

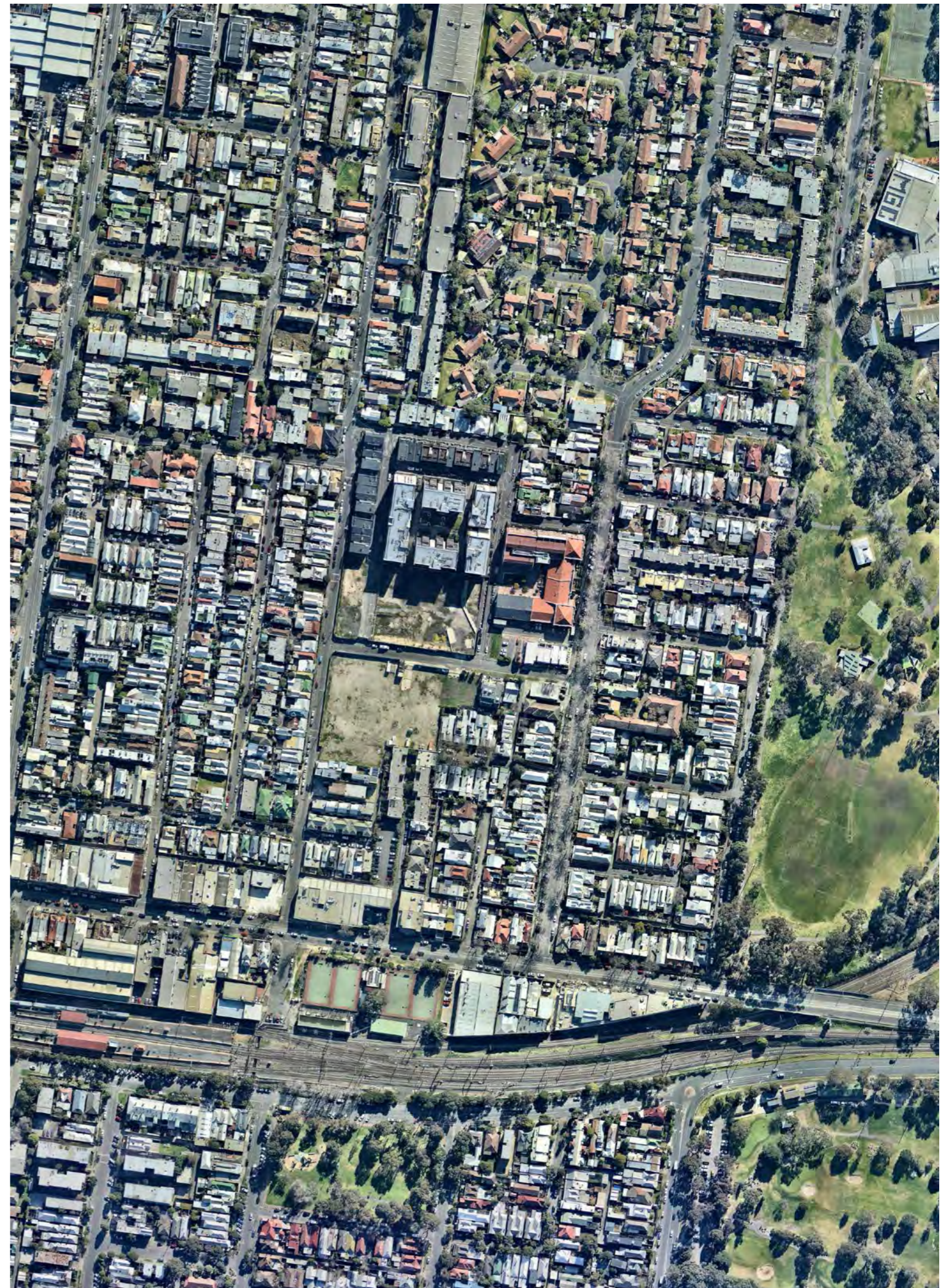
22 BENDIGO STREET RICHMOND

M12135

CENTRAL AND SOUTH PRECINCT
DEVELOPMENT PLAN

OCTOBER 2017

BATESSMART™



DEVELOPER**INTENDED PARTNERS**

Intended Partner Catholic Healthcare Limited



Intended Partner Women's Housing Limited

**CONSULTANTS**

Development Manager	Lendlease
Architect	Bates Smart
Landscape Architect	Aspect Studios
Planning Consultant	Contour
Community Analysis Consultant	Urbis
Heritage Consultant	Bryce Raworth
Traffic Consultant	Cardno
Infrastructure Consultant	Cardno
Services	Wood And Grieve
Environmental Engineer	Golder Associates
Sustainability Consultant	Lendlease
Arborist	Tree Logic

PROJECT NUMBER

M12135

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CONTENTS

1.0	PROJECT VISION	5	9.0	HERITAGE + COMMUNITY PRECINCT	71
1.1	Executive Summary	6	9.1	Heritage Assessment	72
1.2	Project Vision	7	9.2	Community Facilities Analysis Plan	73
2.0	STATUTORY PLANNING	9	10.0	RESIDENTIAL QUALITY AND DIVERSITY	75
2.1	Statutory Planning Context	10	10.1	Retirement Living Apartments - Quality And Diversity	76
2.2	Title Particulars	11	10.2	Retirement Living Apartments - Building Design Guidelines	77
3.0	URBAN CONTEXT	15	10.3	Aged Care - Quality And Diversity	78
3.1	Metropolitan Context	16	10.4	Aged Care - Building Design Guidelines	79
3.2	Neighbourhood Context	17	10.5	Residential Townhouses - Quality And Diversity	80
3.3	Local Networks	18	10.7	Residential Townhouses - Building Design Guidelines	81
3.4	Built Forms	20	10.8	Affordable Housing - Quality And Diversity	82
3.5	Land Use + Open Space	22	10.9	Affordable Housing - Building Design Guidelines	83
3.6	Existing View Study	24	11.0	LAND USE	85
3.7	Neighbourhood Character Assessment	25	11.1	Development Summary	86
4.0	SITE ANALYSIS	29	11.2	Residential Uses	87
4.1	Existing Site Conditions And Levels	30	11.3	Roads + Open Space	88
4.2	Existing Buildings	31	12.0	LANDSCAPE	89
4.3	Existing Traffic Conditions - Cardno	32	12.1	Existing Open Space	90
4.4	Existing Public Transport, Cycling + Pedestrian Networks	35	12.2	Existing Vegetation	91
4.5	External Views To Site	36	12.3	Landscape Vision	92
4.6	Environmental Conditions	38	12.4	Landscape Principles	93
4.7	Existing Vegetation / Open Space	39	12.5	Landscape Narrative	94
4.8	Existing Infrastructure	40	12.6	Landscape Masterplan	95
5.0	URBAN DESIGN ANALYSIS AND RESPONSE	43	12.7	Circulation & Permeability	96
5.1	Integration	44	12.8	Open Space	97
5.2	Built Form	46	12.9	Khartoum Street	98
5.3	Landscape Methodology	48	12.10	Kennedy Avenue	99
5.4	Permeability/ Connectivity	50	12.11	Stawell Street Interface	100
6.0	DESIGN RESPONSE	53	12.12	Central Courtyard	101
6.1	Concept Analysis	54	12.13	Southern Courtyard	102
6.2	Proposed Masterplan, Building Heights + Massing	55	12.14	Rooftop Terraces	103
7.0	URBAN CONTEXT	59	12.15	Interface With Adjacent Neighbourhood	104
7.1	Proposed Masterplan	60	12.16	Planting Theme	105
7.2	Building Heights	61	13.0	ACCESS AND MOVEMENT	107
7.3	Sections + Elevations	62	13.1	Traffic Movement Analysis	108
7.4	Street Interface Sections	64	13.2	Street Profiles	109
7.5	Shadow Studies	65	13.3	Resident And Visitor Parking	110
8.0	ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT	67	13.4	Pedestrians And Bicycles	111
8.1	Sustainability Commitments	68	14.0	ENGINEERING AND INFRASTRUCTURE	113
			14.1	Stormwater, Wsud And Sewer	114
			14.2	Water And Gas	115
			14.3	Electrical And Communications	116
			15.0	DEVELOPMENT STAGING	117
			15.1	Development Staging Plan	119



1.0 PROJECT VISION

1.1 EXECUTIVE SUMMARY

This document has been prepared in accordance with the requirements of Schedule 5 to the Development Plan overlay within the Yarra Planning Scheme.

1. In May 2012 Yarra City Council approved the '22 Bendigo Street Richmond Development Plan' (2012 Development Plan) as it applied to the land generally bound by Wertheim Street to the north, Bendigo Street to the east, Moore Street to the south, and Stawell Street to the west.
2. Following the 2012 Development Plan approval has been partial development of the subject site, including a mix of townhouses, standard apartments, and heritage apartments in the converted Wertheim building. These areas are referenced in the 2012 Development Plan as the Northern Precinct and the Heritage Precinct.
3. Since completion of the early stages of the overall site redevelopment Lendlease has revisited the masterplan for the Central Precinct and the Southern Precinct and this Central and South Precinct Development Plan supersedes the 2012 Development Plan for the Central and South Precincts.
4. Our vision with our intended partners Catholic Healthcare and Woman's Housing Limited is to deliver a first-to-market, Intergenerational Precinct to benefit residents within the City of Yarra. The stand out feature of this Intergenerational Precinct is the diversity of housing choices: Retirement Living, Aged Care, Affordable Aged Care and Affordable Housing that will provide individuals, who work in invaluable, essential roles within the City of Yarra with access to Key Worker Housing. Importantly, the project helps to bridge the gap in Retirement Living and Aged Care facilities within the Yarra region (which as outlined in our supplementary reports is one of the lowest supplied regions in terms of retirement living and aged care) whilst uniting the community with public open space and engagement initiatives. In addition, world class community facilities for seniors will be provided on site.
5. The project aims to create a new and distinctive neighbourhood destination within Richmond with an emphasis on exceptional design quality, public open space and landscaped gardens, community amenity and a sensitive response to the site's rich heritage.
6. The site remains an identified strategic redevelopment site and development of the site includes a diverse offering of accommodation, including a mix of residential, retail, retirement and aged care. Development of the remainder of the site builds on the established built form, access, and landscape framework of the 2012 Development Plan.
7. The masterplan proposes building heights of 4, 6 and 9 storeys in the centre of the site with a transition to 3 storeys along the boundary edges to the established residential surrounds.
8. Buildings are setback from existing streets to reflect similar setbacks of the existing streetscapes. This provides a balance between the existing streetscape character and the significant character contribution driven by the development of the site.
9. The residential, retirement living, and aged care offerings will be delivered through a range of built form typologies and include townhouses, apartments and an integrated aged care facility.
10. The 144 bed residential aged care facility will feature all single-ensuited rooms, resident lounges, dining, multi-purpose rooms, a chapel and outdoor spaces to support a range of wellness, care, nursing and speciality dementia support programs. A retail space, open to the neighbourhood, will also feature at ground level.
11. The retirement living includes community services, some which are specialised for resident use, however others will invite use from the entire community. The site is well suited for seniors due to proximity to excellent public transport, amenities and easy access for family members due to proximity to the city.
12. Adaptable or fully accessible wheelchair housing will be provided, representing a minimum of 5% of the total number of apartment dwellings.
13. Consistent with the Planning Scheme provisions, a component of affordable housing is proposed equivalent to 5% of the total apartment dwellings, including the 176 apartments already delivered on the northern and heritage precinct, which will be transferred to registered housing provider on completion. The affordable housing will provide worker housing, allowing a number of skilled employment types to stay in the Yarra region.
14. The masterplan includes public open spaces and communal spaces comprising landscaped gardens, tree lined pedestrian friendly streets and community facilities.
15. The buildings will benefit from precinct wide technology including low embodied energy, water reduction and water saving measures, and a range of energy efficiency measures. The project is targeting a 5 Star Green Star Rating under the Green Building Council's Multi-Unit Residential Assessment.
16. The masterplan responds to the need within the Yarra community by providing an essential service for the aging population. With individuals aged 65+ in the City of Yarra predicted to grow at a rate of 44% per annum by 2031 (in comparison to 19% of the population 0-64 years), there will be an additional 10,000 Yarra residents over 65+ by 2031, more than double the number there is today. This figure highlights the need for a solution to enable residents within the City of Yarra to age in place.
17. The masterplan proposes new laneways to improve permeability and connectivity through the site and the broader neighbourhood. It will prioritise pedestrians and cyclists over cars and include direct access for pedestrians and cyclists to Bendigo Street.
18. The proposed street profiles have been designed to meet the requirements of the City of Yarra. The streets will be handed over to Council as the stages of the development are completed. Council will enforce parking restrictions and maintain the roads while the police will enforce speed restrictions.
19. The masterplan provides adequate visitor car parking within the site, including for visitors to the aged care and retail uses. Additional provision is included for loading zones, drop off points, waste collection and car share facilities.
20. Extensive bicycle parking is provided across the masterplan with 1 cycle space provided for every 2 dwellings.
21. Green travel plans will be developed and introduced as set out in the Integrated Transport Plan.
22. The project will be built in stages so as to minimise disruption to neighbouring properties and existing roads and infrastructures.

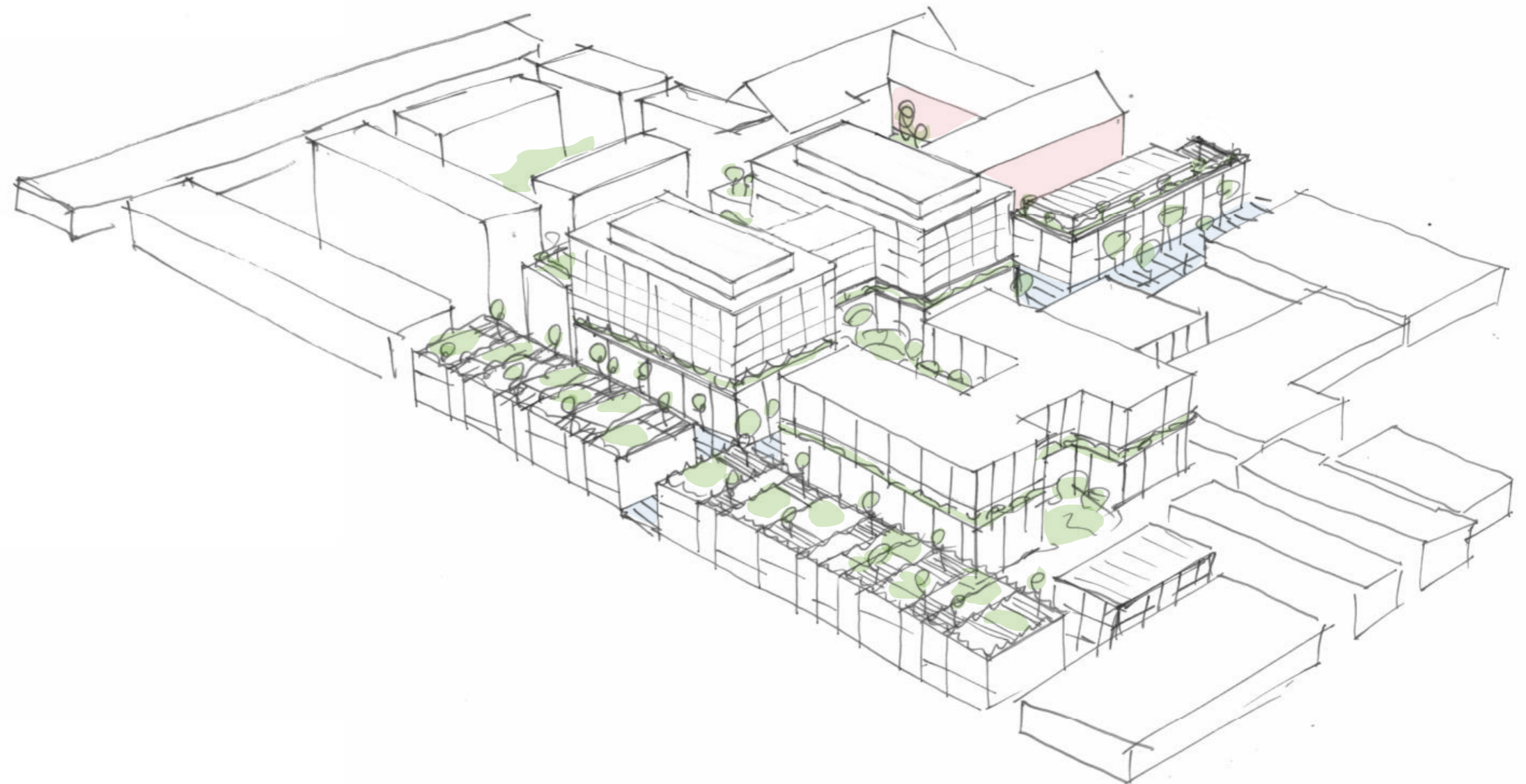
1.2 PROJECT VISION

Lendlease and our intended partners are committed to creating a vibrant and sustainable intergenerational precinct within the Richmond neighbourhood. Which will provide connectivity and permeability through the site and an enhanced connection to the current civic heart of the precinct - the existing heritage courtyard and community facilities.

The development will incorporate new public open spaces, communal and retail facilities for use not only by residents, but by the broader community. The public realm will be universally accessible, it will include wide pedestrian pathways with pockets of landscaping and shared roads, places for resting, nighttime lighting and passive surveillance. The development will create a strong sense of place within this area of Richmond.

At the street scale the architectural quality will focus on texture, rhythm, depth and play of light and shade. Whilst the upper levels, above the datum line, will be more a calm backdrop to the surrounding precinct.

The project will be a contemporary response that speaks to the character of the heritage buildings and forms a positive contribution to local precinct.



Concept sketch

1.2 PROJECT VISION

THE KEY PRINCIPLES UNDERPINNING THE DEVELOPMENT PLANS ARE AS FOLLOWS:

1. The use of traditional street patterns, strong linkages to adjacent frontages and appropriate transition in scale to the neighbouring urban fabric generate the principal masterplan layout.
2. A safe and secure environment that is well connected, legible and easy to navigate with a strong sense of place, character and identity which is founded in the context of Richmond and the site's history.
3. The development of extensive public realm, open space and gardens that enhance permeability and connectivity though the site and link back to the existing neighbourhood square, the civic heart of the overall development, as a focal point of the masterplan.
4. A strong landscape identity across the masterplan which is sympathetic and enhances the existing qualities of the local environment, encourages a range of activities and is brought to life through high quality landscaping and materials and well designed street furniture.
5. A mix of residential building types including retirement living apartments, townhouses, aged care and affordable housing placed within a hierarchy of streets and laneways all with an emphasis on healthy living through measures including cross ventilation, solar access and orientation and access to generous communal open space.
6. A range of sustainability measures that will deliver innovative standards in energy and water efficiency, sustainable drainage, waste reduction, renewable and non-polluting materials, and renewable technologies.
7. A sustainable and balanced transport strategy that promotes lower car usage and dependency, prioritises pedestrians and cyclists and improves access to public transport from the site.
8. Sensitively integrated, high quality affordable housing.
9. Orientation of the main forms to allow for generous sunlight deep into the key public realm spaces.
10. The masterplan allows local Yarra residents to age in place. The different product typologies allow families of all generations to reside in the one precinct and the seniors the opportunity to stay in the Yarra region that have resided in their entire life.



Proposed Masterplan
Programmatic Diagram





2.0

STATUTORY

PLANNING

2.1 STATUTORY PLANNING CONTEXT

This document has been prepared in accordance with the requirements of Schedule 5 to the Development Plan Overlay within the Yarra Planning Scheme.

A Development Plan provides for a masterplan of the future development of the site. It provides certainty to the land owner/ developer, third parties (including surrounding residents) and Council about the proposed site plan, land uses, built form, landscaping, vehicle access and interface treatments. To support the masterplan technical reports have been prepared in relation to the following disciplines:

- / Traffic Engineering
- / Ecologically Sustainable Design (ESD)
- / Heritage
- / Infrastructure (including waste management)
- / Site Contamination/Remediation
- / Community Facilities Analysis

The Development Plan also recognises the strategic importance of the site within the wider metropolitan context, and it being identified as a 'Strategic Redevelopment Site' within Clause 21.08 Neighbourhoods (and more specifically Clause 21.08-10 Central Richmond) within the Yarra Planning Scheme.

It should be noted that planning policy for State and local levels identifies the need for:

- / Urban consolidation and the use of existing urban areas for more than half of all new housing
- / The siting of new housing within activity centres of large redevelopment sites, or sites with good access to transport and services
- / Housing to meet demographic needs including an ageing population and a trend towards smaller household sizes
- / Increased affordable housing types and tenure close to jobs, transport and services.

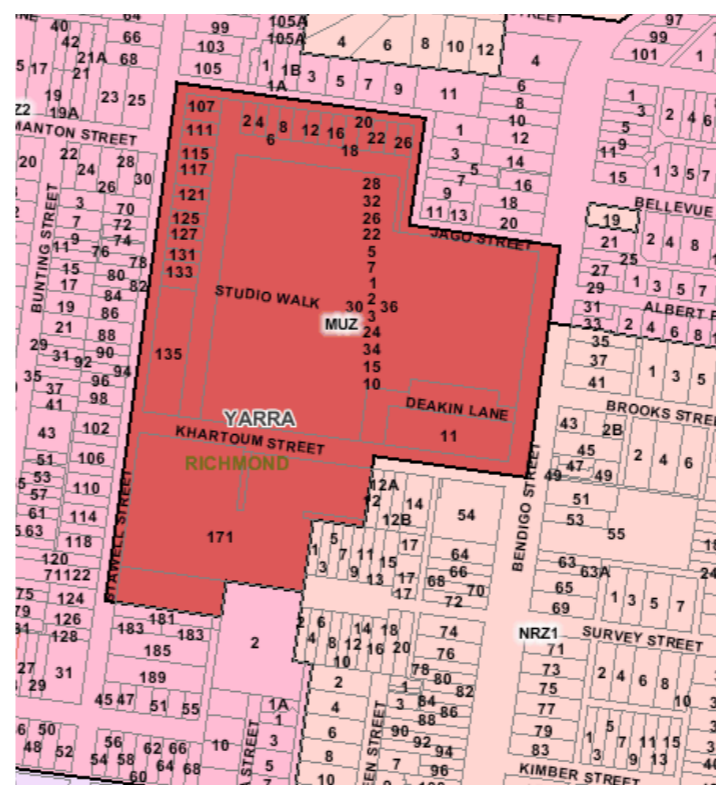
These objectives must be balanced with land use and design principles which ensure that development responds to the site's context, the natural features of the land, heritage and built form considerations. The Development Plan explains how this will be achieved

In May 2012 Yarra City Council approved the '22 Bendigo Street Richmond Development Plan' (2012 DP) as it applied to the land generally bound by Wertheim Street to the north, Bendigo Street to the east, Moore Street to the south, and Stawell Street to the west.

Resulting from the 2012 DP approval has been partial development of the subject site, including a mix of townhouses, standard apartments, and heritage apartments in the converted Wertheim building; these areas are referenced in the 2012 DP as the Northern Precinct and the Heritage Precinct.

Since that time Lendlease have reconsidered the Central Precinct and the Southern Precinct; this GTV9 Retirement Living and Aged Care Development Plan supersedes the 2012 DP and is the guiding Development Plan document for the Central and South Precincts.

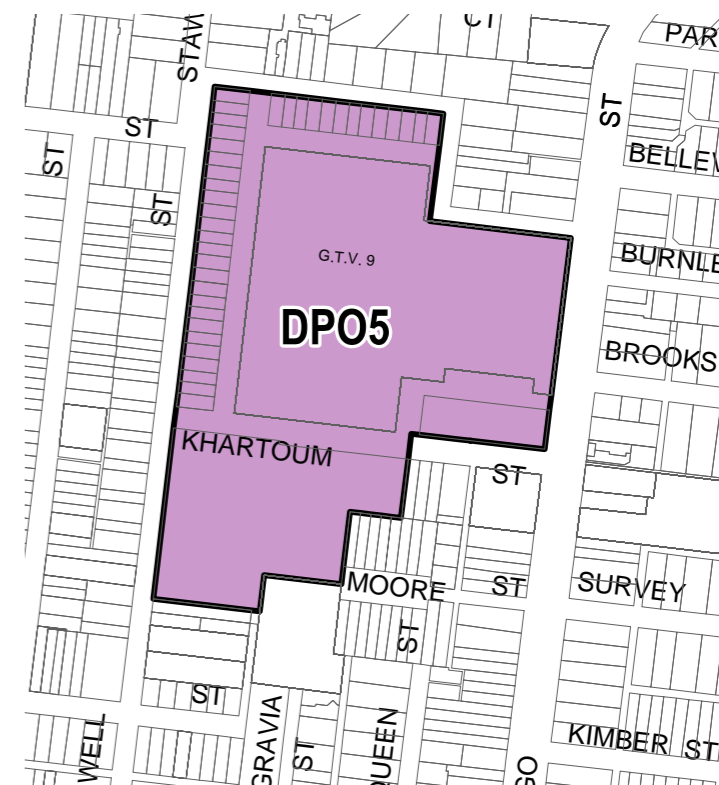
YARRA PLANNING SCHEME - LOCAL PROVISION



LEGEND
 Mixed Use Zone

Yarra Planning Scheme Excerpt
 Zoning

YARRA PLANNING SCHEME - LOCAL PROVISION



LEGEND
 Development Plan Overlay (Schedule 5)

Yarra Planning Scheme Excerpt
 Development Plan

2.2 TITLE PARTICULARS

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

VOLUME 11343 FOLIO 733 Security no : 124068537558H
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***** FOLIO IS CANCELLED *****

LAND DESCRIPTION

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PARENT TITLES :
Volume 01788 Folio 493
Volume 01825 Folio 993 to Volume 01825 Folio 994
Volume 01825 Folio 996 to Volume 02044 Folio 714 Volume 02885 Folio 968
Volume 03343 Folio 487 Volume 03715 Folio 857 Volume 03801 Folio 062
Volume 04043 Folio 546 Volume 04187 Folio 238 Volume 04563 Folio 452
Volume 04649 Folio 750 Volume 04736 Folio 050 Volume 04816 Folio 030
Volume 05152 Folio 373 Volume 05622 Folio 385 Volume 05786 Folio 122
Volume 06096 Folio 049 Volume 06503 Folio 510 Volume 07281 Folio 032
Volume 08105 Folio 619 Volume 08246 Folio 707 Volume 08479 Folio 698
Volume 09224 Folio 933 Volume 09350 Folio 268 Volume 11261 Folio 721
Created by instrument PC372932J 03/04/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LEND LEASE APARTMENTS PTY LTD of "THE GAUGE" LEVEL 2 825 BOURKE STREET
VICTORIA HARBOUR VIC 3008
PC372932J 03/04/2012

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT as to part AK343427P 15/05/2013
Caveator
CITIPOWER PTY
Capacity SEE CAVEAT
Lodged by
CITIPOWER PTY
Notices to
CITIPOWER PTY - COMPANY SECRETARY of LEVEL 8 40 MARKET STREET MELBOURNE VIC 3000

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.

NOTICE as to part Section 47(2) Heritage Act 1995

REGISTER NO. H2165
AG157335R 23/10/2008

AGREEMENT Section 173 Planning and Environment Act 1987

AK307666Y 24/04/2013

DIAGRAM LOCATION

SEE PC372932J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

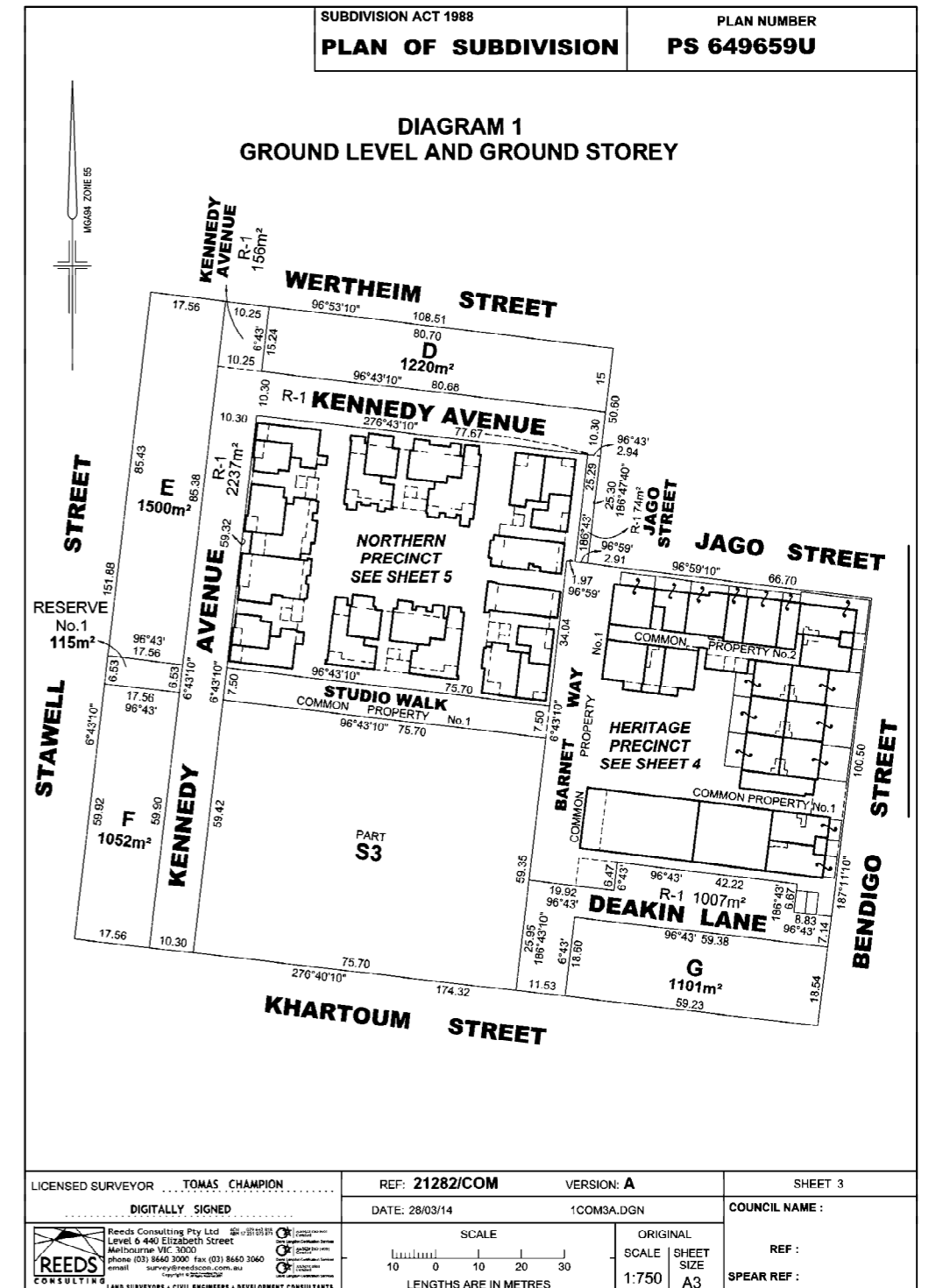
NIL

THIS FOLIO HAS BEEN CANCELLED

SEE FOLIOS:

SUBDIVISION ACT 1988 PLAN OF SUBDIVISION		LRS USE ONLY EDITION 4	PLAN NUMBER PS 649659U
LOCATION OF LAND PARISH: JIKA JIKA TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: --- CROWN PORTION: 16(PART) AND 17(PART) TITLE REFERENCES: VOL.11343 FOL.733, VOL.5382 FOL.338, VOL.3761 FOL.096 LAST PLAN REFERENCE: PC372932J, TP883600Y (LOT 1), TP704453Y (LOT 1)		COUNCIL NAME: YARRA CITY COUNCIL REF : SPEAR REF :	
POSTAL ADDRESS: 28 BENDIGO STREET, RICHMOND 3121 (at time of subdivision) MGA CO-ORDINATES: E 324 932 ZONE: 55 N 5 811 796 GDA 94 (of approximate centre of land in plan)(D.C.M.B.)		STUDIO NINE NUMBER OF LOTS IN THIS PLAN: 182 PLUS 1 STAGE LOT TOTAL AREA OF LAND IN THIS PLAN: 2.312 ha DEPTH LIMITATION: DOES NOT APPLY	
VESTING OF ROADS OR RESERVES			
IDENTIFIER: COUNCIL / BODY / PERSON ROADS, R-1 RESERVE No.1: YARRA CITY COUNCIL YARRA CITY COUNCIL		STUDIO NINE NUMBER OF LOTS IN THIS PLAN: 182 PLUS 1 STAGE LOT TOTAL AREA OF LAND IN THIS PLAN: 2.312 ha DEPTH LIMITATION: DOES NOT APPLY	
NOTATIONS			
BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS. INTERNAL FACE OF WALLS, FLOORS, CEILINGS OR EXPOSED ROOF STRUCTURE. REFER TO SEC10(4) SUBDIVISION (REGISTRARS REQUIREMENT(S) REGULATIONS 2011. DIMENSIONS SHOWN TO BOUNDARIES DEFINED BY BUILDINGS ARE MEASURED TO THE FACE OF THE RELEVANT STRUCTURE. LOTS D, E, F AND G HAVE NO UPPER AND LOWER BOUNDARIES AND ARE NOT MEMBERS OF AN OWNERS CORPORATION. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF OWNERS CORPORATION(S) INCLUDING; PURPOSE, RESPONSIBILITY AND ENTITLEMENT AND LIABILITY, SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION RULES AND OWNERS CORPORATION ADDITIONAL INFORMATION.		FOR COMMON PROPERTY No. 2 AND ALL LOTS EXCEPT LOTS D, E, F AND G: ALL WALLS DEFINING BOUNDARIES, FLOOR AND CEILING SLABS, COLUMNS, INTERNAL SERVICE DUCTS, CONDUITS, PIPE SHAFTS AND ELECTRICITY CONSUMER MAINS CABLES WITHIN THE BUILDINGS AND COURTYARDS ARE DEEMED TO BE PART OF COMMON PROPERTY No.1. THE POSITIONS OF THESE COLUMNS, FLOOR AND CEILING SLABS, DUCTS, CONDUITS, SHAFTS AND CABLES HAVE NOT NECESSARILY BEEN SHOWN ON THE DIAGRAMS CONTAINED HEREIN. THE POSITIONS OF SKYLIGHTS AND OTHER CHANGES IN CEILING HEIGHTS AND ROOF PITCH HAVE NOT NECESSARILY BEEN SHOWN ON THE DIAGRAMS CONTAINED HEREIN. PARTS OF COMMON PROPERTY No.1 ON THIS PLAN ARE TO BE NAMED BARNET WAY AND STUDIO WALK.	
EASEMENT INFORMATION			
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL OF THE LAND IN THIS PLAN		THIS IS A SPEAR PLAN STAGING: THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. SP13/0017 SURVEY: THIS PLAN IS BASED ON SURVEY IN PC372932J THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s): IN PROCLAIMED SURVEY AREA No. _____	
ORIGINAL SHEET SIZE A3 SHEET 1 of 47 SHEETS LICENSED SURVEYOR: TOMAS CHAMPION DIGITALLY SIGNED REF: 21282/COM VERSION: A DATE: 28/03/14 1COM3A.DGN		THIS IS A LAND VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN	

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2.2 TITLE PARTICULARS

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VOLUME 09322 FOLIO 321 Security no : 124068626202F
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LAND DESCRIPTION

Land in Plan of Consolidation 107184.
PARENT TITLES :
Volume 01790 Folio 990 Volume 03669 Folio 617 Volume 04093 Folio 418
Volume 04188 Folio 514 Volume 05899 Folio 726 Volume 06532 Folio 249
Volume 07303 Folio 513 Volume 07412 Folio 366 Volume 08524 Folio 849
Volume 08946 Folio 037
Created by instrument CP107184 10/05/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LEND LEASE APARTMENTS PTY LTD of LEVEL 4,30 THE BOND,30 HICKSON ROAD,MILLERS POINT,SYDNEY,NSW 2000
AH999887S 09/06/2011

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AK200663B 21/02/2013
Caveator
CITIPOWER PTY
Capacity SEE CAVEAT
Lodged by
CITIPOWER PTY
Notices to
CITIPOWER PTY COMPANY SECRETARY of LEVEL 8 40 MARKET STREET MELBOURNE VIC 3000

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DIAGRAM LOCATION

SEE CP107184 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

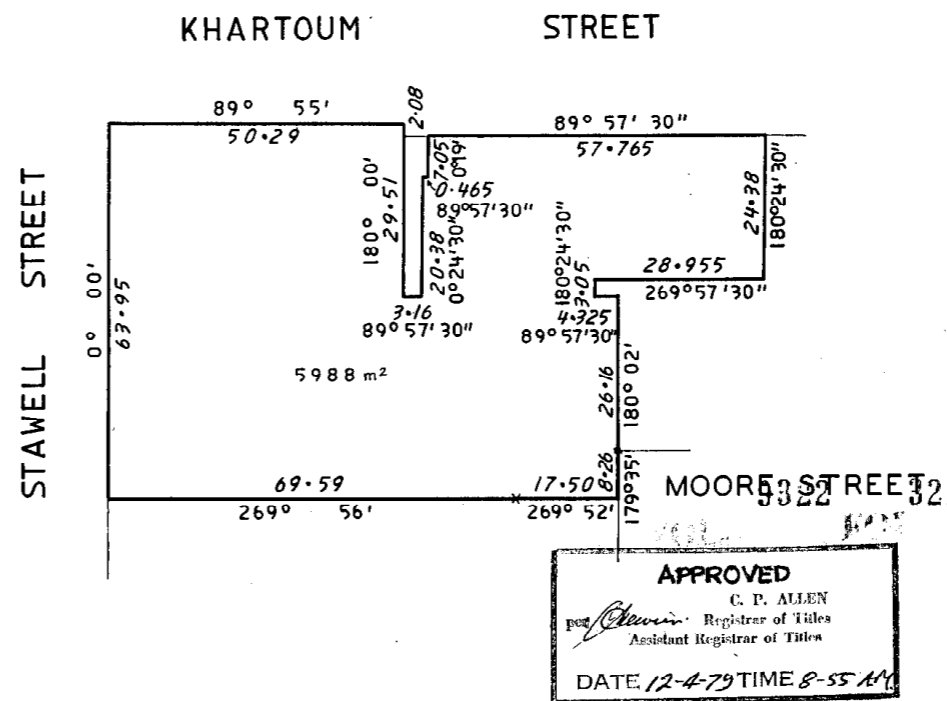
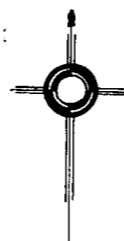
Additional information: (not part of the Register Search Statement)

Street Address: 171 STAWELL STREET RICHMOND VIC 3121

DOCUMENT END

PLAN OF CONSOLIDATION
PART OF CROWN PORTIONS 16 & 17
PARISH OF JIKA JIKA
COUNTY OF BOURKE

Scale: 0 8 16 32
LENGTHS ARE IN METRES



SEAL & ENDORSEMENT OF MUNICIPALITY

Sealed Pursuant to the provisions of Sec. 569 A B of the Local Gov. Act

SURVEYORS CERTIFICATION

I certify that this plan has been made by me or under my immediate supervision and accords with title.

LICENSED SURVEYOR

DATED: 7/2/19

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2.2 TITLE PARTICULARS

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VOLUME 06192 FOLIO 399 Security no : 124068626241N
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LAND DESCRIPTION

Lot 1 on Title Plan 529474Q.
PARENT TITLE Volume 02636 Folio 003
Created by instrument 1684531 06/04/1938

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LEND LEASE APARTMENTS PTY LTD of LEVEL 4,30 THE BOND,30 HICKSON ROAD,MILLERS POINT,SYDNEY,NSW 2000
AH999887S 09/06/2011

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DIAGRAM LOCATION

SEE TP529474Q 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: 171 STAWELL STREET RICHMOND VIC 3121

DOCUMENT END

TITLE PLAN		EDITION 1	TP 529474Q						
Location of Land		Notations							
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Last Plan Reference:		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 31-05-2000 VERIFIED: AD							
Derived From: VOL 6192 FOL 399 Depth Limitation: NIL									
Description of Land / Easement Information									
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 17 (PT)</td> </tr> </tbody> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 17 (PT)	
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PARCEL 1 = CP 17 (PT)									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201166 x Links	Sheet 1 of 1 sheets							



3.0
URBAN CONTEXT