

All for One Studios
13 Campbell Street
Yarraville VIC 3013

23/07/25

CITY OF MARIBYRNONG ADVERTISED PLAN

Planning Department
Maribyrnong City Council
PO Box 58
Footscray VIC 3011

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

CITY OF MARIBYRNONG
RECEIVED
15/11/2025
URBAN PLANNING

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

CITY OF MARIBYRNONG ADVERTISED PLAN

[Clear Form](#)

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.

i Click for further information.

The Land **i**

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 **i**

What permit is being amended?*

Planning Permit No.:

The Amended Proposal **i**

⚠ 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:

⚠ 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.



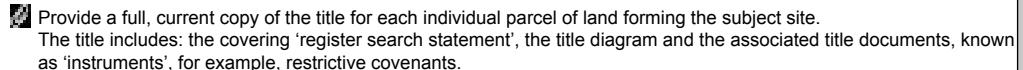
 Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application.
Photos are also helpful.

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 i

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

Applicant *

The person who wants the permit.

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:

*Please provide at least one contact phone number **

Contact information for applicant OR contact person below

Business phone:	Email:
Mobile phone:	Fax:

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

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:

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:	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 i

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? i

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?  Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

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.

i 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:

$$\begin{array}{r} \text{Development} \\ \text{cost related to} \\ \text{the Application to} \\ \text{Amend a Planning} \\ \text{Permit} \end{array} - \begin{array}{r} \text{Development} \\ \text{cost related to the} \\ \text{Application for} \\ \text{Planning Permit} \end{array} = \text{Cost Difference}$$

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.

EXAMPLE

Applicant and Owner Details 1

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

Applicant *

The person who wants the permit.

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

*Please provide at least one contact phone number **

Business phone:	9123 4567	Email:	tcpl@bigpond.net.au
Mobile phone:	0412 345 678	Fax:	9123 4567

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

Contact person's details*			Same as applicant <input type="checkbox"/>
Name:			
Title:	MR	First Name:	ANDREW
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

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:			Same as applicant <input checked="" 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

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

21 September 2018

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

richard.j.scott@outlook.com

Dear Sir/Madam

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

**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 provided 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

Maribyrnong
CITY COUNCIL

Address of the land: 13 Campbell Street Yarraville**The permit allows:**

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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

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 more 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

16 March 2018

Signature for the Responsible Authority

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

CITY OF MARIBYRNONG
RECEIVED
15/11/2025
URBAN PLANNING

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

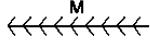
Document Type	Plan
Document Identification	PS324649L
Number of Pages (excluding this cover sheet)	14
Document Assembled	29/07/2025 08:21

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**CITY OF MARIBYRNONG
ADVERTISED PLAN**

PLAN OF SUBDIVISION		STAGE NO.	LTO use only EDITION 17	Plan Number PS 324649 L							
Location of Land Parish: CUT-PAW-PAW Township: — Section: 8 Crown Allotment: 1X, 1W(PART) & 1Y(PART) Crown Portion: — LTO Base Record: Title Reference: VOL 10125 FOLS 752, 755, 756 & 761 Last Plan Reference: PC 352663X Postal Address: 246 HYDE STREET (at time of subdivision) YARRAVILLE, 3013 AMG Co-ordinates [of approx. centre of land in plan] E 314600 Zone: 55 N 5811860		Council Certificate and Endorsement Council Name: CITY OF FOOTSCRAY Ref: TP 91/120 <ol style="list-style-type: none"> This plan is certified under section 6 of the Subdivision Act 1988. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 28 / 4 / 93 This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE <ol style="list-style-type: none"> A requirement for public open space under section 17 of the Subdivision Act 1988 has not been made. The requirement has been satisfied. The requirement is to be satisfied in Stage <p>Council delegate Council seal Date 25 / 7 / 93</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council Seal Date 25 / 7 / 93</p>									
Vesting of Roads and/or Reserves <table border="1"> <tr> <td>Identifier</td> <td>Council/Body/Person</td> </tr> <tr> <td>NIL</td> <td>NIL</td> </tr> </table>		Identifier	Council/Body/Person	NIL	NIL	Notations Staging This is/ is not a staged subdivision Planning Permit No. TP 91/120 Depth Limitation DOES NOT APPLY LOTS 10, 14, 17, 18, 24 TO 27, 31 & 32 HAVE BEEN OMITTED FROM THIS PLAN BOUNDARIES SHOW BY THICK CONTINUOUS HATCHED LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: BOUNDARIES SHOWN MARKED THUS  EXTERIOR FACE: ALL OTHER BOUNDARIES SHOWN THUS  CP1 = Common Property No. 1 Common Property No. 3 is all the land in the plan except for the Lots, Common Property No. 1 & Common Property No. 2					
Identifier	Council/Body/Person										
NIL	NIL										
LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES		Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) — In Proclaimed Survey Area No. ----									
Easement Information <table border="1"> <tr> <td colspan="2">Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</td> <td colspan="3" rowspan="2"> LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 25 / 7 / 93 THIS IS AN L.T.O. COMPILED PLAN CHECKED 30/11/93 Assistant Registrar of Titles Sheet 1 of 12 Sheets </td> </tr> <tr> <td colspan="2">SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS SUBDIVISION, EXCLUDING LOT A</td> </tr> </table>					Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 25 / 7 / 93 THIS IS AN L.T.O. COMPILED PLAN CHECKED 30/11/93 Assistant Registrar of Titles Sheet 1 of 12 Sheets			SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS SUBDIVISION, EXCLUDING LOT A	
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 25 / 7 / 93 THIS IS AN L.T.O. COMPILED PLAN CHECKED 30/11/93 Assistant Registrar of Titles Sheet 1 of 12 Sheets									
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS SUBDIVISION, EXCLUDING LOT A											
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of							
E-1	SEWERAGE	SEE DIAGRAM	THIS PLAN	MELBOURNE WATER CORPORATION CITY WEST WATER LTD.							
E-2	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOTS ON THIS PLAN							
E-3	SEWERAGE	SEE DIAGRAM	THIS PLAN	MELBOURNE WATER CORPORATION							
E-3	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOTS ON THIS PLAN							
E-4	WAY - Part Limited in Depth See Cross Section A1 - A1'	6	T658379K	LOTS ON THIS PLAN							
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER LTD.							
E-5	AS PROVIDED FOR IN SEC. 52B(2)(e) LOCAL GOVT. ACT	SEE DIAG.	AS PROVIDED FOR IN SEC. 52B(2)(e) LOCAL GOVT. ACT (V163909G)	CITY WEST WATER LTD.							
CONTINUED SHEET 2											
WBCM group 		LICENSED SURVEYOR (PRINT) ROBERT N JONSON SIGNATURE..... DATE / / REF 4866/1 VERSION D 19/7/93									
WBCM Surveyors Pty Ltd. ACN 006 937 506 11 Palmerston Crescent South Melbourne Victoria 3205 Australia PO Box 325 South Melbourne 3205 BX38534 Emerald Hill Facsimile 03 639 8461 Telephone 03 639 8460		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3									

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, excluding Lot A**

Easement reference	Purpose	Width (metres)	Origin	Land benefited / in favour of
E-6	Carriageway 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

PS324649L

M.G.A.94
ZONE 55

三

SEE ENLARGEMENT
ON SHEET 3

SEE SHEET 3)

(SEE SHEET 3) /

PART
23A

PART
33A

PART
15A

PART
16A

29A

[ET 5)
COMMON
PROPERTY
No.1

COMMON PROPERTY

(SEE SHEET 6)

ENLARGEMENT

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.famgroup.com



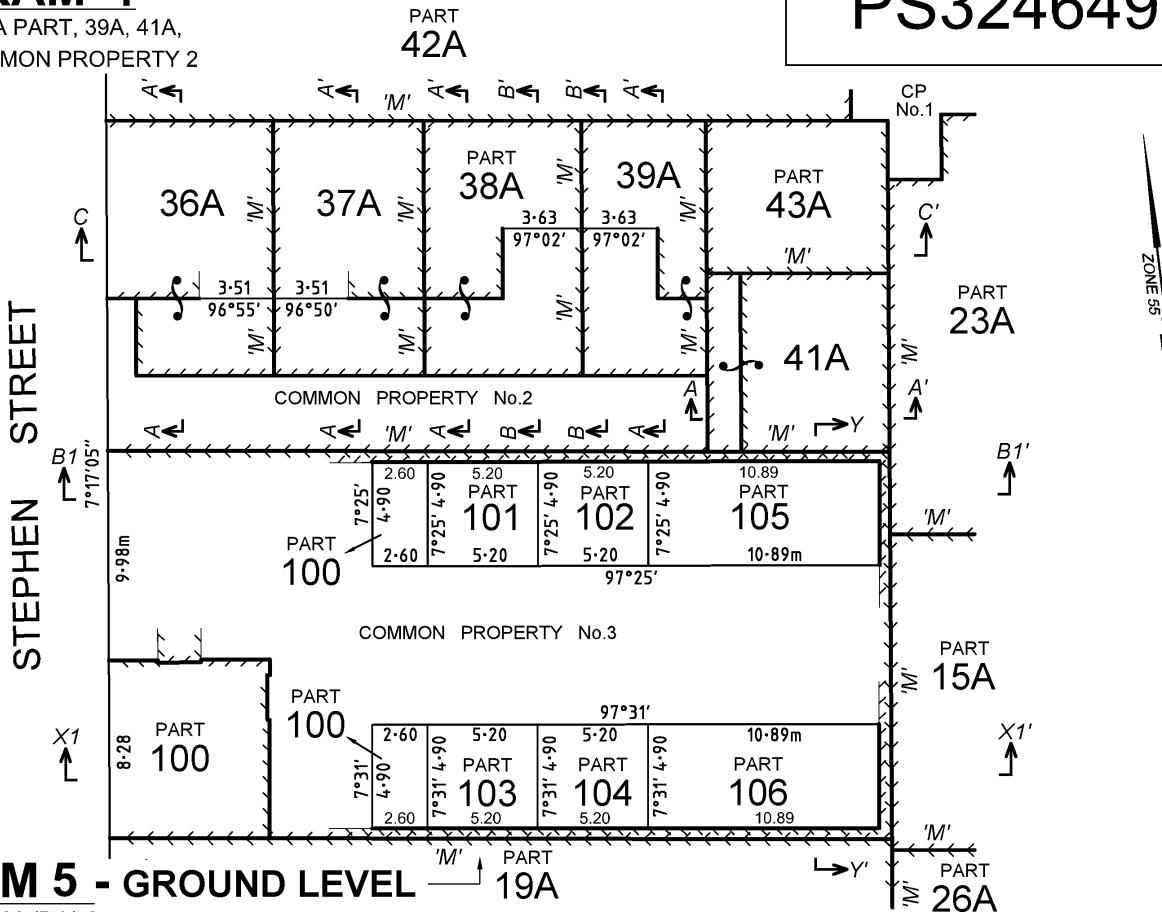
SCALE 1:250	
LENGTHS ARE IN METRES	

ORIGINAL SHEET
SIZE: A3

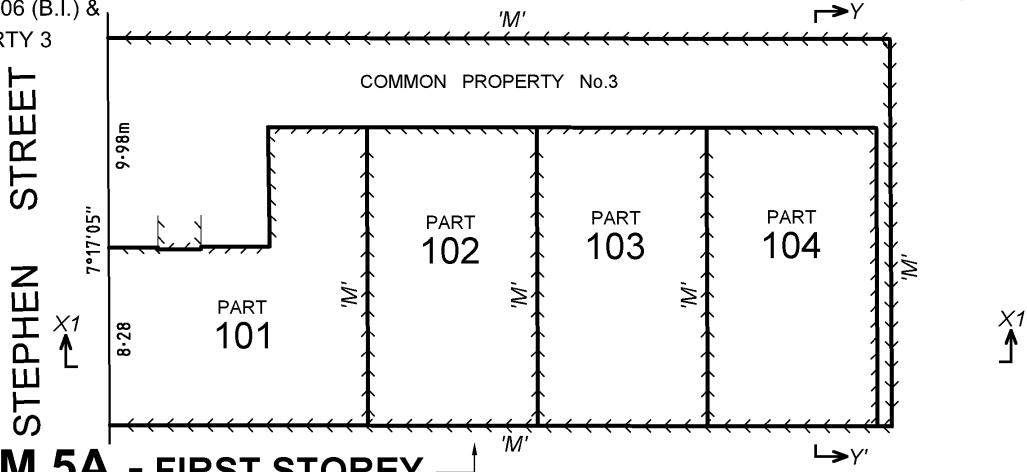
SHEET 4

DIAGRAM 4

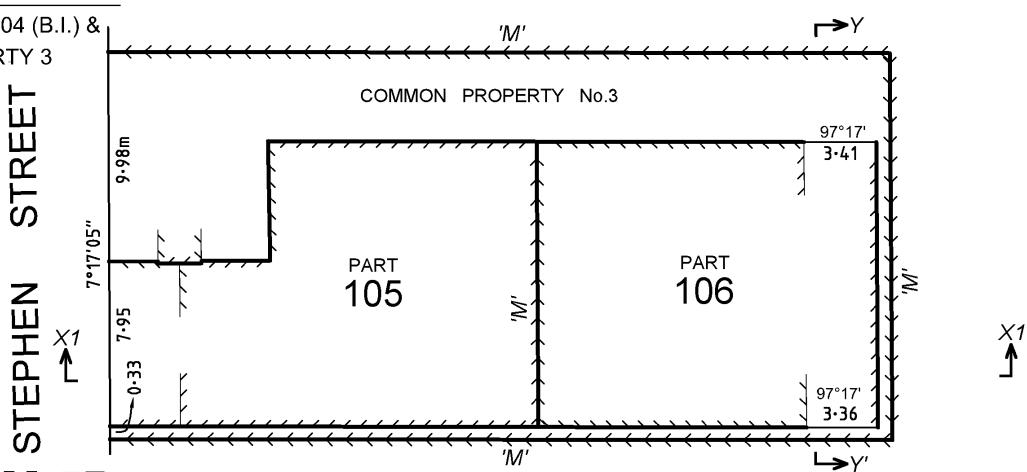
Lots 36A, 37A, 38A PART, 39A, 41A,
43A PART & COMMON PROPERTY 2

**DIAGRAM 5 - GROUND LEVEL**

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

**DIAGRAM 5A - FIRST STOREY**

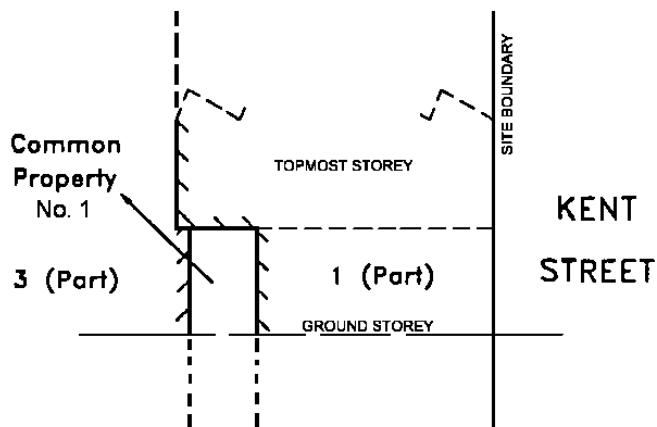
PART LOTS 101 - 104 (B.I.) &
COMMON PROPERTY 3

**DIAGRAM 5B - SECOND STOREY**

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

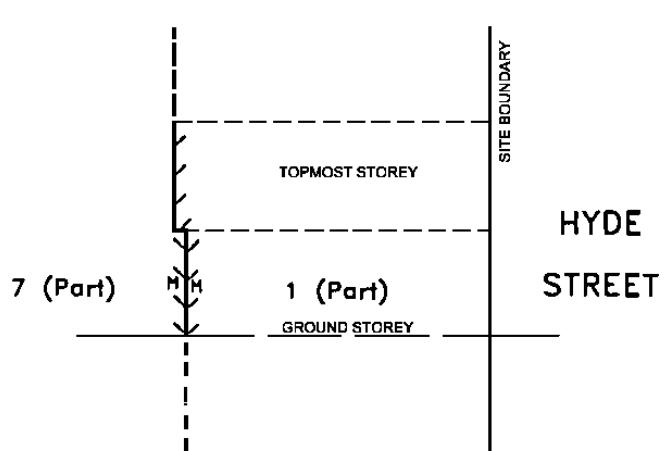
PLAN OF SUBDIVISION

Stage No.

Plan Number
PS 324649L

SECTION D - D'

(Not to Scale)



SECTION E - E'

(Not to Scale)

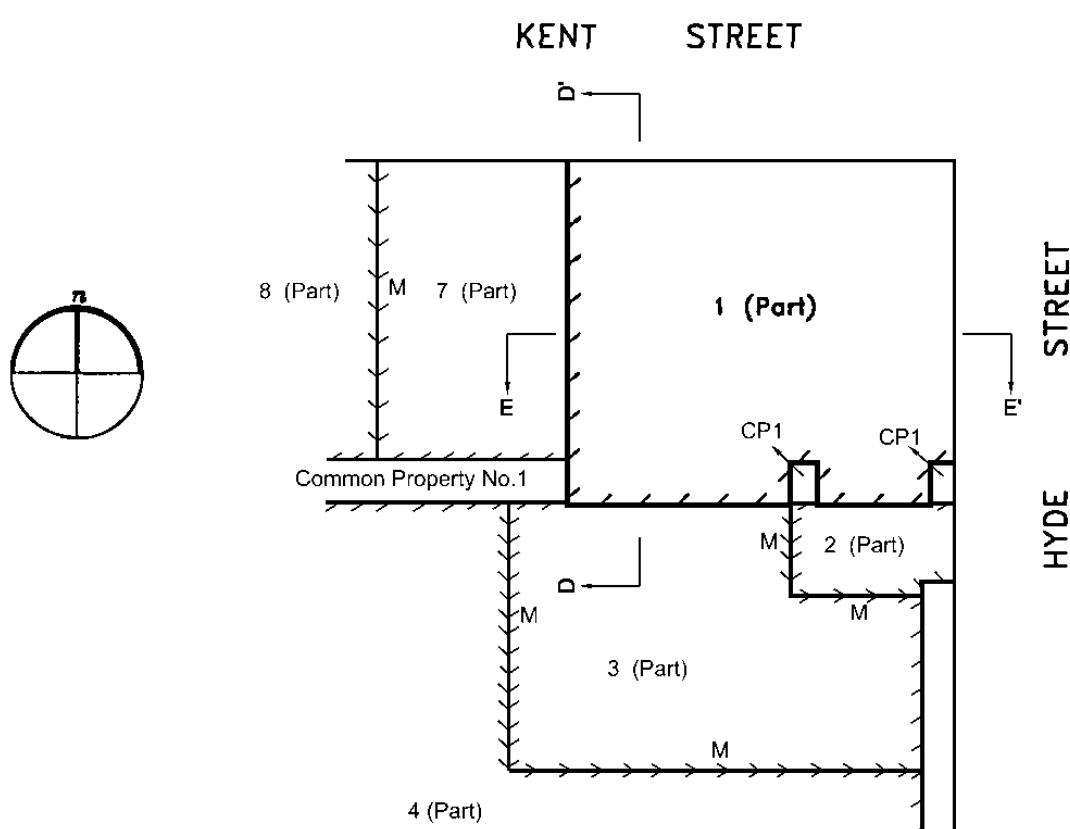


DIAGRAM 6 - TOPMOST STOREY

WBCM group

Engineers
Surveyors
Planners

WBCM Surveyors Pty Ltd. ACN 008 937 384
71 Palmerston Crescent South Melbourne Victoria 3205 Australia
PO Box 342 South Melbourne 3205 BX20534 Emerald Hill
Facsimile 03 528 8661 Telephone 03 528 1200

ORIGINAL
SCALE
1:500

SCALE
5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROBERT N JONSON

SIGNATURE DATE / /

REF 4866/1 19/7/93 VERSION 0

Sheet 8

DATE / /

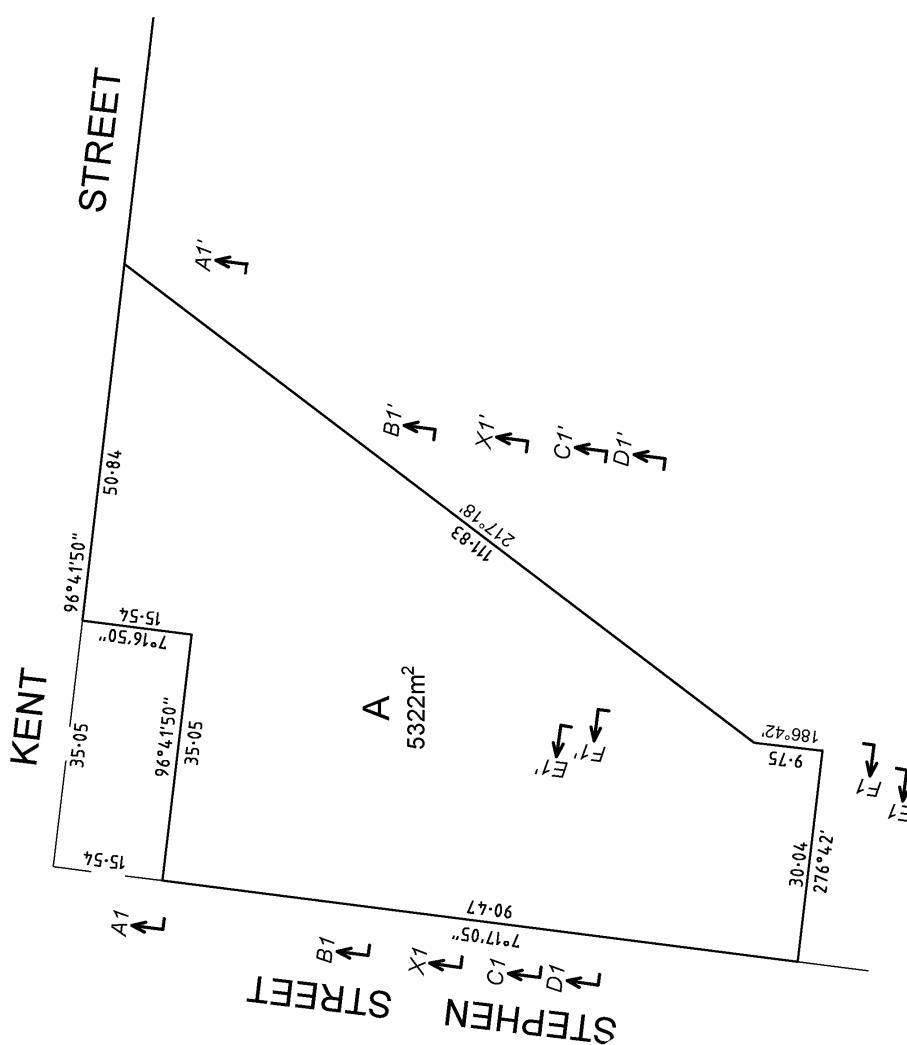
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

DIAGRAM 7

LOT A
FROM 15 METRES BELOW
SITE LEVEL & BELOW

MGA94 ZONE 55



PS324649L

TGM Group
765 Glenferrie Road (PO Box 2304)
Hawthorn Vic 3122
T 03 8662 9333
F 03 9819 4909
ABN 11 125 568 461
www.tgmgroup.com

TGM

SCALES
1:750
LENGTHS ARE IN METRES

7.5	0	7.5	15	22.5	30
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ORIGINAL SHEET
SIZE: A3
SHEET 9
BRENT KEVIN O'GRADY / VERSION No.1

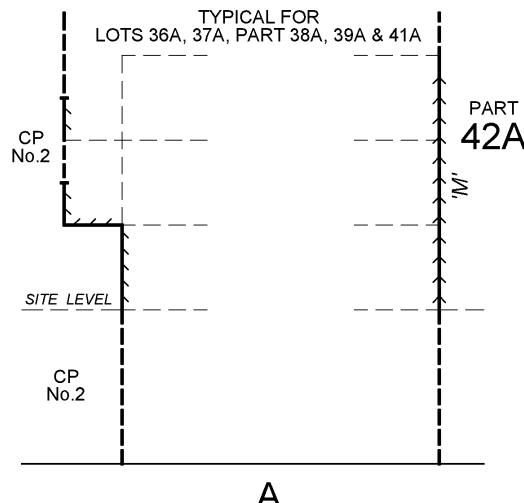
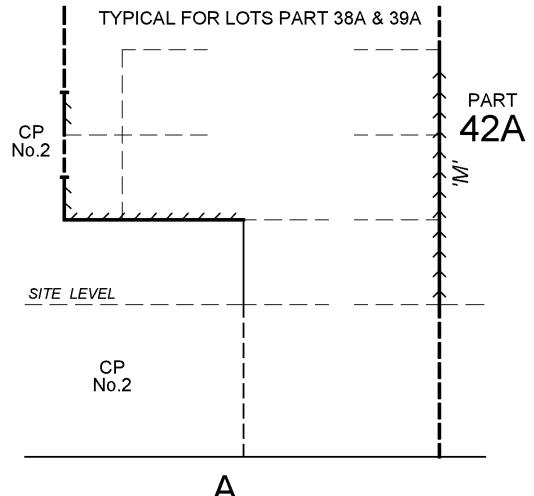
PS324649L

TOPMOST STOREY

FIRST STOREY

GROUND STOREY

15m BELOW SITE LEVEL

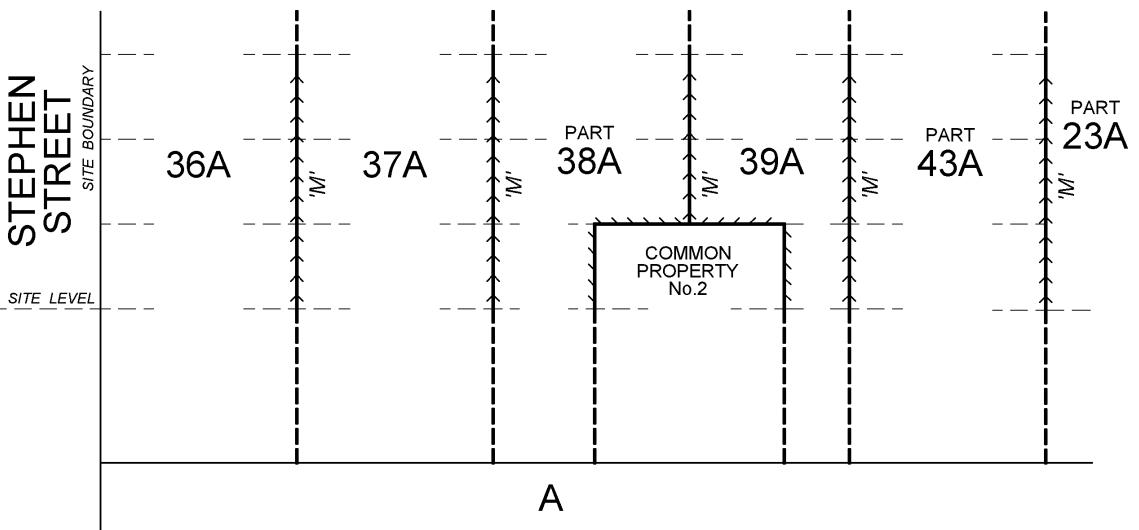
**CROSS SECTION A-A'****CROSS SECTION B-B'**

TOPMOST STOREY

FIRST STOREY

GROUND STOREY

15m BELOW SITE LEVEL

**CROSS SECTION C-C'**

PS324649L

COMMON PROPERTY No.3

SITE BOUNDARY

PART 104

PART 103

PART 102

PART 101

PART 100

PART 105

PART 106

PART 106

PART 104

PART 106

COMMON PROPERTY No 3

CROSS SECTION X1-X1'

15m BELOW SITE LEVEL

COMMON PROPERTY No. 3

THIS IS THE PROJECTION OF THE PLANE OF THE UPPER BOUNDARY OF LOT 106. SEE CROSS SECTION X1-X1'

PART 106

PART 104

PART 19A

2m

2m

SITE BOUNDARY

SITE LEVEL

105

106

104

19A

15m BELOW SITE LEVEL

CROSS SECTION Y-Y'

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

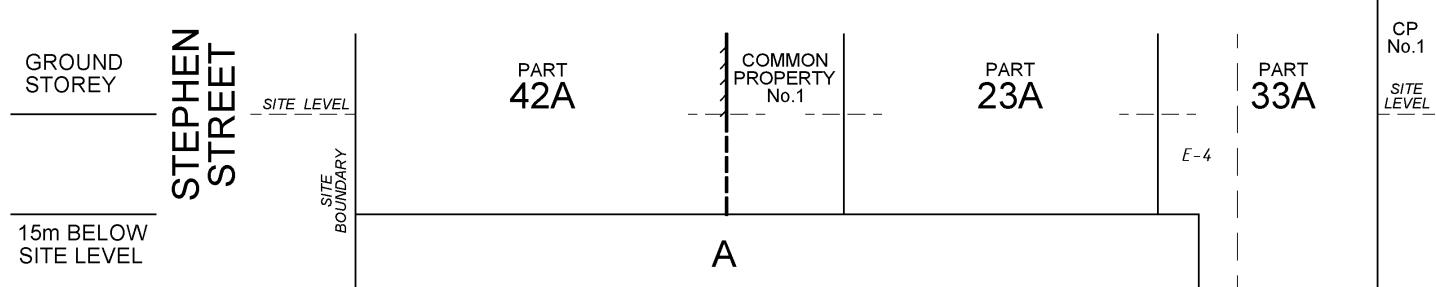
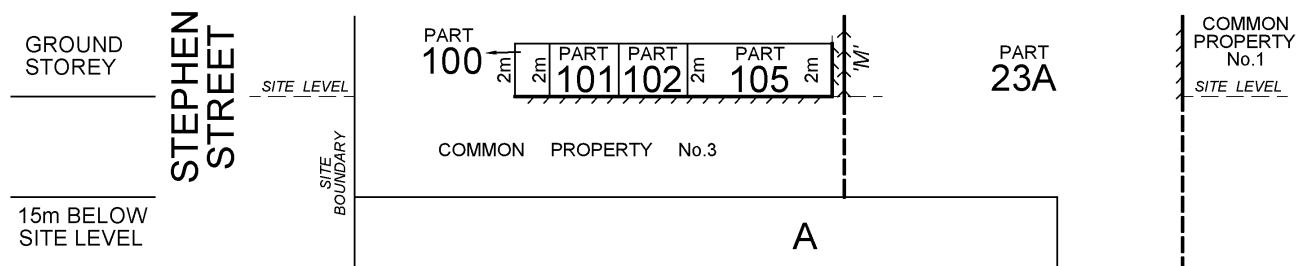
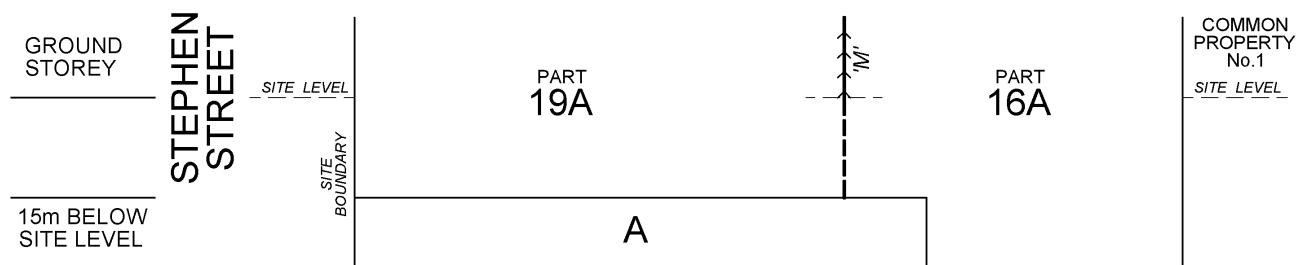
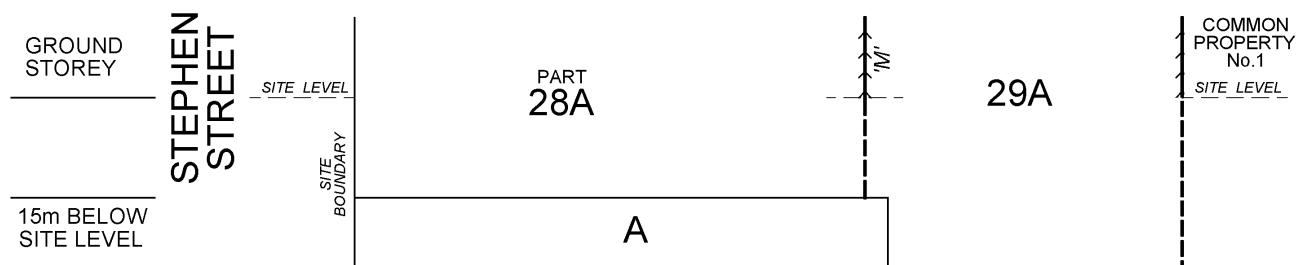
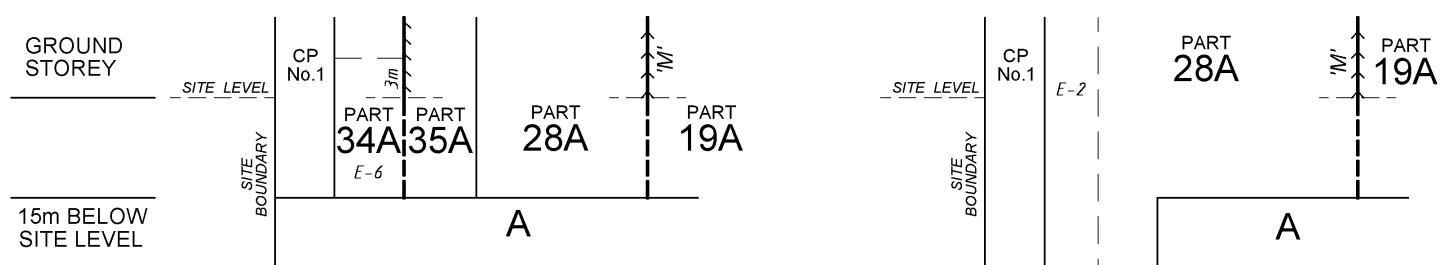
TGM

Volume 1, Gaetong I Badiat

ORIGINAL SHEET
SIZE: A3
SHEET 11

BRENT KEVIN O'GRADY / VERSION No.1

PS324649L

**CROSS SECTION A1-A1'****CROSS SECTION B1-B1'****CROSS SECTION C1-C1'****CROSS SECTION D1-D1'****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	<i>akj</i>
LOTS 14,17&18,	STAGE 2	S 718793F	16.11.93	12.00 pm	3	<i>akj</i>
& LOT S2	" "	"	"	"	"	—
LOT 28,26	RECTIFICATION	S654885C			4	<i>akj</i>
ABUTTING ROAD	DISCONTINUANCE	S989662A	17-3-94		5	<i>akj</i>
LOT 25	CREATION OF EASEMENT	T658379K	1-6-95		6	<i>akj</i>
LOTS 25,26,27	AMENDMENT (SEC 32 SUB ACT 1988)	U 157873S	2. 5. 96	9.15 AM	7	<i>akj</i>
ABUTTING ROAD	DISCONTINUANCE	V163709G & L.G.D. 8013			8	<i>akj</i>
LOT 10	AMENDMENT (SEC. 32 SUB. ACT 1988)	V211796F	17/4/98	10.45 AM	9	<i>akj</i>
LOTS 31 & 32	RECTIFICATION	V 577443S			10	<i>akj</i>
LOTS 31 & 32	AMENDMENT (SEC. 32 SUBD. ACT 1988)	W328168X	28/10/99	9.45 am	11	<i>GSN</i>
LOT 30	AMENDMENT (SEC. 32 SUBD. ACT 1988)	W 572494Q	7/3/00	1.05PM	12	<i>GSN</i>

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS324649L

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

**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

REGISTERED PROPRIETOREstate Fee Simple
Sole ProprietorBR & JG INVESTMENTS PTY LTD of 11 CAMPBELL STREET YARRAVILLE VIC 3013
AN436568B 09/01/2017**CITY OF MARIBYRNONG**
ADVERTISED PLAN**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**

DOCUMENT END

Page 2 of 2

Imaged Document Cover Sheet

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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

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PLAN OF SUBDIVISION		STAGE NO.	LTO use only EDITION 16	Plan Number PS 324649 L																																																		
Location of Land Parish: CUT-PAW-PAW Township: — Section: 8 Crown Allotment: 1X, 1W(PART) & 1Y(PART) Crown Portion: — LTO Base Record: Title Reference: VOL 10125 FOLS 752, 755, 756 & 761		Council Certificate and Endorsement Council Name: CITY OF FOOTSCRAY Ref: TP 91/120 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 28 / 4 / 93 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 14 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage: -Council delegate- -Council seal- -Date: — / — / — Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date 21 / 7 / 93																																																				
Vesting of Roads and/or Reserves <table border="1"> <tr> <th>Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td>NIL</td> <td>NIL</td> </tr> </table>		Identifier	Council/Body/Person	NIL	NIL	Notations Staging This is/is not a staged subdivision Planning Permit No. TP 91/120 Depth Limitation DOES NOT APPLY LOTS 10, 14, 17, 18, 24 TO 27, 31 & 32 HAVE BEEN OMITTED FROM THIS PLAN BOUNDARIES SHOW BY THICK CONTINUOUS HATCHED LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: BOUNDARIES SHOWN MARKED THUS M ~~~~~ EXTERIOR FACE: ALL OTHER BOUNDARIES SHOWN THUS ~~~~~																																																
Identifier	Council/Body/Person																																																					
NIL	NIL																																																					
Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) — In Proclaimed Survey Area No. ----																																																						
Easement Information <table border="1"> <tr> <th colspan="5">Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</th> </tr> <tr> <td colspan="5">SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS SUBDIVISION</td> </tr> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited/In Favour Of</th> </tr> <tr> <td>E-1</td> <td>SEWERAGE</td> <td>SEE DIAGRAM</td> <td>THIS PLAN</td> <td>MELBOURNE WATER CORPORATION CITY WEST WATER LTD. LOTS ON THIS PLAN</td> </tr> <tr> <td>E-2</td> <td>CARRIAGEWAY</td> <td>SEE DIAGRAM</td> <td>THIS PLAN</td> <td>MELBOURNE WATER CORPORATION</td> </tr> <tr> <td>E-3</td> <td>SEWERAGE</td> <td>SEE DIAGRAM</td> <td>THIS PLAN</td> <td>LOTS ON THIS PLAN</td> </tr> <tr> <td>E-3</td> <td>CARRIAGEWAY</td> <td>SEE DIAGRAM</td> <td>THIS PLAN</td> <td>LOTS ON THIS PLAN</td> </tr> <tr> <td>E-4</td> <td>WAY</td> <td>6</td> <td>T658379K</td> <td>CITY WEST WATER LTD.</td> </tr> <tr> <td>E-5</td> <td>SEWERAGE</td> <td>SEE DIAG.</td> <td>THIS PLAN</td> <td>CITY WEST WATER LTD.</td> </tr> <tr> <td>E-5</td> <td>AS PROVIDED FOR IN SEC. 52B(2)(e) LOCAL GOVT. ACT</td> <td>SEE DIAG.</td> <td>AS PROVIDED FOR IN SEC. 52B(2)(e) LOCAL GOVT. ACT</td> <td>CITY WEST WATER LTD.</td> </tr> </table>					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 SUBDIVISION					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	SEWERAGE	SEE DIAGRAM	THIS PLAN	MELBOURNE WATER CORPORATION CITY WEST WATER LTD. LOTS ON THIS PLAN	E-2	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	MELBOURNE WATER CORPORATION	E-3	SEWERAGE	SEE DIAGRAM	THIS PLAN	LOTS ON THIS PLAN	E-3	CARRIAGEWAY	SEE DIAGRAM	THIS PLAN	LOTS ON THIS PLAN	E-4	WAY	6	T658379K	CITY WEST WATER LTD.	E-5	SEWERAGE	SEE DIAG.	THIS PLAN	CITY WEST WATER LTD.	E-5	AS PROVIDED FOR IN SEC. 52B(2)(e) LOCAL GOVT. ACT	SEE DIAG.	AS PROVIDED FOR IN SEC. 52B(2)(e) LOCAL GOVT. ACT	CITY WEST WATER LTD.
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CONTINUED SHEET 2																																																						
WBCM group <small>Engineers Surveyors Planners</small>		LICENSED SURVEYOR (PRINT) ROBERT N JONSON SIGNATURE..... DATE / / REF 4866/1 VERSION D 19/7/93																																																				
<small>WBCM Surveys Pty Ltd. ACN 006 937 506 11 Palmerston Crescent South Melbourne Victoria 3205 Australia PO Box 315 South Melbourne 3205 BX28334 Emerald RD Fax: (03) 639 5461 Telephone: 633 639 1100</small>		<small>DATE / /</small> <small>COUNCIL DELEGATE SIGNATURE</small> <small>Original sheet size A3</small>																																																				

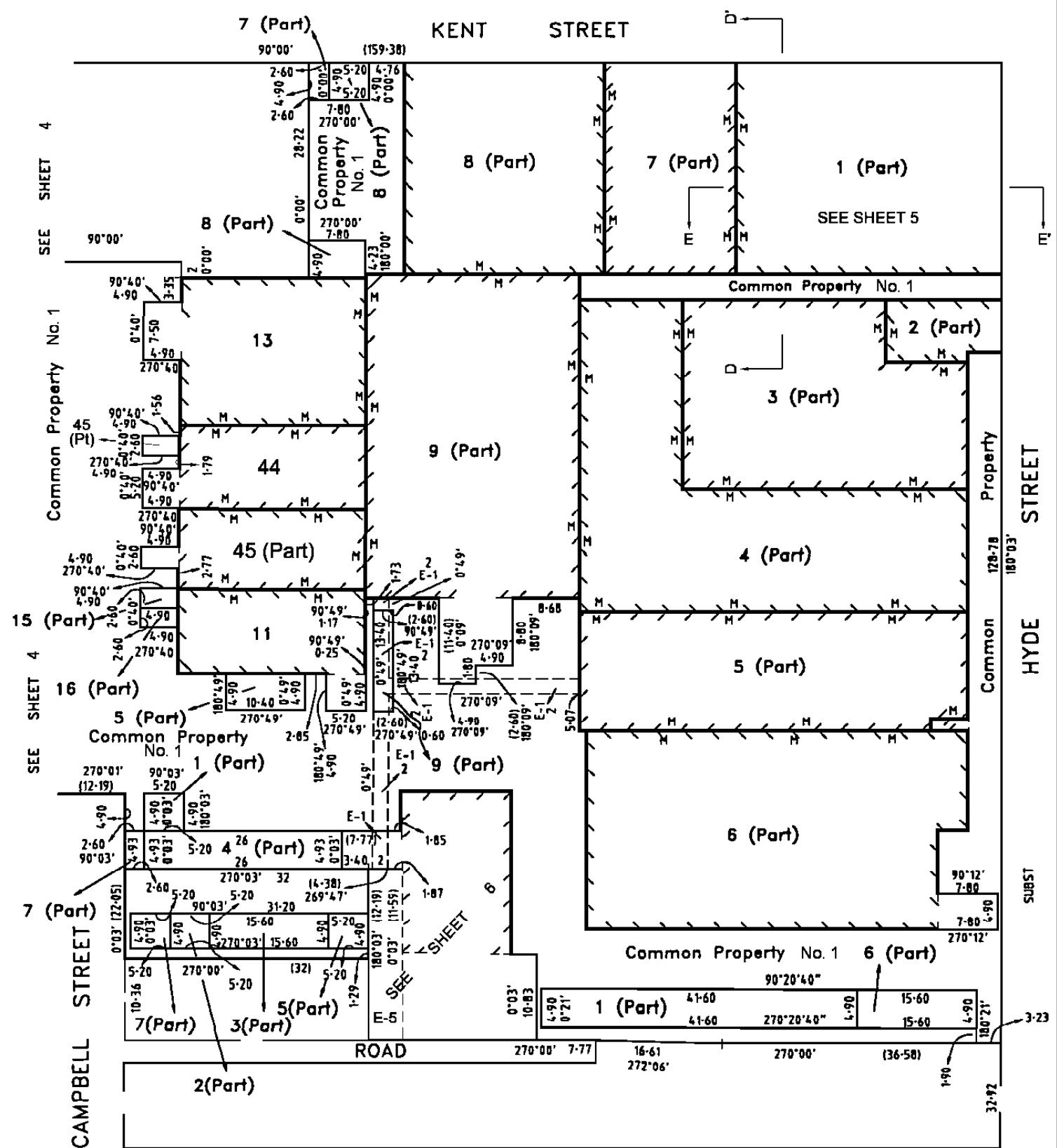
PLAN OF SUBDIVISION**PS 324649L****EASEMENT INFORMATION****LEGEND A- Appurtenant easement E- Encumbering easement R- Encumbering easement (Road)****Section 12(2) of the Subdivision Act 1988 applies to all the land in this plan**

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

PLAN OF SUBDIVISION

Stage No.

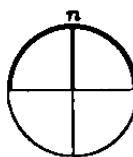
Plan Number



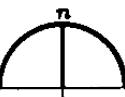
**Engelbert
Europeans
Dissident**

PCM Surveyors Pty Ltd ACN 006 837 384
13 Palmerston Crescent South Melbourne Victoria 3205 Australia
PO Box 245 South Melbourne 3205 VIC 3205 Australia
Telephone (03) 5262 2444 Facsimile (03) 5262 2446

FRANCIS STREET GROUND STOREY



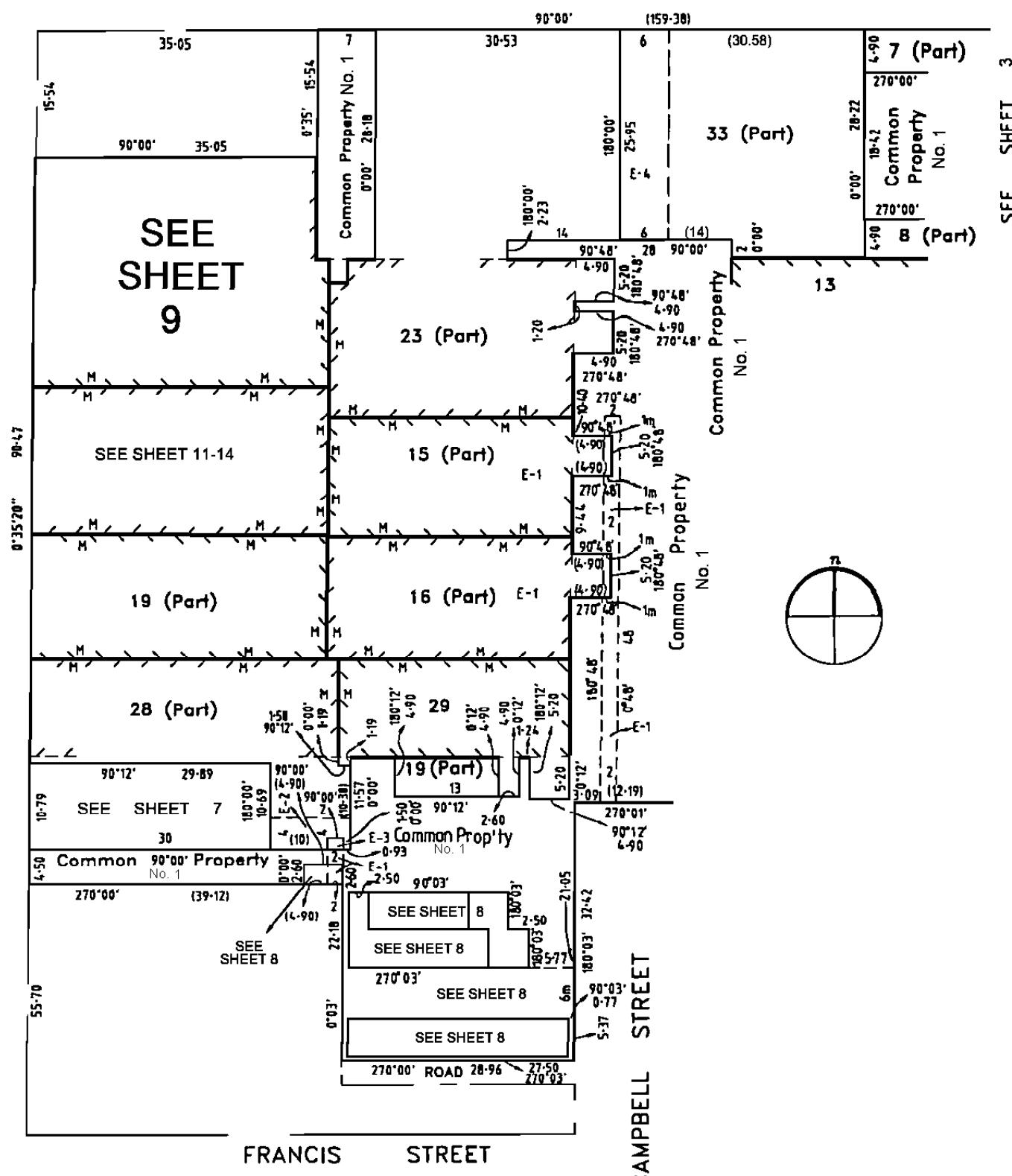
Page 3

 Engineers Surveyors Planners	FRANCIS STREET  GROUND STOREY				
WBCM Surveyors Pty Ltd ACN 006 937 386 11 Palmerston Crescent West Melbourne Victoria 3205 Australia PO Box 2135 West Melbourne 3205 BX3205 GPO Melbourne Facsimile 03 620 9481 Telephone 03 620 9481					
ORIGINAL	SCALE	SCALE 			
SCALE 1:500	sheet size A3	LICENSED SURVEYOR (PRINT) .. ROBERT N JONSON SIGNATURE ..  DATE / / REF 4866/1 19/7/93 VERSION 0			
LENGTHS ARE IN METRES					
Sheet 3					
DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3					

Stage No.

Plan Number
PS 324649 L

KENT STREET



WBCM group

Engineers
Surveyors
Planners

GROUND STOREY (cont)

Sheet 4

ORIGINAL

SCALE
1:500SCALE
5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROBERT N JONSON

SIGNATURE _____ DATE / /

REF 4982/1 17/8/93 VERSION E

DATE / /

COUNCIL DELEGATE SIGNATURE

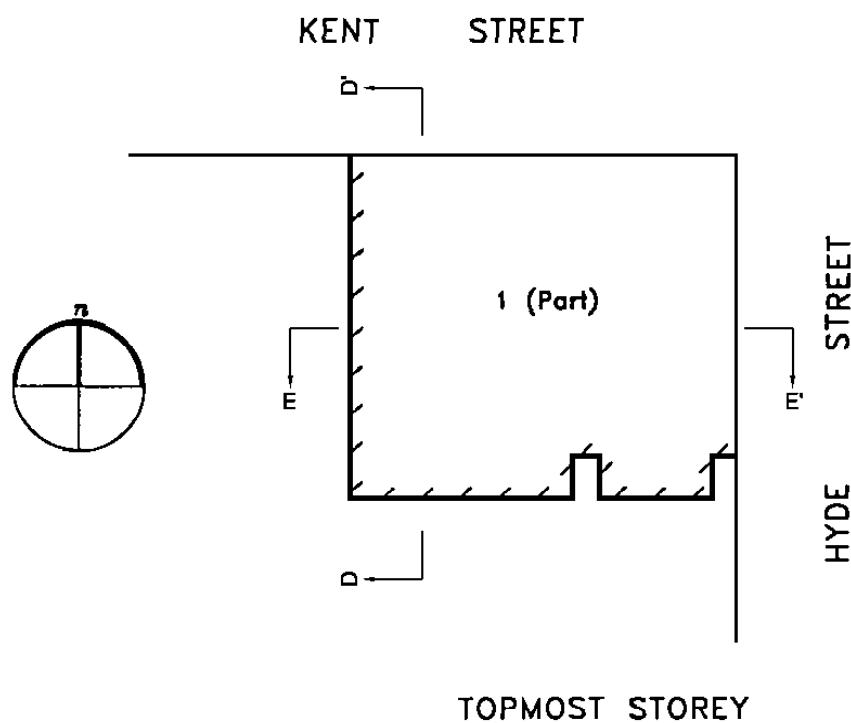
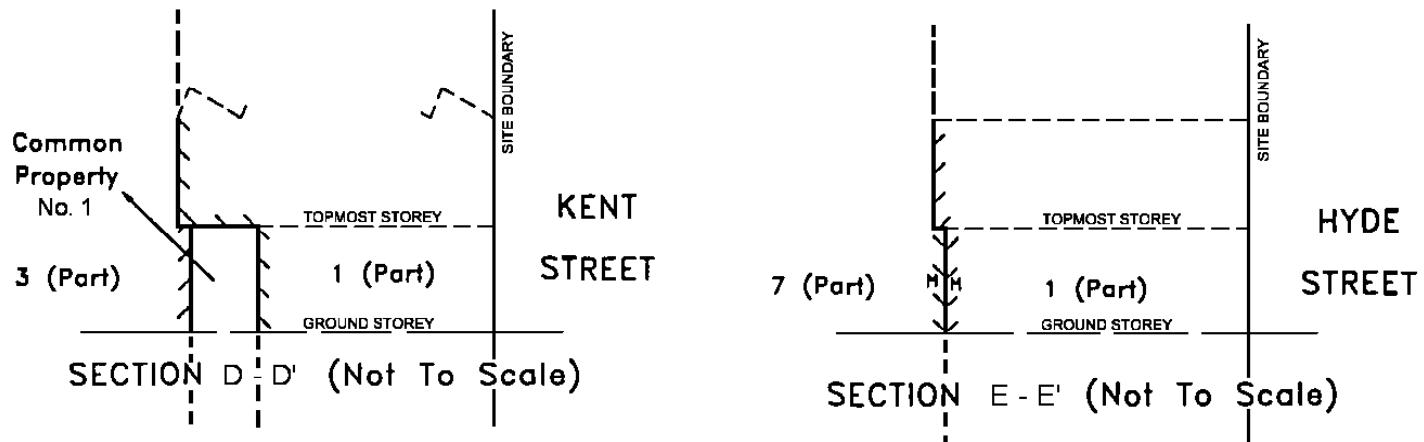
Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 324649L



WBCM group

Engineers
Surveyors
Planners

WBCM Surveyors Pty Ltd. ACN 006 937 384
71 Palmerston Crescent South Melbourne Victoria 3205 Australia
PO Box 343 South Melbourne 3205 BX20524 Emerald Hill
Facsimile 03 529 8651 Telephones 03 529 1129

ORIGINAL
SCALE
1:500 SHEET
SIZE
A3

SCALE
5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROBERT N JONSON

SIGNATURE DATE / /

REF 4866/1 19/7/93 VERSION 0

Sheet 5

DATE / /

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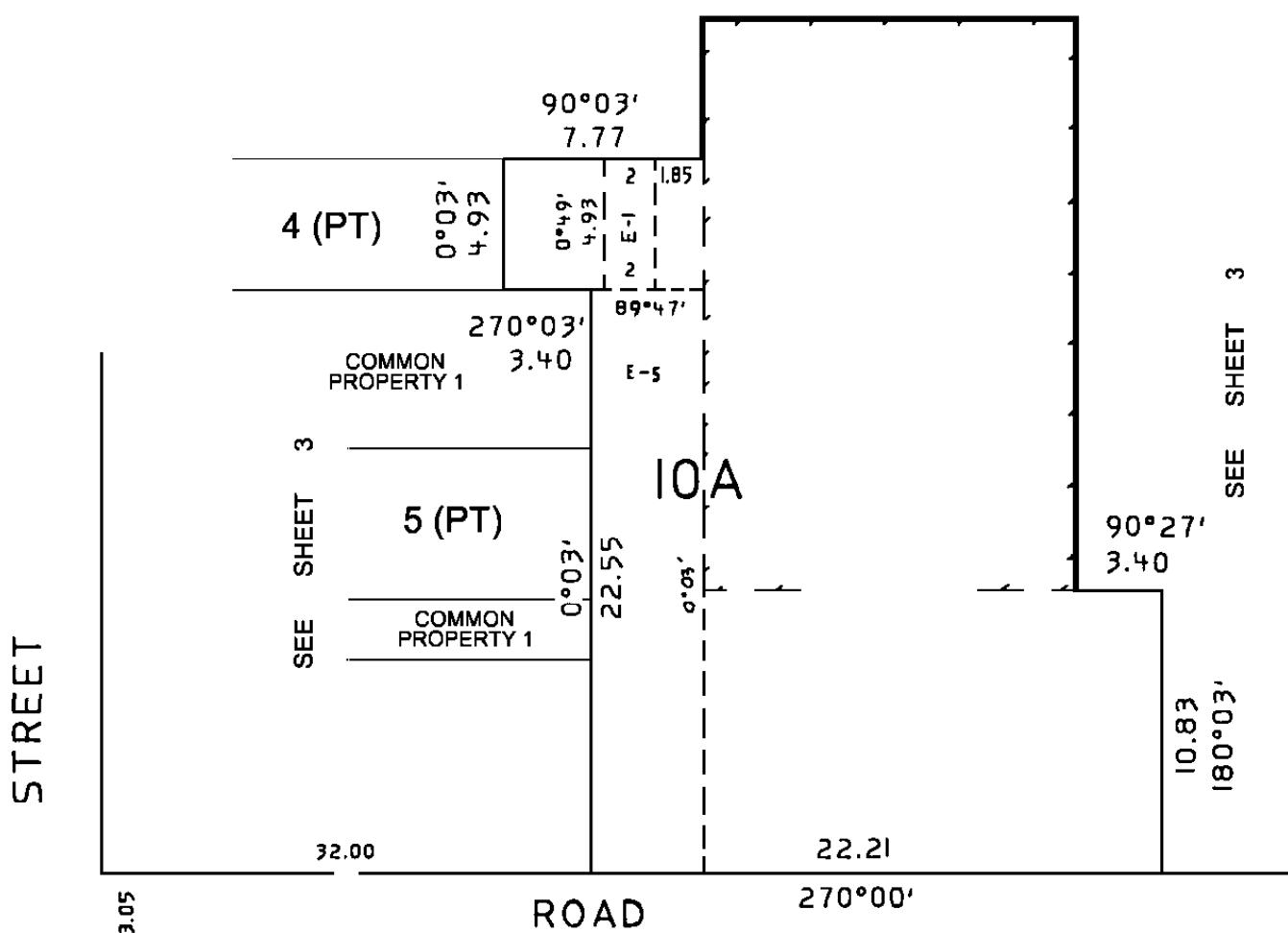
Original sheet size A3

Stage No.

Plan Number

PS 324649L

COMMON PROPERTY 1



CAMPBELL

FRANCIS STREET

CALVIN F RAVEN
LICENSED SURVEYOR
125 EDGEVALE ROAD, KEW, 3101.
9818 5560 Mobile 018 366 674.

ORIGINAL SCALE 1:200	SCALE 2 0 4 8 — — — —	LENGTHS ARE IN METRES
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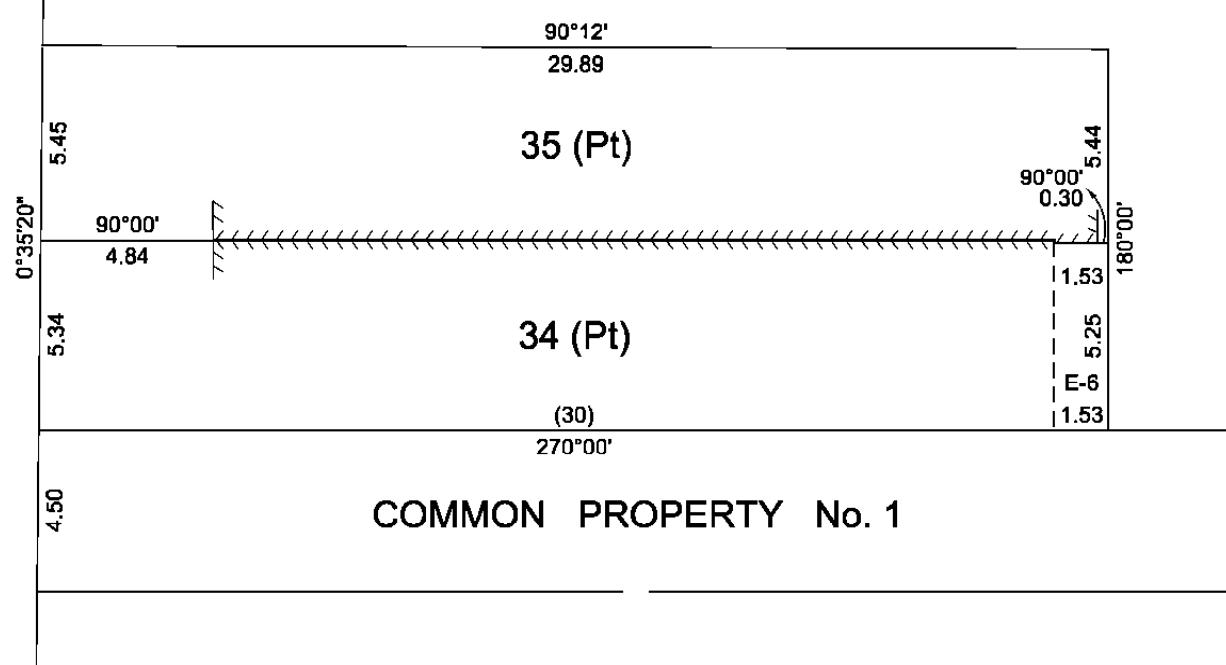
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CALVIN F RAVEN			
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SIGNATURE.....		DATE / /	DATE 7 / 3 / 97
REF 1800 HYDE.G02	VERSION	COUNCIL DELEGATE SIGNATURE	
Original sheet size A3			

1	2	3	4	5	6
				Stage No.	Plan Number PS 324649L

SEE SHEET 4

28 (Pt)

STEPHEN STREET



SEE SHEET 4

KEARNEY and TYRRELL PTY. LTD.
LAND SURVEYORS
PLANNING CONSULTANTS
53 ROSE STREET
ESSENDON 3040
TELEPHONE 93314266
FAX 93314366

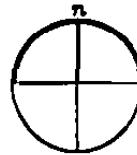


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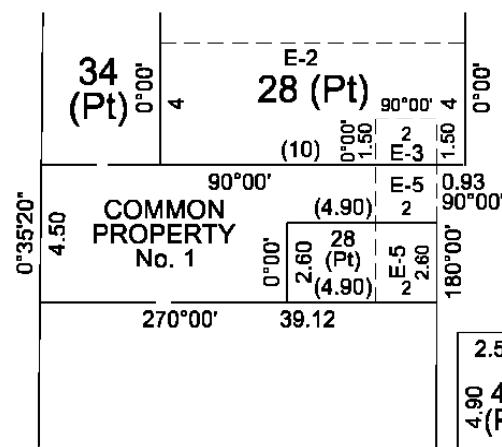
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PS 324649L

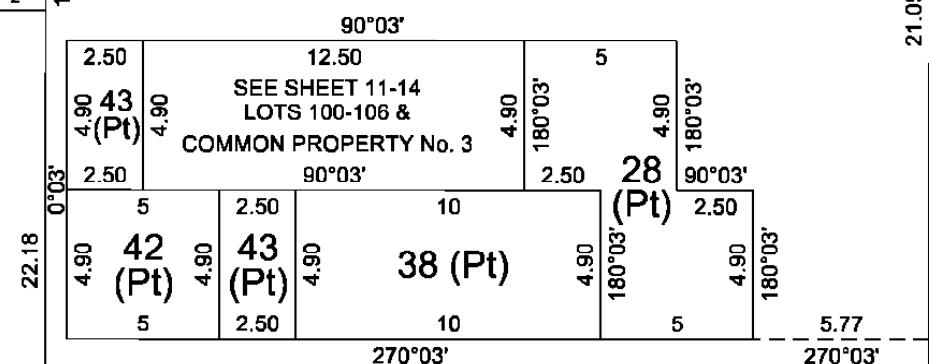


SEE SHEET 4

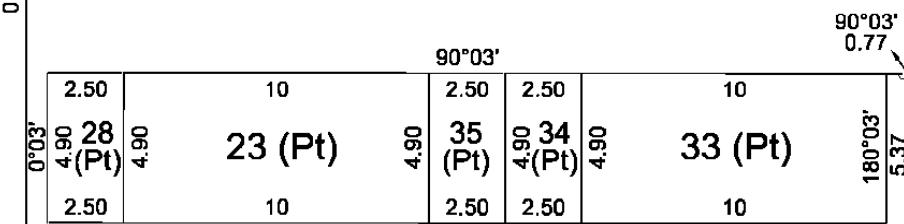
STEPHEN STREET



COMMON PROPERTY No. 1



COMMON PROPERTY No. 1



ROAD

STREET

CAMPBELL

WBCM Surveyors Pty Ltd ACN 006 937 386
71 Palmerston Crescent South Melbourne Victoria 3205 Australia
PO Box 243 South Melbourne 3205 DX20324 Emerald Hill
Facsimile 03 9699 5992 Telephone 03 9699 1408

Sheet 8

ORIGINAL
SCALE
1:500 SHEET
SIZE
A3

SCALE
5 0 10 20
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

0 10 20 30 40 50 60 70 80 90 100 mm

PLAN UNDER SECTION 32 OF THE SUBDIVISION ACT 1988		STAGE No.	PLAN NUMBER																
			PS 324649 L																
<p>COMMON PROPERTY No. 1</p> <p>STEPHEN STREET</p> <p>KENT STREET</p> <p>23 (PT)</p> <p>20 (PT)</p> <p>COMMON</p> <p>PROPERTY</p> <p>No. 2</p> <p>41</p> <p>43 PT</p> <p>39</p> <p>42 PT</p> <p>38 PT</p> <p>37</p> <p>36</p> <p>12.30</p> <p>0° 35' 20"</p> <p>15.54</p> <p>35.05</p> <p>35.05</p> <p>0.00</p> <p>15.59</p> <p>62.59</p> <p>12.30</p> <p>0° 35' 20"</p> <p>15.56</p> <p>62.59</p>																			
<p>J. R. EDWARDS LAND SURVEYOR & TOWN PLANNER 59 FLETCHER STREET, ESSENDON, VIC. 3040 TEL. (03) 9370 2209 FAX. (03) 9370 1102</p>		<p>ORIGINAL SHEET SIZE</p> <table border="1"> <tr> <td>SCALE</td> <td>2</td> <td>0</td> <td>2</td> <td>4</td> <td>6</td> <td>8</td> <td>10</td> </tr> <tr> <td>1:200</td> <td>A3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>LENGTHS ARE IN METRES</p>		SCALE	2	0	2	4	6	8	10	1:200	A3						
SCALE	2	0	2	4	6	8	10												
1:200	A3																		
		<p>LICENSED SURVEYOR Signature David Sidley REF 12643C DATE 04/06/07 VERSION 1</p>																	
		<p>SHEET 9</p>																	
		<p>DATE / / COUNCIL DELEGATE SIGNATURE</p>																	

STAGE No.	PLAN NUMBER
	PS 324649 L

DIAGRAM 2
CROSS SECTION A-A'

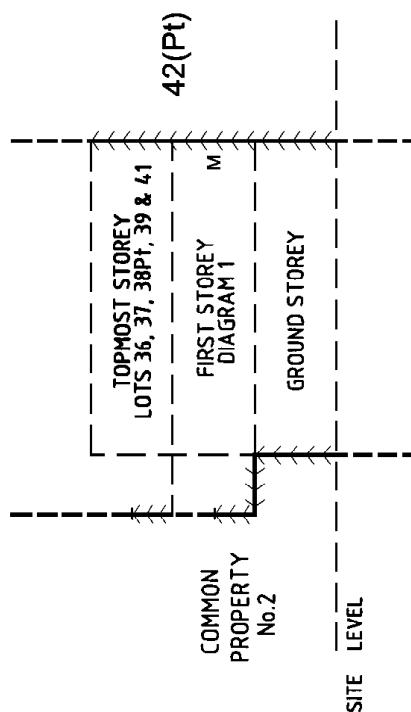


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CROSS SECTION B-B'

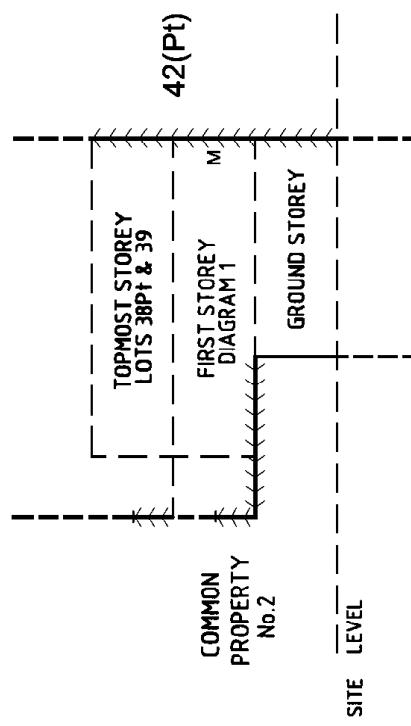
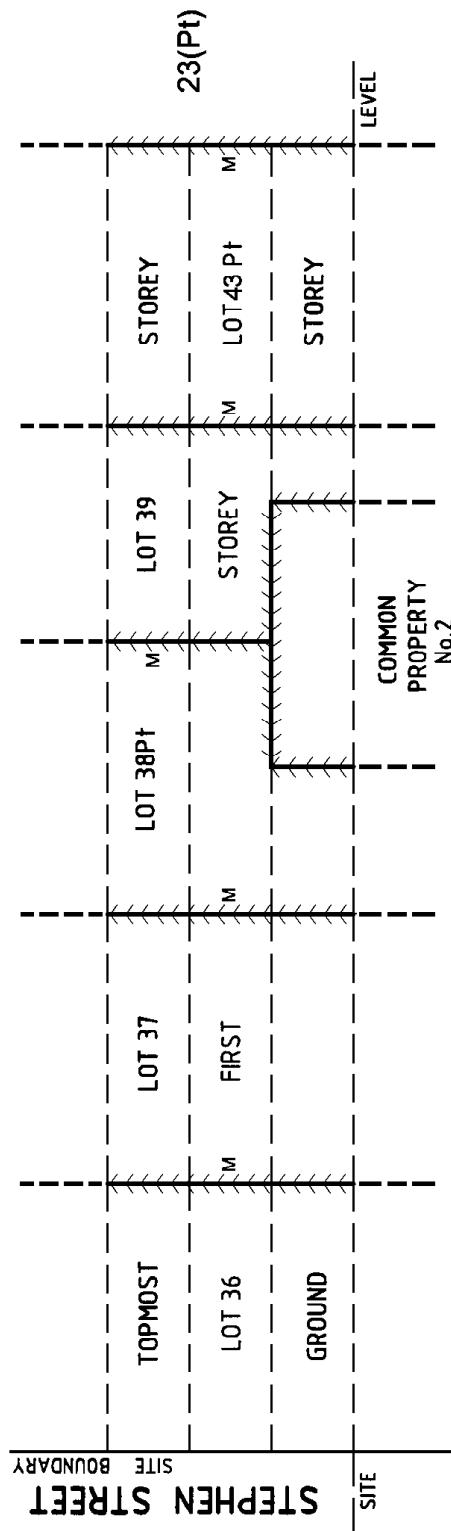


DIAGRAM 4
CROSS SECTION C-C'



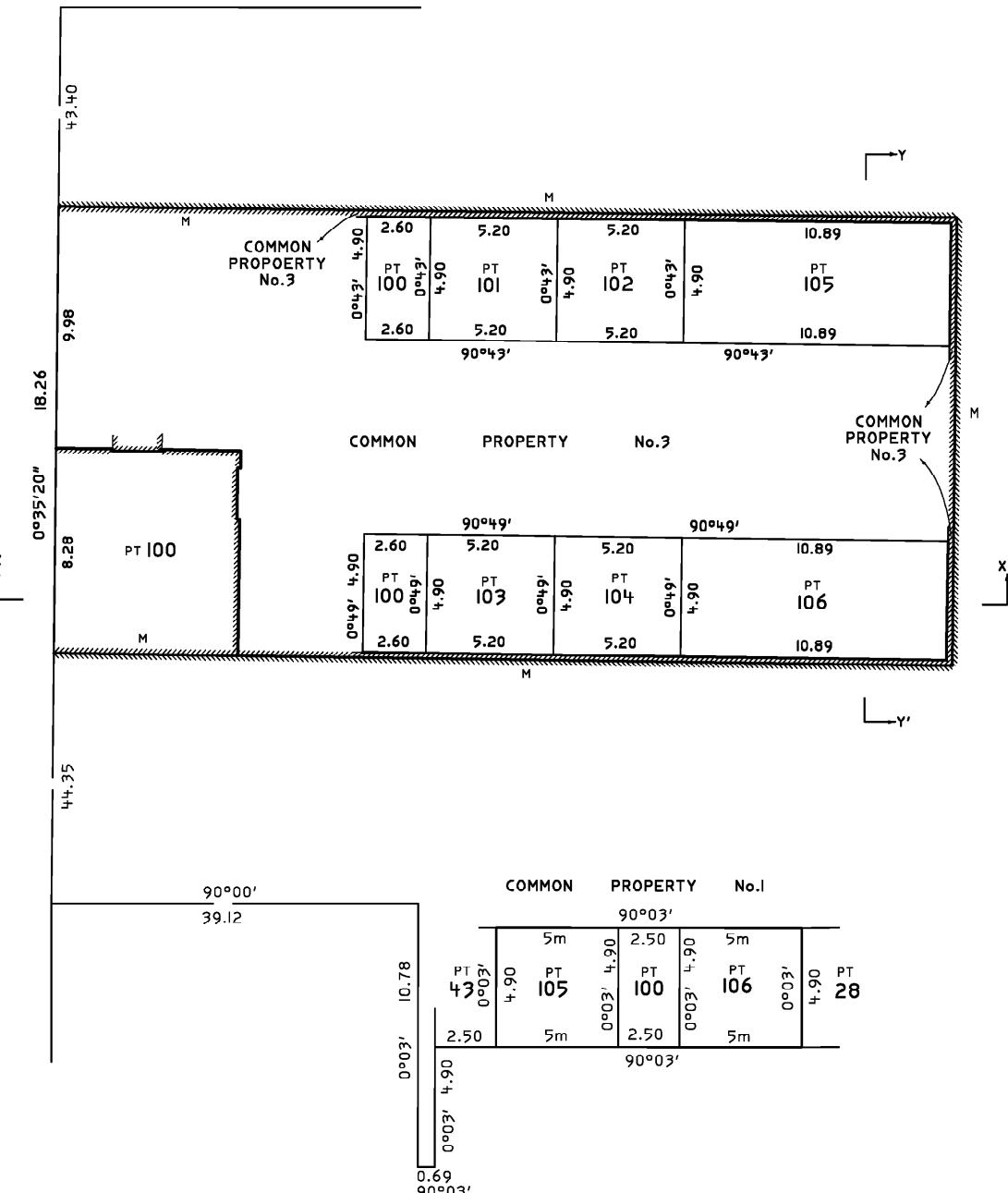
STEPHEN STREET SITE BOUNDARY		SCALE	ORIGINAL SCALE	LICENSED SURVEYOR	DATE 24/2/06	SHEET 10
		NOT TO SCALE	1:200 A3	David Sidley SIGNATURE	VERSION 3	DATE / / COUNCIL DELEGATE SIGNATURE
J. R. EDWARDS LAND SURVEYOR & TOWN PLANNER 59 FLETCHER STREET, ESSENDON, VIC. 3040 TEL. (03)9370 2209 FAX. (03)9370 1102						

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

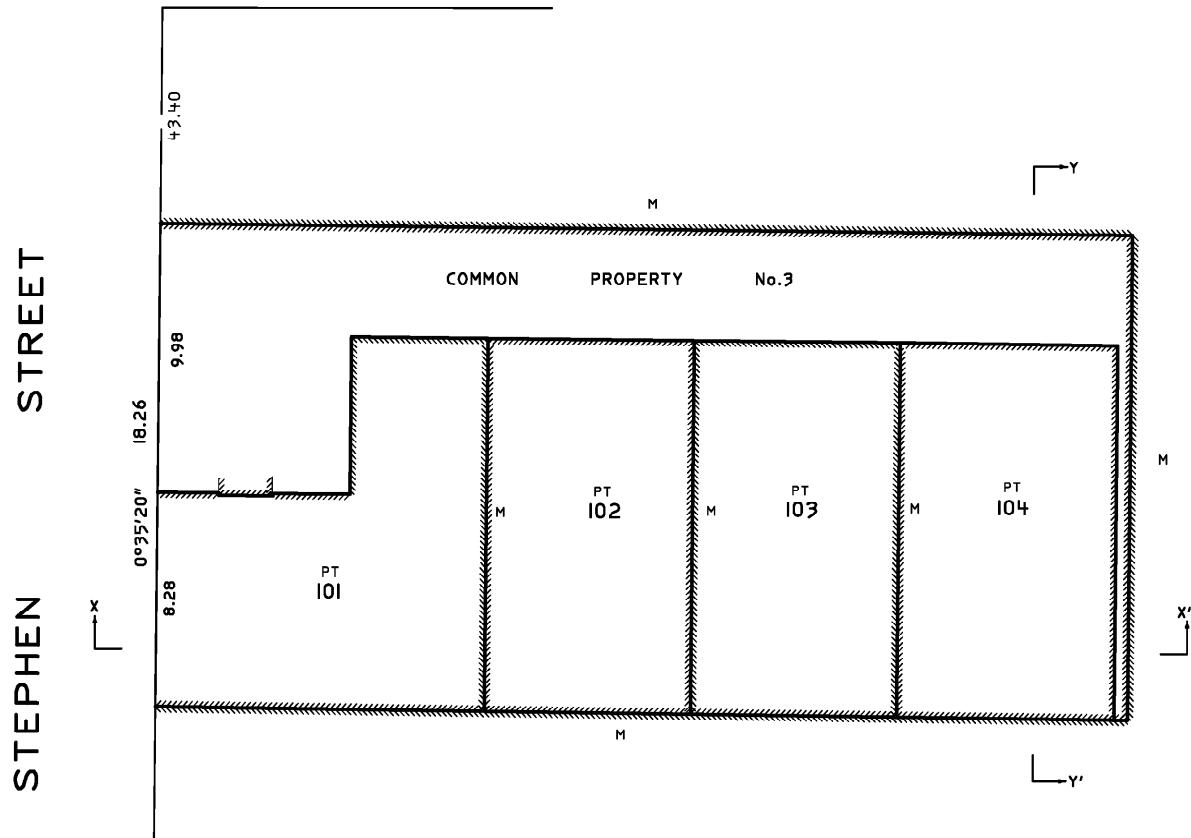
ORIGINAL SHEET SIZE: A3

Council Name:
CITY OF MARIBYRNONG

PS324649L

DIAGRAM 2
FIRST STORY

KENT 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
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DIGITALLY SIGNED BY LICENSED SURVEYOR:
PETER JOHN TYRRELL

REF 15251

VERSION 4

SHEET 12

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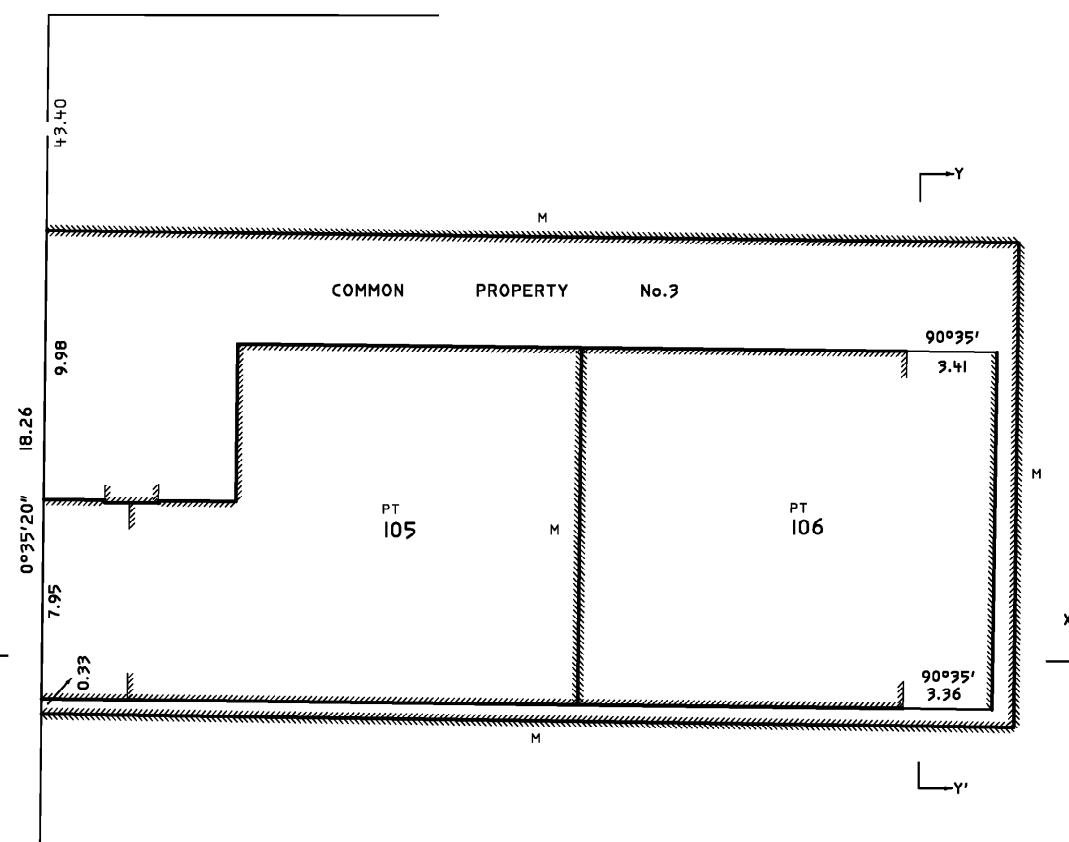
Council Name:
CITY OF MARIBYRNONG

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

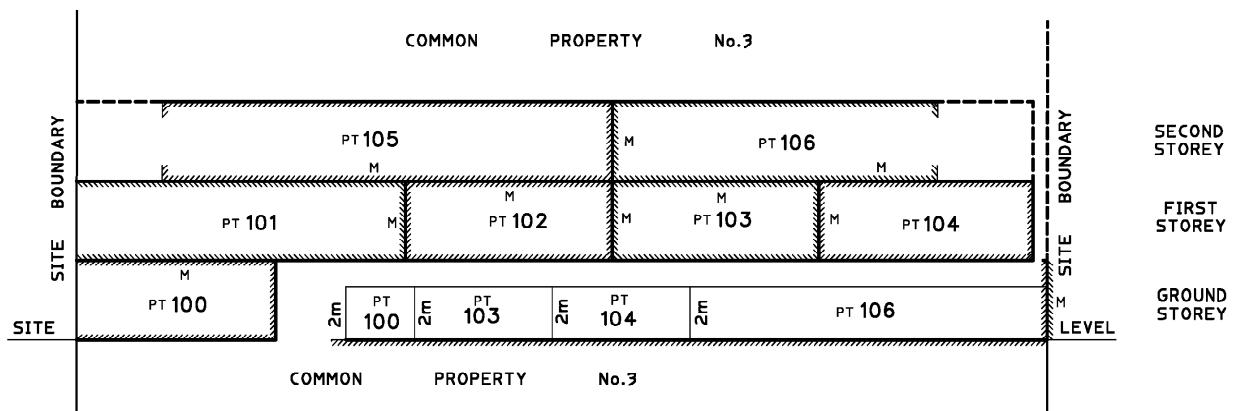
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Council Name:
CITY OF MARIBYRNONG

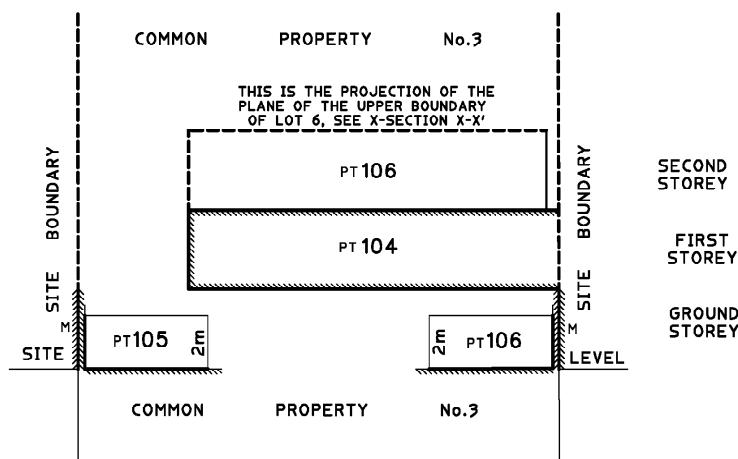
PS324649L

STEPHEN STREET

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



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



MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

PLAN NUMBER

PS 324649L

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

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS324649L

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**



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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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

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Statement End.