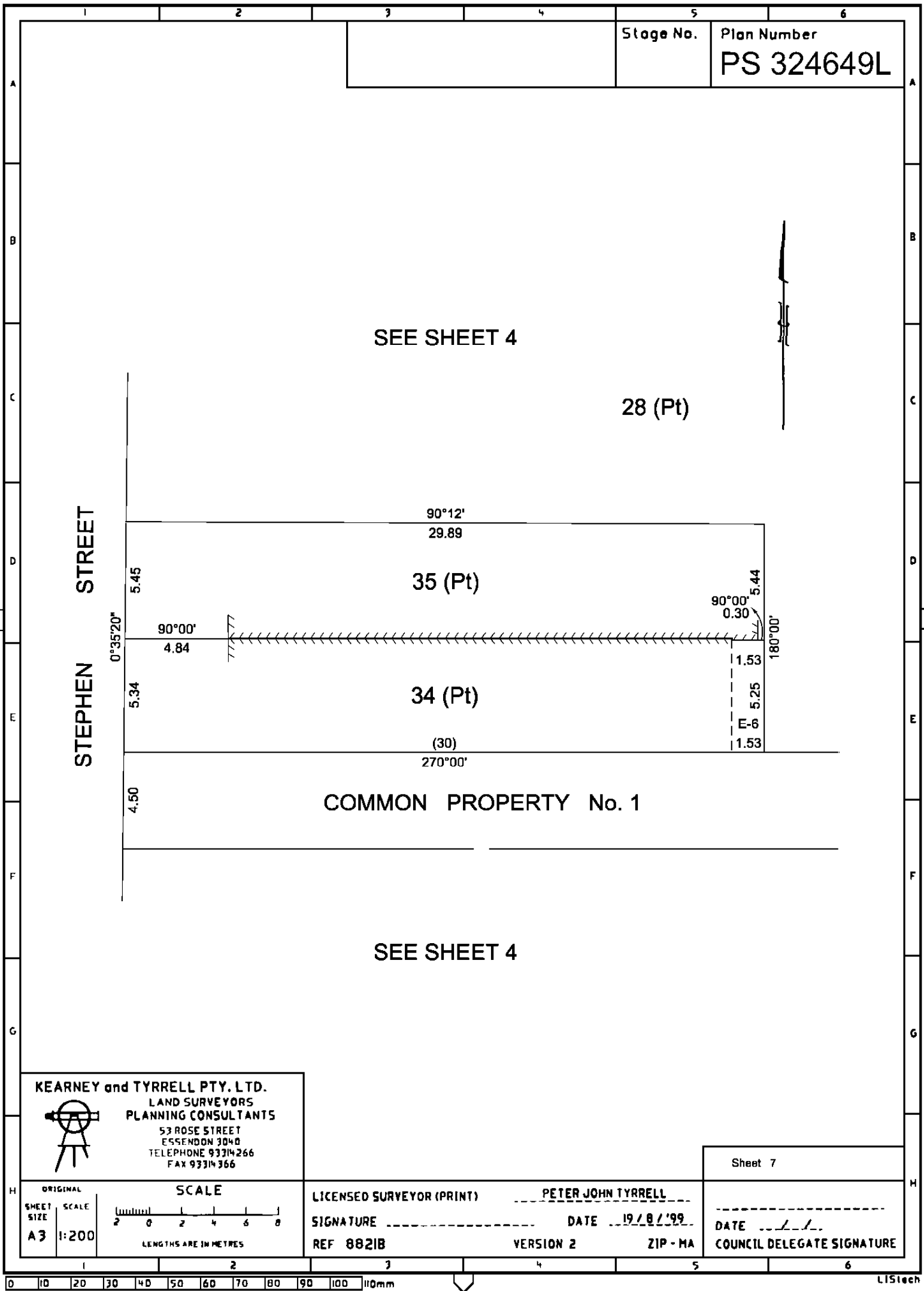
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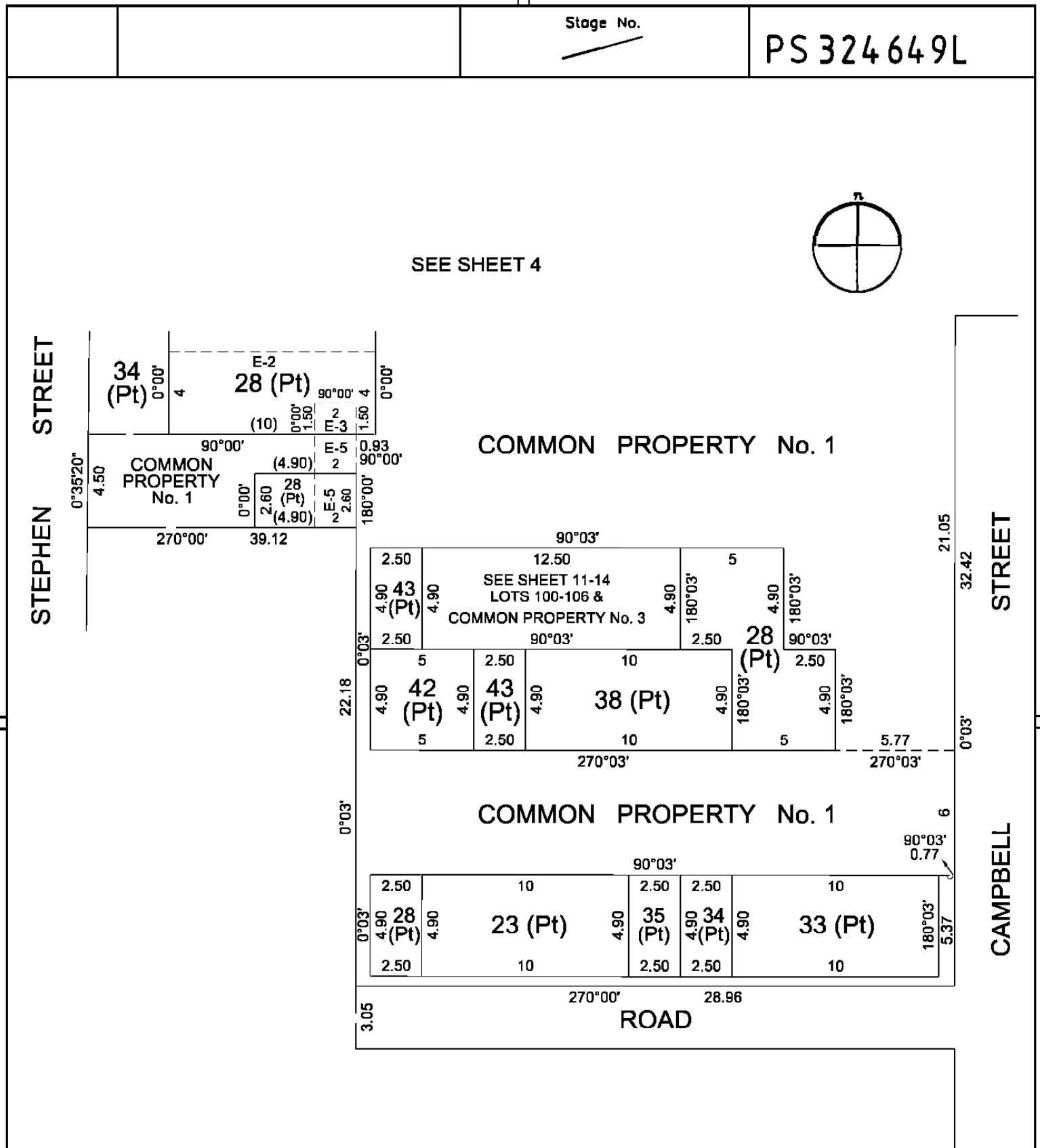
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FRANCIS STREET

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CALVIN F RAVEN LICENSED SURVEYOR (PRINT).....								
SIGNATURE.....	DATE / /							
REF 1800 HYDE.G02	VERSION							
		DATE 7 / 3 / 97 COUNCIL DELEGATE SIGNATURE Original sheet size A3						

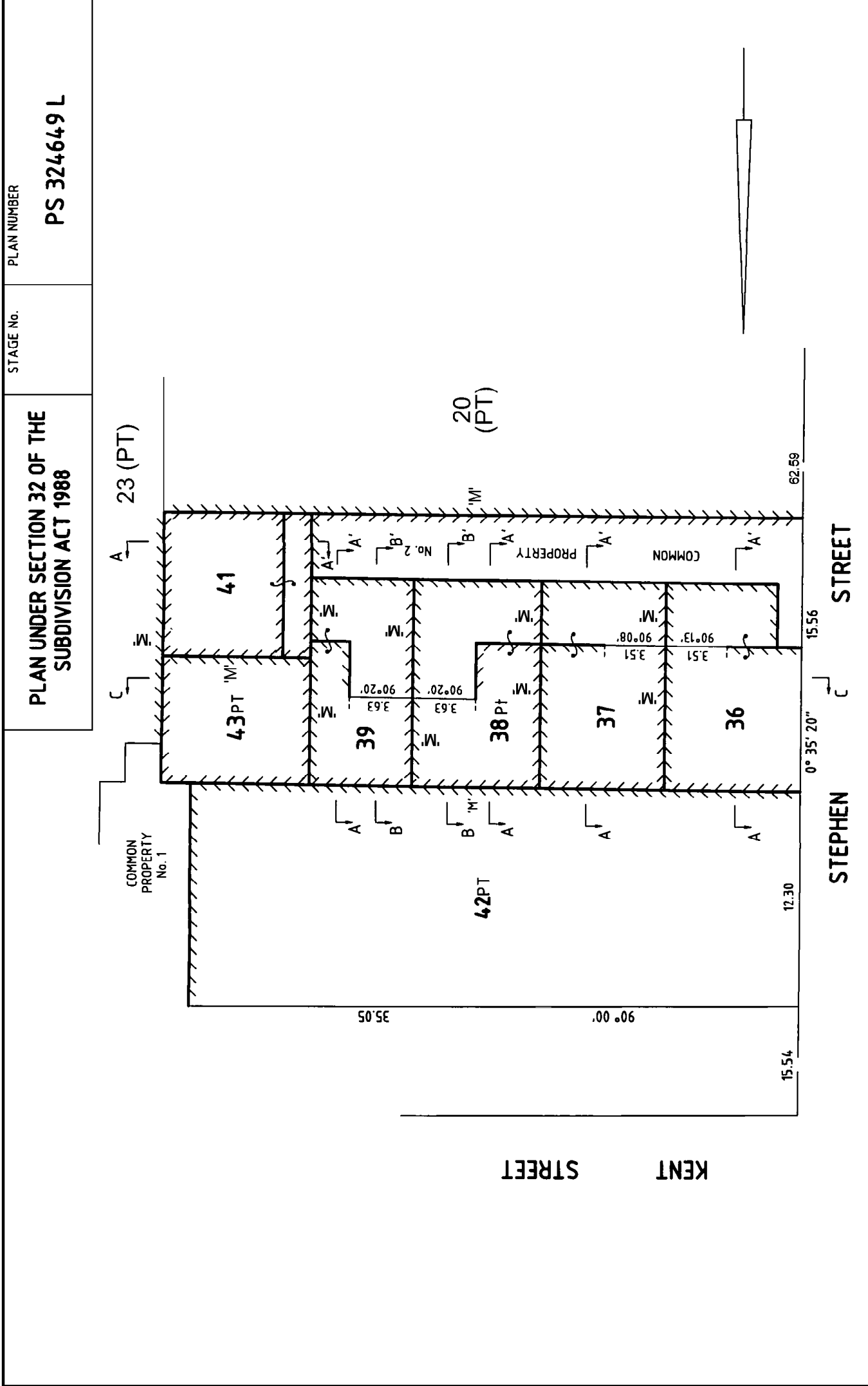




WBCM Surveys Pty Ltd ACN 006 937 586 71 Palmerston Crescent South Melbourne Victoria 3205 Australia PO Box 245 South Melbourne 3205 DX20536 Emerald Hill Facsimile 03) 9699 3992 Telephone 03) 9699 1400			Sheet 8	
ORIGINAL SCALE 1:500	SHEET SIZE A3	SCALE <div style="text-align: center;"> 5 0 10 20 </div> LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) ROBERT N JONSON SIGNATURE DATE / / REF 5785 4/9/95 VERSION A DWG 578500AA	DATE: / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

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mm



J. R. EDWARDS LAND SURVEYOR & TOWN PLANNER 59 FLETCHER STREET, ESSENDON, VIC. 3040 TEL. (03)9370 2209 FAX. (03)9370 1102		ORIGINAL SCALE 1:200 SHEET A3 SIZE A3		LICENSED SURVEYOR David Sidley SIGNATURE REF 12643C DATE 04/06/07 VERSION 1		SHEET 9 DATE / / COUNCIL DELEGATE SIGNATURE	
--	--	--	--	---	--	---	--

	STAGE No.	PLAN NUMBER
		PS 324649 L

DIAGRAM 2
CROSS SECTION A-A'

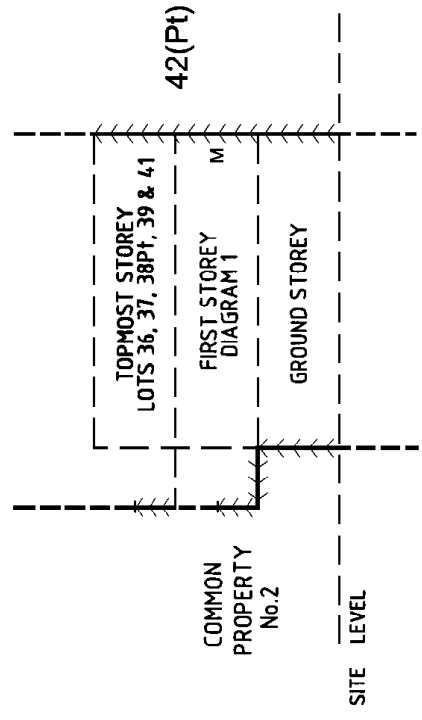


DIAGRAM 3
CROSS SECTION B-B'

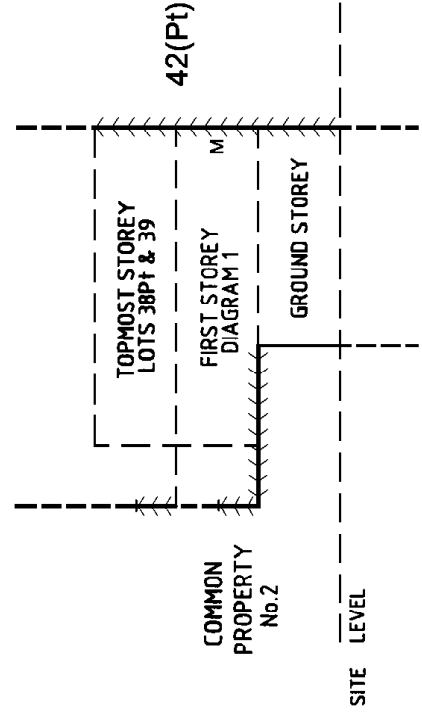
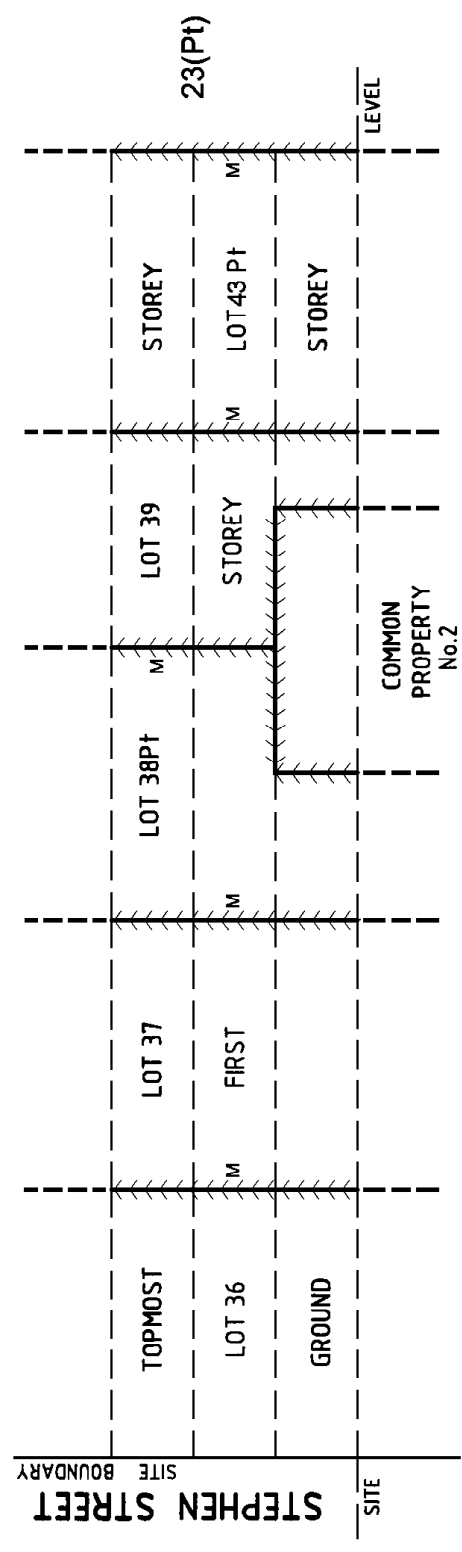


DIAGRAM 4
CROSS SECTION C-C'



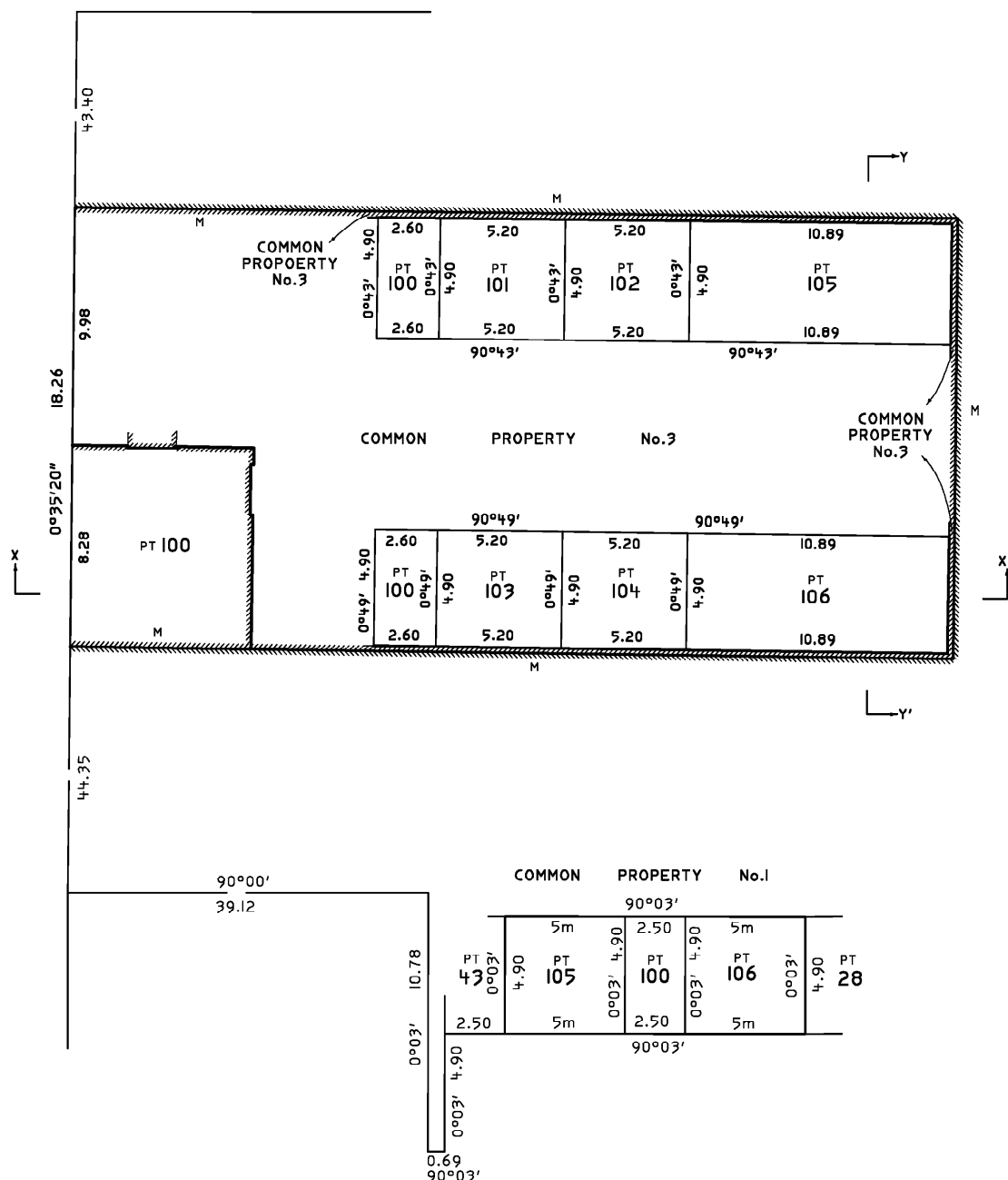
J. R. EDWARDS LAND SURVEYOR & TOWN PLANNER 59 FLETCHER STREET, ESSENDON, VIC. 3040 TEL. (03)9370 2209 FAX. (03)9370 1102	SCALE NOT TO SCALE	ORIGINAL SCALE 1:200	SHEET SIZE A3	LICENSED SURVEYOR David Sidley	DATE 24/2/06	SHEET10
		SIGNATURE REF 12643A	VERSION 3	DATE / /	COUNCIL DELEGATE SIGNATURE	

PS324649L

DIAGRAM 1
GROUND STORY

KENT STREET

STEPHEN STREET



VICLAND
SURVEYING

INC. KEARNEY & TYRRELL SURVEYING

53 Rose Street, Essendon 3040

T 9331 4266 E admin@vland.com.au
F 9331 4366 W www.vland.com.au

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE
1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR:
_ PETER JOHN TYRRELL _

REF 15251

VERSION 4

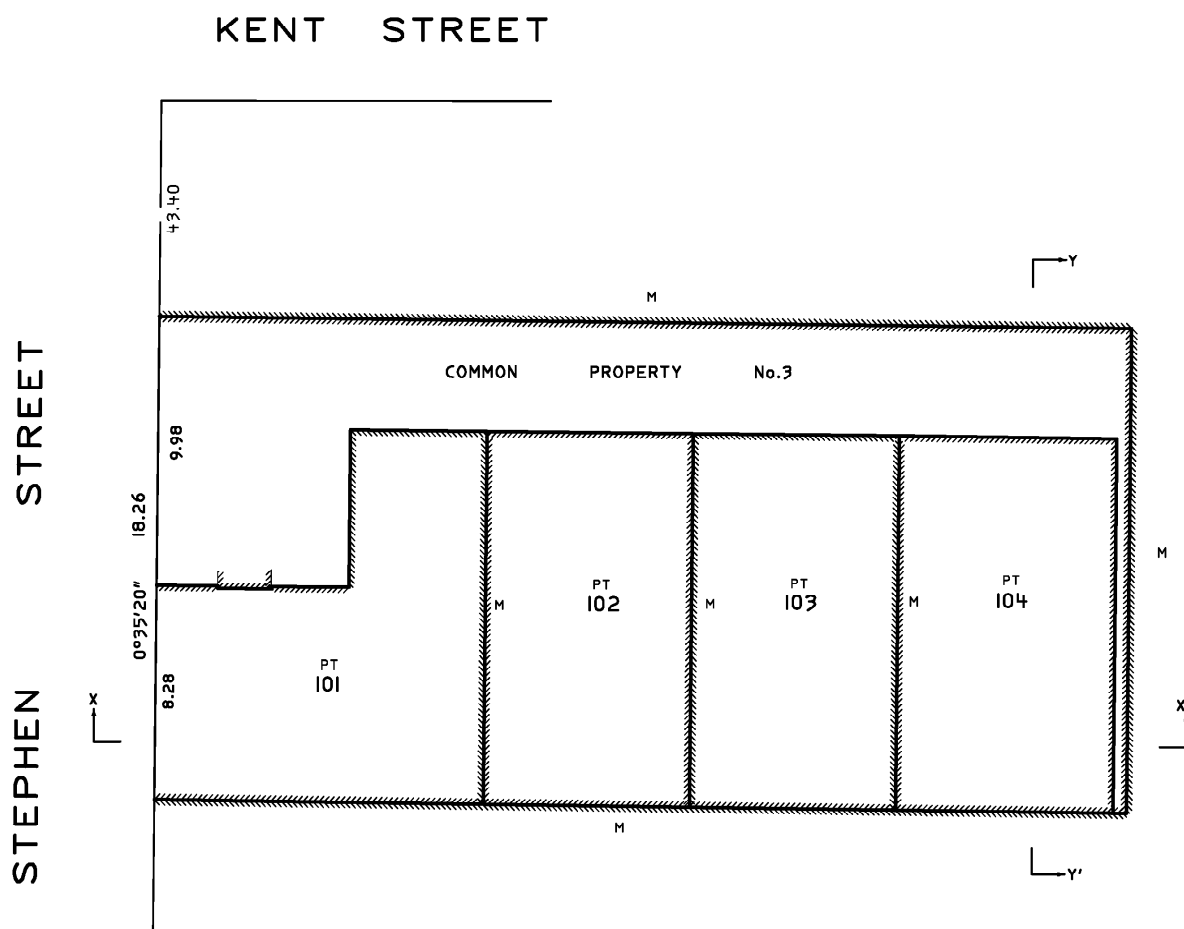
SHEET 11

ORIGINAL SHEET SIZE: A3

Council Name:
CITY OF MARIBYRNONG

PS324649L

DIAGRAM 2
FIRST STORY



VICLAND
SURVEYING

INC. KEARNEY & TYRRELL SURVEYING

53 Rose Street, Essendon 3040

T 9331 4266 E admin@vland.com.au
F 9331 4366 W www.vland.com.au

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE
1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR:
PETER JOHN TYRRELL

REF 15251

VERSION 4

SHEET 12

ORIGINAL SHEET SIZE: A3

Council Name:
CITY OF MARIBYRNONG

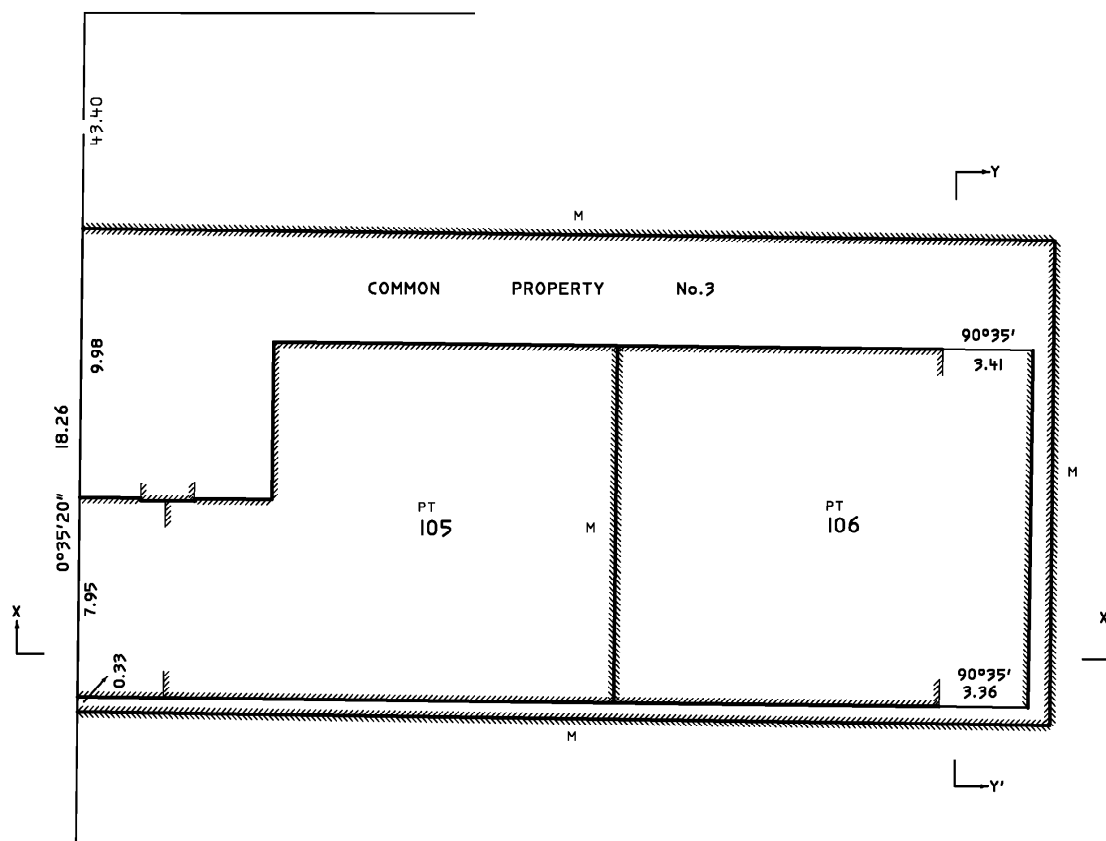
PS324649L

DIAGRAM 3

SECOND STORY

KENT STREET

STEPHEN STREET



VICLAND
SURVEYING

INC. KEARNEY & TYRRELL SURVEYING

53 Rose Street, Essendon 3040

T 9331 4266 E admin@vland.com.au
F 9331 4366 W www.vland.com.au

SCALE
2 0 2 4 6 8
LENGTHS ARE IN METRES

ORIGINAL SCALE
1:200

DIGITALLY SIGNED BY LICENSED SURVEYOR:
_ PETER JOHN TYRRELL _

REF 15251

VERSION 4

SHEET 13

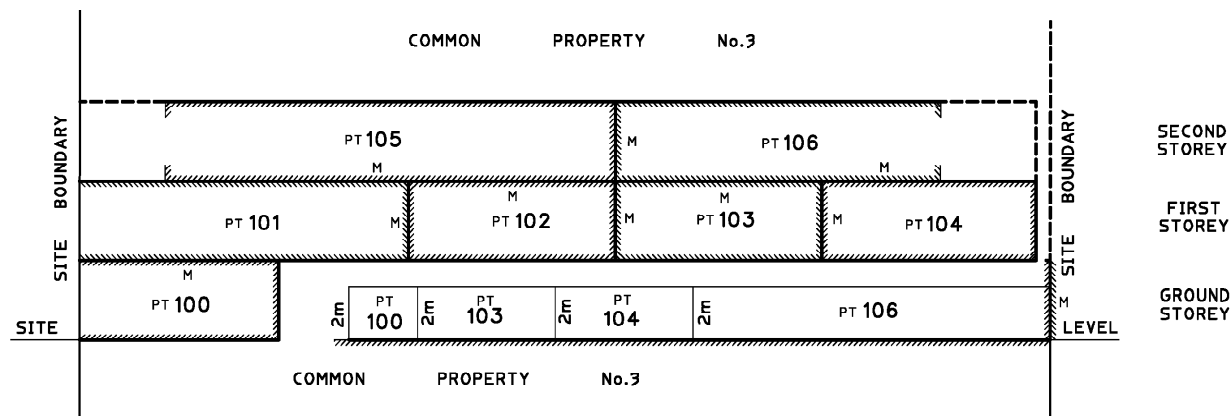
ORIGINAL SHEET SIZE: A3

Council Name:
CITY OF MARIBYRNONG

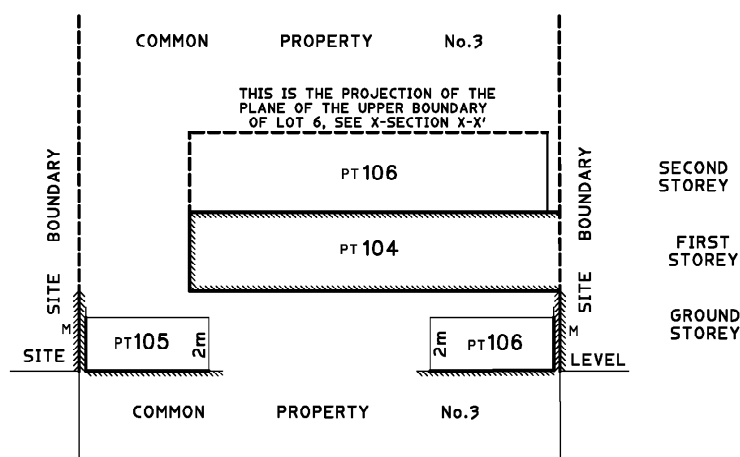
PS324649L

CROSS SECTION X-X'
(NOT TO SCALE)
'TYPICAL'

STEPHEN STREET



CROSS SECTION Y-Y'
(NOT TO SCALE)
'TYPICAL'



VICLAND
SURVEYING

INC. KEARNEY & TYRRELL SURVEYING

53 Rose Street, Essendon 3040

T 9331 4266 E admin@vland.com.au
F 9331 4366 W www.vland.com.au

SCALE
NOT TO SCALE

ORIGINAL SCALE

SHEET 14

ORIGINAL SHEET SIZE: A3

Council Name:
CITY OF MARIBYRNONG

DIGITALLY SIGNED BY LICENSED SURVEYOR:
PETER JOHN TYRRELL












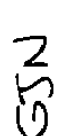
REF 15251

VERSION 4

MODIFICATION TABLE **RECORD OF ALL ADDITIONS OR CHANGES** **TO THE PLAN**

PLAN NUMBER

PS 324649L

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
THIS PLAN	SPECIAL RULES RECORDED	S 688364S	15-11-93	9.00	2	
LOTS 14, 17 & 18,	STAGE 2	S 718793F	16-11-93	12.00pm	3	
& LOT S2	"	"	"	"	"	
LOT 28 & 26	RECTIFICATION	S 654885C			4	
ABUTTING ROAD	DISCONTINUANCE	S 989662A	17-3-94		5	
LOT 25	CREATION OF EASEMENT	T 658379K	1-6-95		6	
LOTS 25, 26, 27	AMENDMENT (SEC 32 SUB ACT 1988)	U 157873S	2-5-96	9.15 AM	7	
ABUTTING ROAD	DISCONTINUANCE	V 163709G & L.G.D. 8013			8	
LOT 10	AMENDMENT (SEC. 32 SUB. ACT 1988)	V 211796F	17/4/98	10.45 AM	9	
LOTS 31 & 32	RECTIFICATION	V 577443S			10	
LOTS 31 & 32	AMENDMENT (SEC. 32 SUBD. ACT 1988)	W 328168X	28/10/99	9.45am	11	
LOT 30	AMENDMENT (SEC. 32 SUBD. ACT 1988)	W 572494Q	7/3/00	1.05PM	12	

[illegible]



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 29/10/2017 03:22:25 PM

OWNERS CORPORATION 1
PLAN NO. PS324649L

The land in PS324649L is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Properties 1, 2, Lots 1 - 9, 10A, 11, 13, 15, 16, 19, 23, 28, 29, 33 - 39, 41 - 45, 100 - 106.

Limitations on Owners Corporation:

Unlimited

Postal Address for Service of Notices:

13/222 KINGS WAY SOUTH MELBOURNE VIC 3205
AJ949700D 04/10/2012

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules.
See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. S688364S 15/11/1993

Notations:

Only the members of Owners Corporation 2 are entitled to use Common Property No. 2.

Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0.00	0.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Common Property 2	0.00	0.00
Lot 1	110.00	110.00
Lot 2	10.00	10.00
Lot 3	50.00	50.00
Lot 4	65.00	65.00
Lot 5	50.00	50.00
Lot 6	70.00	70.00
Lot 7	30.00	30.00
Lot 8	45.00	45.00
Lot 9	70.00	70.00
Lot 10A	20.00	20.00
Lot 11	15.00	15.00
Lot 13	25.00	25.00
Lot 15	25.00	25.00
Lot 16	25.00	25.00
Lot 19	35.00	35.00
Lot 23	45.00	45.00
Lot 28	26.00	26.00
Lot 29	20.00	20.00
Lot 33	9.00	9.00
Lot 34	2.50	2.50
Lot 35	2.50	2.50
Lot 36	5.00	5.00
Lot 37	5.00	5.00
Lot 38	9.00	9.00
Lot 39	5.00	5.00
Lot 41	5.00	5.00
Lot 42	25.00	25.00
Lot 43	6.00	6.00
Lot 44	15.00	15.00
Lot 45	15.00	15.00
Lot 100	3.00	3.00
Lot 101	5.00	5.00
Lot 102	4.00	4.00
Lot 103	4.00	4.00
Lot 104	4.00	4.00
Lot 105	10.00	10.00
Lot 106	10.00	10.00
Total	880.00	880.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 29/10/2017 03:22:28 PM

OWNERS CORPORATION 2
PLAN NO. PS324649L

The land in PS324649L is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 2, Lots 36 - 39, 41, 43.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Service of Notices:

13/222 KINGS WAY SOUTH MELBOURNE VIC 3205
AJ948957T 04/10/2012

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules.
See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Notations:

Members of Owners Corporation 2 are also affected by Owners Corporation 1.
Folio of the Register for Common Property No. 2 is in the name of Owners Corporation 1.

Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 2	0.00	0.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Lot 36	10.00	10.00
Lot 37	10.00	10.00
Lot 38	14.00	14.00
Lot 39	10.00	10.00
Lot 41	10.00	10.00
Lot 43	11.00	11.00
Total	65.00	65.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.