

Notice of an application for an amendment to a planning permit

Land affected by the application

Apartment 8, Level 2, 1 Wilfred Road Ivanhoe East
(including part of the common property contained within Owners Corporation 2,
on PS823261G)

Application reference

P996/2017 pt10

Applicant

Clause 1 Planning

Responsible Authority

Banyule City Council

Application is to amend a permit for

- In accordance with the endorsed plans:
 - Construction of multi – unit development;
 - Variation of an easement;
 - Removal of vegetation;
 - Works within a Special Building Overlay.

Amendments to the permit include

- Amendment to the endorsed plans (pursuant to Section 72 of the Banyule Planning Scheme) to specifically allow for the (retrospective approval) of buildings and works for the extension of the balcony associated with Apartment 8 (Lot 208), Level 2 of 1 Wilfred Road, Ivanhoe East and over common property.

Planning Scheme Clause

Clause 32.08-4 and Clause 32.08-7 – General Residential Zone (schedule 2)

Matter for which a permit is required

Extend an existing dwelling on a lot and on common property.

Review the application for free



Scan or visit banyule.vic.gov.au/PlanningNotices

alternatively

Visit during business hours:

Banyule Council offices Level 3, 1 Flintoff Street, Greensborough VIC 3088

To discuss this application, call our Planning Department on 9490 4222

The Responsible Authority will not decide on the application before: 28 March 2025

Submissions lodged after this date will only be considered if received by Council before a decision is made.



What are my options?

You may object or make other submissions in writing if you are affected by the granting of a permit for this application. If you object, we will tell you our decision and options available.

An objection must be:

- made in writing
- include the reasons for the objection
- state how the objector would be affected.

We must make a copy of every objection available at our office for any person to inspect during office hours. You can view the objections for free until the opportunity to seek a review of the decision for this application passes.

ADVERTISED PLAN
Application No. P996/2017 Part 10

This document is available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. It is not to be used for any other purpose without the written consent of Banyule City Council. All rights reserved. No part of this document may be reproduced without the written consent of Banyule City Council.



Application for an Amendment to a current Planning Application (Section 50 or 57A Application)

Use this form if you have an **existing** application with Council that you would like to change before Council makes its decision. This form can be used before or after an application has been notified, but not after Council has made a determination in respect of the application.

If you already have a permit, you cannot use this form. Instead, you will need the [Application to Amend a Planning Permit](#) form.

An application to amend a current application must include:

- This application form completed and signed;
- Three copies of the amended plans; and
- The relevant application fee, if a fee is applicable. You can find the relevant fee under [Planning Fees](#) on Council's website.

Please note if the application has already been notified, depending on the extent of the changes proposed, Council may require re-notification of the amended proposal before the application will be determined.

The Land

Please provide the street address of the land.

Street No.:	Street Name: Level 2 1 Wilfred Road		
Suburb/Locality: IVANHOE EAST	Postcode: 3079		

The Current Planning Permit Application

Provide full details of the application being amended:

What is the reference number of the Planning Permit Application that is being amended?

What had you originally applied for?

Planning Permit Application No.:	P996/2017
What was the original proposal:	Buildings and works, construction of a balcony.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

The Amendment Proposal

Received
07/01/2025

This application is being lodged (tick one):

- Prior to notification commencing
(Section 50 of the *Planning and Environment Act 1987*)
- After notification has commenced
(Section 57A of the *Planning and Environment Act 1987*)

What changes are you seeking to make to the current application?

Detail any changes sought to the plans or any other documents previously submitted with the Planning Permit Application.

Attach a supplementary page if more space is required.

Eg.

1. *Removal of 1 dwelling from the multi dwelling development proposal (was previously 6 dwellings, now proposing 5).*
2. *The provision of new acoustic fencing and trellis to the west, south and east boundaries.*

Clarify extent of subject site
Unit 8, Level 2, 1 Wilfred Road Ivanhoe East and; Part of the common property contained within Owners Corporation 2, on PS823261G

Why is the amendment to the current application required?

State the reasons for the change.

Attach a supplementary page if more space is required.

Clarify extent of subject site
No Change is proposed

Contact details

Contact

The person or organisation you want Council to correspond with regarding the amendment to the current application.

Name: Ashley Thompson	
Organisation (if applicable):	Clause 1 Planning
Postal Address:	PO Box 305 Flemington VIC
Postcode: 3031	
Contact phone: 93709599	<input checked="" type="checkbox"/>
Mobile phone:	<input type="checkbox"/>
Email: Enquiries@clause1.com.au	<input checked="" type="checkbox"/>
Fax:	<input type="checkbox"/>
Indicate preferred contact method by numbering in order of preference	

ADVERTISED PLAN
Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Applicant details

Applicant

The person or organisation who is seeking the Planning Permit.

<input checked="" type="checkbox"/>	Same as contact. If not, complete the details below.
Name:	
Organisation (if applicable):	
Postal Address:	
Postcode:	

Owners Consent

Has the owner of the land consented to the proposed changes?

<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
-------------------------------------	-----	--------------------------	----

Declaration

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 all the information in this application is true and correct; and the owner (if not myself) has been notified of the amendment application.	
Name: Fleur Clause Office Manager Clause 1 Planning	
Signature	<i>Fleur Clausen</i>
Date	06 / 01 / 2025

Lodgement

ADVERTISED PLAN
Application No. P996/2017 Pt 10
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Banyule City Council	
Banyule Planning are now online - Any information now needs to be lodged through the website.	
Lodge the completed and signed form and all documents online through the e-planning portal at: https://www.banyule.vic.gov.au/Services/Planning/e-Planning/Submit-your-further-information	
For help or more information, please contact us:	
Email:	enquiries@banyule.vic.gov.au
Telephone:	(03) 9457 9808
Fax:	(03) 9499 9475
TTY:	(03) 9432 7211
DX:	DX 97904 IVANHOE

clause¹ | TOWN PLANNING CONSULTANTS

S.72 Amendment Application

Council reference:	P996/2017
Responsible Authority:	Banyule City Council
Subject Site:	Unit 8, Level 2, 1 Wilfred Road Ivanhoe East and; Part of the common property contained within Owners Corporation 2, on PS823261G
Original Approval:	In accordance with the endorsed plans: <ul style="list-style-type: none">• Construction of multi – unit development;• Removal of vegetation;• Variation of an easement;• Works within a Special Building Overlay.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for
the sole purpose of enabling its consideration
and review as part of a planning process under
the Planning & Environment Act 1987.

The document must not be used for any
purpose which may breach any copyright.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

Unit 8, Level 2, 1 Wilfred Rd Ivanhoe East
and Part of Common Property

Contents

- Introduction 3
- Amendments Proposed 4
- Relevant Planning Considerations..... 6
 - Land Title..... 6
 - Common Property 6
 - Conditions on Permit..... 7
 - Previous VCAT Decision 8
 - Planning Scheme Amendment VC243 10
 - Relevant Policy & Overarching Support..... 10
 - Offsite Amenity Considerations..... 11
 - Other Planning Considerations 13
 - Notification Considerations 13
- Conclusion 14

List of Attachments

- A. Plans: Proposed Amendments
- B. Plans: Endorsed under Permit P996/2017
- C. Planning Permit P996/2017
- D. VCAT Order, *Thomas v Banyule CC* [2018] VCAT 1548, 12 October 2018
- E. Title Docs
- F. Owners Corporation 2 Plan No.PS823261G
- G. Planning Infringement Notice

Document Control

Issue	Date	Prepared by	Reviewed by
2ndry Consent App.	08.07.24	AT	AT

Clause 1 Planning.
Phone: 03 9370 9599
Email: enquiries@clause1.com.au
Website:www.clause1.com.au

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

Introduction

1. Retrospective planning approval is sought to amend planning permit P996/2017 issued by Banyule City Council on 12 October 2018. The permit allows:

In accordance with the endorsed plans:

- *Construction of multi – unit development;*
- *Removal of vegetation;*
- *Variation of an easement;*
- *Works within a Special Building Overlay.*

2. Planning permit P996/2017 was issued at the direction of the Victorian Civil and Administrative Tribunal, as a result of the Tribunal's order in *Thomas v Banyule CC [2018] VCAT 1548, 12 October 2018*.
3. The development and works approved under P996/2017 have been completed and the buildings are now occupied.
4. This application has been made as a result of a 'Planning Infringement Notice' issued by Banyule City Council on 12 April to the owners of apartment 8, Level 2, 1 Wilfred Road Ivanhoe East. That notice identified the "*installation of screening and access to the roof of Building C*" as being in breach of Condition 4 on planning permit P996/2017. Condition 4 states:

(4) *The development as shown on the endorsed plans or described in the endorsed documents must not be altered or modified except with the prior written consent of the Responsible Authority.*

5. This application has been prepared to rectify the identified breach by amending the endorsed plans to reflect the reality of what is currently onsite.
6. The following report provides an assessment of the proposed (retrospective) changes against the relevant planning considerations.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

Amendments Proposed

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Amendments to the Preamble

7. No change to preamble is sought or required.

Amendments to Permit Conditions

8. No change to conditions contained on P996/2017 are sought or required. A discussion regarding relevant conditions is contained later in this submission.

Amendments to Plans

9. The proposed changes can be summarised as:
 - A. Cutting an opening in the balustrade along the southern edge of the existing balcony, to provide access to the roof space beyond.
 - B. Installation of a new handrail (matching existing rails used elsewhere in the development), along the southern edge of the first-floor parapet, adjacent Unit 8.
 - C. Installation of a 1.78m high visual screen along the eastern & northern edge of the first-floor parapet, adjacent Unit 8.
10. The image below further clarifies the extent of works (undertaken on site) for which planning approval is sought:

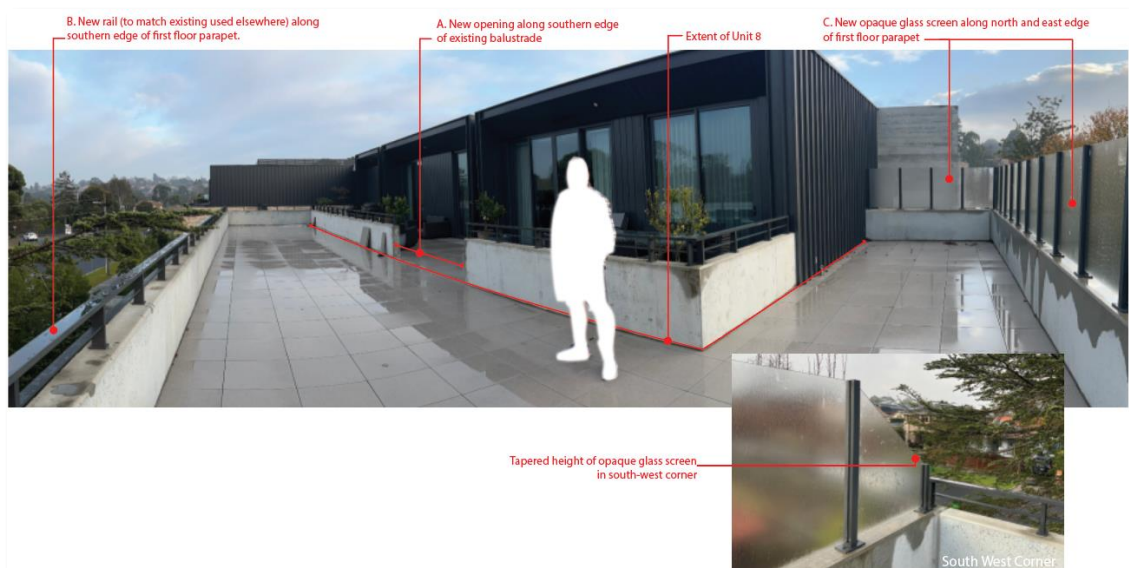


Figure 1: Images depicting works for which planning approval is sought

11. The following provides a summary of the required amendments to documents endorsed under P996/2017, as a result of the above works:

Endorsed Document	Changes Sought
Landscape Plan, memLa,, 15/4/21	None
Traffic Engineering Assessment, Traffic Group, 30/04/21	None
Waste Management Plan. Leigh Design, 14/04/21	None
Tree Protection Management Plan, Treespace, 23/08/21	None
SMP, Stantec, 13/07/21	None
Plan-set prepared by Front Architects, of various issue numbers endorsed on 12/10/2018 & 16/04/2019.	Details below

12. Specifically, the changes to the endorsed plan-set prepared by Front Architects include:

Endorsed Sheet No.	Changes Sought
1 of 66 DA0020 Development Summary	Update "Balcony" column, in Building C Table for Unit 103*, to read: "83m2 + access to common roof"
3 of 66 DA0002 Site Plan	Show break in balcony balustrade to provide access to roof
8 of 66 DA1004 Site – Level 2	Show break in balcony balustrade to provide access to roof
9 of 66 DA1005 Site – Roof Plan	Show break in balcony balustrade to provide access to roof
13 of 66 DA2002 Elevation – The Boulevard/Wilfred Road	Show new hand rail (balustrade) to eastern edge first floor parapet Show 1.78m high screen that runs above first floor parapet along the eastern wall
15 of 66 DA2006 Building Elevation – The Boulevard & Wilfred Road	Show new hand rail (balustrade) to eastern edge first floor parapet Show 1.78m high screen that runs above first floor parapet along the eastern wall
26 of 66 DA2506 Section – 8-14	Update Section 13 to include 1.78m high screen on east and north walls
35 of 66 DA3042	Add an annotation to 'Apartment layout – 4 Bed Type 1', with arrow pointing to approximate location of new opening in balustrade that reads "Optional opening to common roof area"

* Apartment 8, level 2, 1 Wilfred Street (subject site) is identified as 'Unit 103' on the endorsed plans-set

13. In addition to the above changes to the endorsed plans, we have attached updated shadow diagrams. These diagrams illustrate the extent of additional offsite shadowing resulting from the proposed (retrospective) amendments.

Relevant Planning Considerations

Land Title

14. Title Volume 12454 Folio 685, Plan of Subdivision PS823161G and Owners Corporation 2 Plan No. PS823261G are attached and contain no restrictions that would prohibit the approval sought.

Common Property

15. The portion of common property affected by the proposal is highlighted in the following images:



Figure 2: Aerial image of Building C with relevant common property highlighted red.



Figure 3: Extract of endorsed plans overlaid with PS8232261G. Relevant common property highlighted red.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

16. The owners corporation 2 plan No. PS823261G confirms that lots benefiting from an entitlement over the common property are: Lots 101, 101A, 101B, 102, 102A, 102B, 103, 103A, 103B, 104, 104A, 104B, 105, 105A, 105B, 106, 106A, 106B, 107, 107A, 107B, 108, 108A, 108B, 109, 109A, 109B, 110, 110A, 110B, 111, 111A, 111B, 112, 112A, 112B, 113A, 201, 201A, 201B, 202, 202A, 202B, 203, 203A, 203B, 204, 204A, 204B, 205, 205A, 205B, 206, 206B, 207, 207B, 208, 208B, 209, 209B, G01, G10, G11, G12, G02, G03, G04, G05, G06, G07, G08, G09, G01A, G01B, G10A, G10B, G11A, G11B, G12A, G12B, G02A, G02B, G03A, G03B, G04A, G04B, G05A, G05B, G06A, G06B, G07A, G07B, G08A, G08B, G09A, G09B, LG01A, LG02A, LG03A, LG04A, LG05A, LG06A, LG07A, LG08A.

Conditions on Permit

17. We have reviewed all permit conditions and formed the view that no conditions will be breached and no conditions require amendment, as a result of the proposed (retrospective) works. We provide the following discussion regarding the most relevant permit conditions:

18. Condition 1(a) specifies the plans must show:

(a) Overlooking in accordance with Standard B22 – Overlooking of Clause 55 of the Banyule Planning Scheme.

The proposal includes a visual screen, >1.7m high, along the eastern & northern edge of the first-floor parapet to ensure compliance with Standard B22 and Condition 1(a).

19. Condition 1(g) requires:

(g) A schedule of external building materials and colours, including details of cladding and roofing materials. The schedule should be presented on a separate sheet and must include colour samples.

The proposal does not seek to change the existing materials used on elevations, to cover the roof or balcony floor areas.

20. Condition 1(pp) requires:

(pp) Screening to east side of balcony of apartment C.02.08 to prevent overlooking into the habitable room windows of 15 Wilfred Road.

21. The proposal includes screening to the *'east side of the balcony of apartment C.02.08 to prevent overlooking...'* in accordance with this condition.

22. We submit that the proposal continues to give effect to all conditions on permit.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

Previous VCAT Decision

23. Planning permit P996/2017 was issued at the direction of the Victorian Civil and Administrative Tribunal, in *Thomas v Banyule CC* [2018] VCAT 1548, 12 October 2018. *Thomas v Banyule* included two applications:

- i. An objectors (s.82) appeal against Council's decision to grant a permit and
- ii. A s.80 appeal, in which the permit applicant sought to contest a number of conditions

24. A copy of the Tribunal's decision is attached. In summary the Tribunal agreed with Council's original decision to grant a planning permit and found:

11. *... the proposal will sit comfortably within the character of the four streetscapes that it will address.*

And that:

24. *... The proposal provides for urban consolidation and satisfies housing demand in a location with good access to services in the East Ivanhoe Neighbourhood Centre.*

25. The Tribunal order provides the following commentary with regards to a permit condition (which was proposed by Council and removed by the Tribunal) that sought to delete a number of apartments from level 2 of Building C, including the subject site (unit C02.08):

56 *Likewise, four apartments located at level 2 in the eastern section of Building C are sought to be deleted. Apartment C02.08 is located directly opposite 15 Wilfred Road. This apartment is set back 5 metres opposite the garageshed of 15 Wilfred Road and 7.5 metres opposite the driveway. The upper level extends approximately 2 metres past the garage.*

57 *The owners of 15 Wilfred Road are supportive of the condition and submit the three storey level of Building C at the interface with 15 Wilfred Road will have an impact on the way they use the driveway as private open space, as well as their rear private open space. They also raised concerns regarding the impact on their privacy from overlooking into their bedroom window located on the western side of the dwelling.*

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

- 58 *A balcony is located to the front of apartment C02.08 facing Wilfred Road. As this section of the upper level is setback 15.1 metres from Wilfred Road it sits behind 15 Wilfred Road which is setback only 7 metres from Wilfred Road. As such the balcony is located opposite the western side of the dwelling at 15 Wilfred Road. We acknowledge the concern expressed regarding potential overlooking from this balcony and consider that screening to prevent any overlooking should be located along the eastern section of the balcony. No windows appear to be located on the eastern elevation of apartment C02.08 so there is no likelihood of any potential overlooking into the rear private open space of the property at 15 Wilfred Road. (Our emphasis added)*
- 59 *We take no issue with the setback of the apartment at 5 metres opposite the garage/shed of 15 Wilfred Road. Where there is some potential impact, that is opposite the driveway, the apartment is setback 7.5 metres. Although the residents of 15 Wilfred Road use the driveway as an area of open space as it is located as part of a driveway and extends from the front of the dwelling, we do not consider it to fall within the definition of secluded private open space. The area of secluded private open space for this property is located on the eastern side of the garage, at least 10 metres away from the proposed development. (our emphasis added)*
- 60 *The separation of 4 metres from the common boundary to Building C allows for substantial planting to occur along the boundary which will contribute to the softening and screening of the built form when viewed from 15 Wilfred Road.*
- 61 *Because of the amended plans only three apartments C02.07, C02.08 and C02.09 are sought to be deleted. We find that the setback of level 2 of 7 metres to the balcony and 9.5 metres to apartment C02.09 is appropriate and does not require deletion. The balcony of this apartment sits approximately 34 metres from the common boundary with 15 Wilfred Road. (our emphasis added)*
- 62 *Apartment C02.07 is setback approximately 24 metres from Wilfred Road and faces internally to the north. There appears to be no justification to remove this apartment. Apartment C02.08 as discussed above is well setback from 15 Wilfred Road. This apartment is 'L' shaped and extends along the front of Building C and has an internal northern outlook. The upper level steps in at this point and is setback 15.1 metres to the balcony from Wilfred Road and 17.5 metres to the building. Given the extensive*

setback from Wilfred Road, the extensive proposed landscaping within the front setback, as well as the retention in the south eastern corner of the site of Tree 62 (Deodar Cedar) we do not consider this section of Building C will have an unreasonable impact on Wilfred Road to warrant removal. Condition 1(jj) is deleted. (our emphasis added)

26. The Tribunal order also provides the following commentary on the front yard of 15 Wilfred Road and the approved proposal's overshadowing:

69. *We have considered the shadowing over the driveway area of 15 Wilfred Road which will occur from about 1.30pm at the equinox. Although shown as a driveway our site inspection revealed that the driveway, particularly in front of the garage, is used by the children of 15 Wilfred Road. Although used in this way, as stated above, we do not consider that the driveway falls within the definition of secluded private open space. This is located to the rear of the dwelling and to the east of the garage. (our emphasis added)*

Planning Scheme Amendment VC243

27. Since the VCAT's determination in *Thomas v Banyule*, Amendment VC243 has been gazetted. Among other things, VC243 confirmed that "If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.

Relevant Policy & Overarching Support

28. The land is located within the GRZ2 and affected by a VPO3, and SBO2. The VCAT order, 12 October 2018, confirms the following planning permit triggers:

- Clause 32.08-6 (GRZ) – construct two or more dwellings
- Clause 42.02 (VPO) – remove destroy or lop any vegetation
- Clause 44.05-1 (SBO) – to carry out works
- Clause 52.02 – vary a drainage easement

29. With the benefit of the Tribunal's written considerations, it is apparent that the proposal is considered to have strong strategic policy support. The Tribunal is clear in its determination that the approved built form is wholly appropriate for the site and will not unreasonably impact the amenity of nearby or abutting residents and is wholly appropriate within this neighbourhood character context.

ADVERTISED PLAN
Application No. P996/2017 Pt 10
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.
The document must not be used for any purpose which may breach any copyright.

Offsite Amenity Considerations

30. We consider that the only relevant offsite considerations relate to side setbacks and the potential for unreasonable overlooking and overshadowing.
31. As noted earlier, the relevant tests associated with Clauses 55.04-1, 55.04-5 and 55.04-6 have changed since the VCAT Order, as a result of Amendment VC243. The following provides an assessment against the relevant Standards and Objectives:

Clause 55.04-1 Side and rear setbacks objective

32. The image below shows clouded the location of the newly proposed (retrospective) screen. The proposal will continue to exceed the Standard and meet the relevant side setback objective.

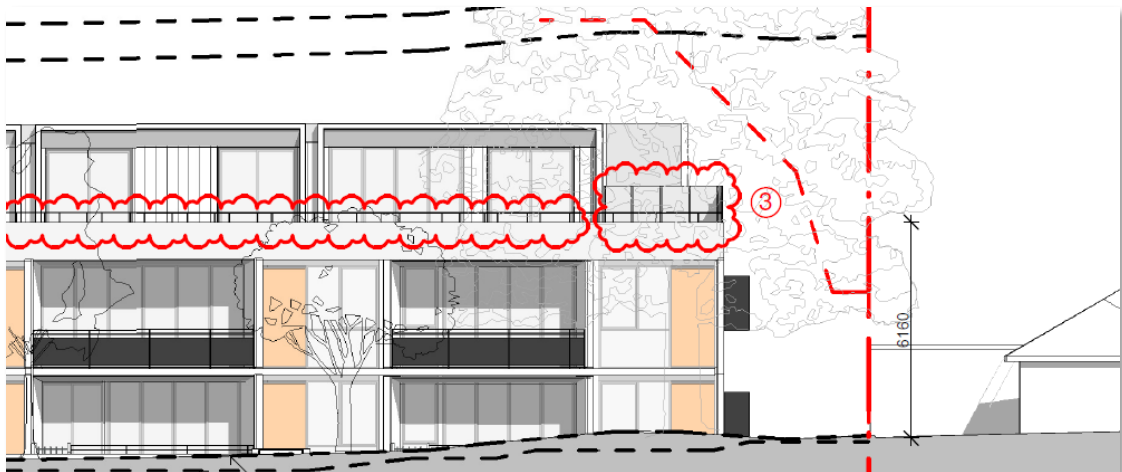


Figure 4: Extract of front elevation, showing proposed screen clouded

Clause 55.04-5 Overshadowing open space objective

33. It is noteworthy that the Tribunal, in its decision, clearly states that the driveway within the front setback of 15 Wilfred Road does not meet the definition of secluded private open space and that the SPOS of 15 Wilfred Road is located to the rear of the dwelling.
34. The following extract from the submitted plans, shows the extent to which the changes proposed (retrospective) impact the shadows cast into 15 Winfred Road.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

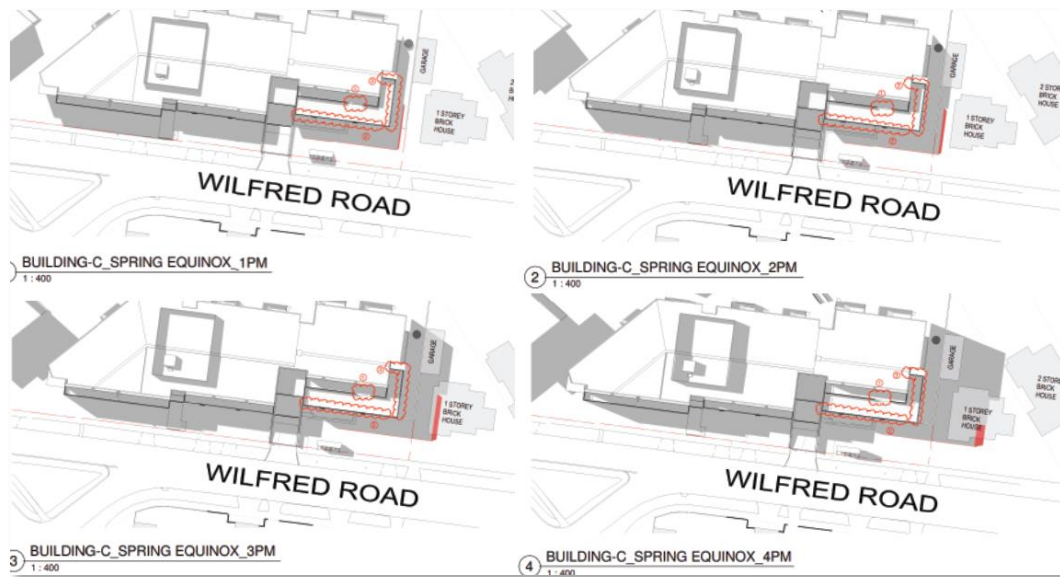


Figure 5: Extraxt from updated shadow diagrams with additional shadow shaded red.

35. The proposal results in no additional shadowing to the SPOS area of 15 Winfred Rd meeting both the standard and objective of CI55.04-5.

Clause 55.04-6 Overlooking objective

36. The image below indicates that no overlooking into sensitive neighbouring SPOS or habitable room windows will occur from the provision of access to the roof area, due to the location of the proposed (retrospective) screen.
37. We once again iterate that the Tribunal was clear that the driveway within the front setback of 15 Wilfred Road does not meet the definition of secluded private open space and that the SPOS of 15 Wilfred street is located in the northeast corner of that site.

ADVERTISED PLAN
Application No. P996/2017 Pt 10
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

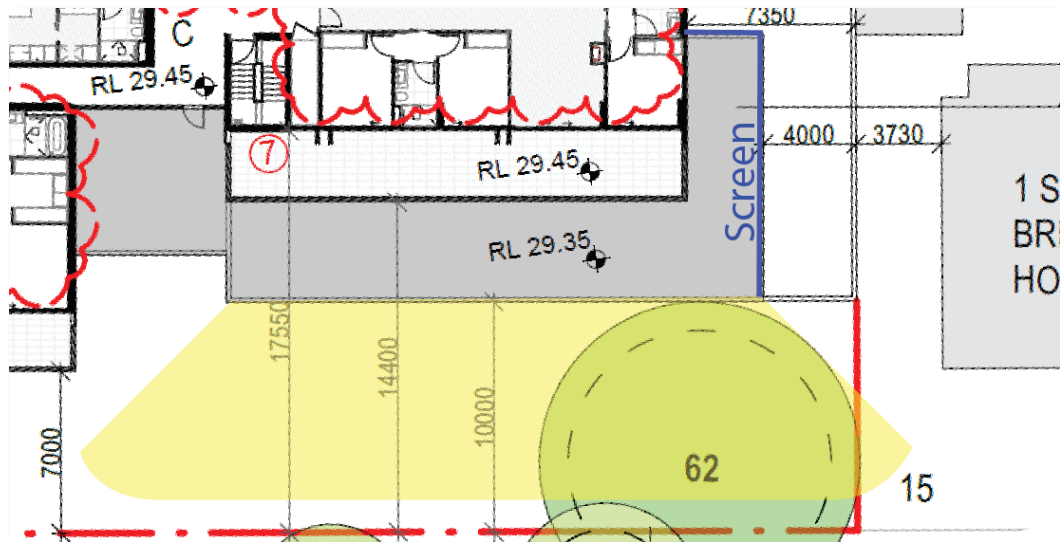


Figure 6: Extent of resulting overlooking highlighted yellow, with visual opaque-screen shown blue

Other Planning Considerations

38. In addition to the above submissions, we note that the proposal;
- i. Results in an enhanced onsite amenity for residents of Unit 8
 - ii. Will not impact any onsite vegetation or related considerations
 - iii. Will not impact the previously approved parking or vehicle access arrangements
 - iv. Will not impact the existing drainage and civil works approved on site
 - v. Will better utilise a portion of roof space/common property.
 - vi. Does not result in any unreasonable impacts on or off the site
 - vii. Is not considered to unreasonably impact the owners corporation or common land

Notification Considerations

39. The applicant notes that the proposed (retrospective) works are minor in nature essentially consisting of a new opening in the balustrade, a new handrail and a new visual screen. Given the minor nature of the proposed (retrospective) changes we are hopeful that Council will carefully consider the provisions of section 52 of the Planning and Environment Act (1987), and limit the extent of any public notice required.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Conclusion

40. Based on the above submission and minor nature of the proposed changes it is considered that the proposal warrants retrospective approval. The proposal meets the standards and objectives relating to overlooking, overshadowing and side setbacks and will continue to give effect to the strong policy support identified within the decision of the Tribunal in *Thomas v Banyule CC*.

If you have any questions relating to this application, please do not hesitate to contact our office.

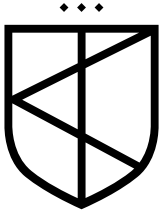
Thank you for your consideration.
Clause 1 Planning

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.



**The
Knight**

theknight@theknight.com.au
03 9509 3144

theknight.com.au
PO Box 678
Malvern Victoria 3144

28/10/2024

Dear Lot Owner,

**SUBJECT: OCPS 823261G/2 / The Grounds Apartments, 173 The Boulevard, Ivanhoe East
OUTCOME OF BALLOT – Leasing of Common Property
SPECIAL RESOLUTION BALLOT**

We would like to thank all owners that submitted their votes for the above-mentioned Ballot.

The Ballot conducted to authorise the leasing of common property to lot 208C, has now closed.

The tally at the close of business (5PM) on Friday, 25th October, was as follows;

- **89** ballots submitted of a possible **104**.
- Of all of the votes cast on the afore mentioned ballot, 80 were in favour of the proposed motion, and 9 were against.
- Total percentage, by lot entitlement, was **76.04% in favour and 9.21% against**.

We wish to advise all Owners that the following resolution has passed via Special Resolution;

1. *'The Owners Corporation hereby resolves by Special Resolution 'that in accordance with section 14 of the Owners Corporations Act 2006 (VIC) the lease agreement prepared by Denways Legal Conveyancing, as circulated with the ballot documentation distributed on 11/10/2024, between Owners Corporation NO 2 on plan of subdivision no. PS823261G (Lessor) and Lynette Joy McDonald and George McDonald of lot 208C (Lessee), be approved.'*

Please note that in accordance with s96 of the Owners Corporations Act 2006 (VIC); a Special Resolution of an Owners Corporation is a resolution passed by a.) if a ballot or poll is taken, 75% of the total lot entitlements of all the lots affected by the Owners Corporation; or b.) in any other case, 75% of the total votes for all lots affected by the Owners Corporation.

The Special Resolution has passed and will become effective as at Monday, 28th October 2024.

Thank you to all owners for your time and participation in the ballot.

Should you have any questions, please contact the undersigned.

Kind Regards,

THE KNIGHT

MIKAELA WILLIAMS

Owners Corporation Manager

For and On behalf of OCPS 823261G/2

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information. The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced: 24/06/2024 05:45:55 PM

**OWNERS CORPORATION 2
PLAN NO. PS823261G**

The land in PS823261G is affected by 2 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 2, Lots 101, 101A, 101B, 102, 102A, 102B, 103, 103A, 103B, 104, 104A, 104B, 105, 105A, 105B, 106, 106A, 106B, 107, 107A, 107B, 108, 108A, 108B, 109, 109A, 109B, 110, 110A, 110B, 111, 111A, 111B, 112, 112A, 112B, 113A, 201, 201A, 201B, 202, 202A, 202B, 203, 203A, 203B, 204, 204A, 204B, 205, 205A, 205B, 206, 206B, 207, 207B, 208, 208B, 209, 209B, G01, G10, G11, G12, G02, G03, G04, G05, G06, G07, G08, G09, G01A, G01B, G10A, G10B, G11A, G11B, G12A, G12B, G02A, G02B, G03A, G03B, G04A, G04B, G05A, G05B, G06A, G06B, G07A, G07B, G08A, G08B, G09A, G09B, LG01A, LG02A, LG03A, LG04A, LG05A, LG06A, LG07A, LG08A.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

THE KNIGHT LEVEL 1 204 BALACLAVA ROAD CAULFIELD NORTH VIC 3161

PS823261G/S2 19/10/2023

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. OC058038X 16/02/2023

Additional Owners Corporation Information:

OC058037A 16/02/2023

Notations:

Nil Nil

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 2	0	0
Lot 101	148	148
Lot 101A	160	160
Lot 101B	114	114

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 24/06/2024 05:45:55 PM

OWNERS CORPORATION 2
PLAN NO. PS823261G

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 102	185	185
Lot 102A	118	118
Lot 102B	196	196
Lot 103	130	130
Lot 103A	172	172
Lot 103B	135	135
Lot 104	145	145
Lot 104A	165	165
Lot 104B	125	125
Lot 105	153	153
Lot 105A	120	120
Lot 105B	173	173
Lot 106	153	153
Lot 106A	115	115
Lot 106B	116	116
Lot 107	148	148
Lot 107A	125	125
Lot 107B	117	117
Lot 108	153	153
Lot 108A	179	179
Lot 108B	127	127
Lot 109	155	155
Lot 109A	145	145
Lot 109B	142	142
Lot 110	153	153
Lot 110A	128	128
Lot 110B	162	162
Lot 111	109	109
Lot 111A	128	128

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 24/06/2024 05:45:55 PM

OWNERS CORPORATION 2
PLAN NO. PS823261G

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 111B	127	127
Lot 112	135	135
Lot 112A	105	105
Lot 112B	156	156
Lot 113A	105	105
Lot 201	140	140
Lot 201A	164	164
Lot 201B	293	293
Lot 202	165	165
Lot 202A	122	122
Lot 202B	189	189
Lot 203	140	140
Lot 203A	175	175
Lot 203B	139	139
Lot 204	145	145
Lot 204A	168	168
Lot 204B	127	127
Lot 205	155	155
Lot 205A	124	124
Lot 205B	176	176
Lot 206	155	155
Lot 206B	117	117
Lot 207	149	149
Lot 207B	189	189
Lot 208	230	230
Lot 208B	128	128
Lot 209	205	205
Lot 209B	145	145
Lot G01	145	145

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987

The document must not be used for any purpose which may breach any copyright



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 24/06/2024 05:45:55 PM

OWNERS CORPORATION 2
PLAN NO. PS823261G

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot G10	100	100
Lot G11	109	109
Lot G12	135	135
Lot G02	185	185
Lot G03	137	137
Lot G04	113	113
Lot G05	153	153
Lot G06	153	153
Lot G07	119	119
Lot G08	149	149
Lot G09	149	149
Lot G01A	159	159
Lot G01B	117	117
Lot G10A	125	125
Lot G10B	161	161
Lot G11A	98	98
Lot G11B	127	127
Lot G12A	97	97
Lot G12B	117	117
Lot G02A	223	223
Lot G02B	197	197
Lot G03A	188	188
Lot G03B	138	138
Lot G04A	118	118
Lot G04B	124	124
Lot G05A	113	113
Lot G05B	175	175
Lot G06A	124	124
Lot G06B	116	116

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 24/06/2024 05:45:55 PM

**OWNERS CORPORATION 2
PLAN NO. PS823261G**

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot G07A	180	180
Lot G07B	117	117
Lot G08A	140	140
Lot G08B	129	129
Lot G09A	125	125
Lot G09B	143	143
Lot LG01A	105	105
Lot LG02A	119	119
Lot LG03A	175	175
Lot LG04A	138	138
Lot LG05A	120	120
Lot LG06A	125	125
Lot LG07A	100	100
Lot LG08A	100	100
Total	14942.00	14942.00

ADVERTISED PLAN
Application No. P996/2017 Pt 10
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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

VOLUME 12454 FOLIO 685

Security no : 124116087053Y
Produced 24/06/2024 06:03 PM

LAND DESCRIPTION

Lot 208 on Plan of Subdivision 823261G.
PARENT TITLE Volume 12076 Folio 090
Created by instrument PS823261G 16/02/2023

ADVERTISED PLAN
Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LYNETTE JOY MCDONALD
GEORGE MCDONALD both of LEVEL 208C 1 WILFRED ROAD IVANHOE EAST VIC 3079
AW609913V 06/03/2023

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 PS823261G 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: APARTMENT 8 LEVEL 2 1 WILFRED ROAD IVANHOE EAST VIC 3079

ADMINISTRATIVE NOTICES

NIL

eCT Control 16113V FIRST CLASS LEGAL PTY LTD
Effective from 06/03/2023

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 2 PLAN NO. PS823261G

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS823261G
Number of Pages (excluding this cover sheet)	32
Document Assembled	24/06/2024 17:45

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

ADVERTISED PLAN

Application No. P996/2017 Pt 10

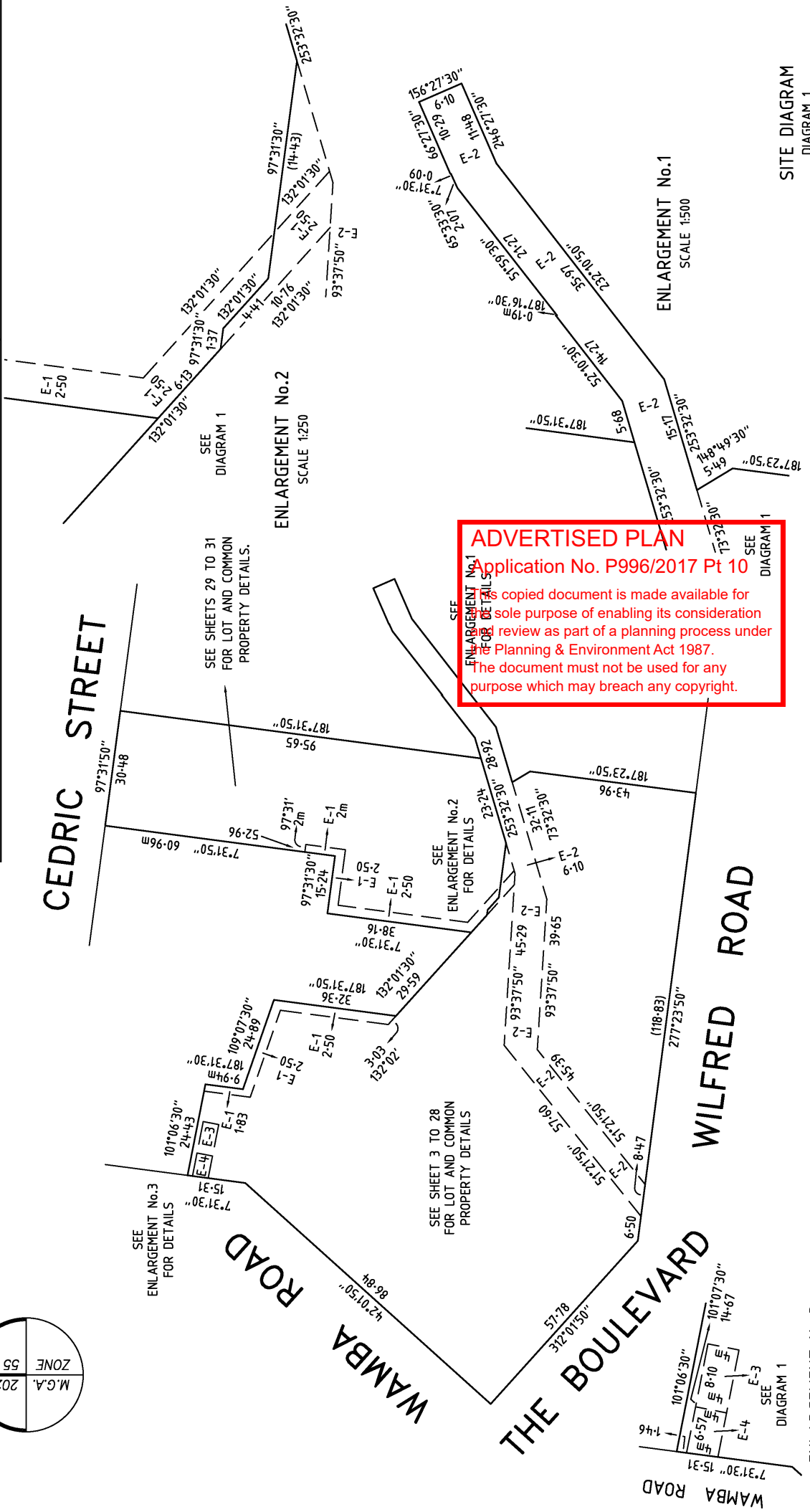
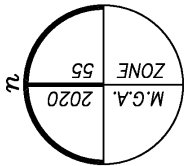
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION		EDITION 2	PS 823261G	
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: KEELBUNDORA</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 2 (PART)</p> <p>TITLE REFERENCE: VOL. 12076 FOL. 090</p> <p>LAST PLAN REFERENCE: PC377792V</p> <p>POSTAL ADDRESS: 173 THE BOULEVARD, IVANHOE EAST, 3079 (at time of subdivision)</p> <p>MGA2020 CO-ORDINATES: E 328570 ZONE: 55 (approx. centre of land in plan) N 5817420</p>		<p>Council Name: Banyule City Council</p> <p>Council Reference Number: C73/2021 Planning Permit Reference: P626/2021 SPEAR Reference Number: S175386V</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Janet Redgrave for Banyule City Council on 20/12/2022</p> <p>Statement of Compliance issued 29/01/2023</p>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	THIS IS / IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. P626/2021	
NIL	NIL	DEPTH LIMITATION	DOES NOT APPLY	
<p>OTHER PURPOSE OF PLAN: Application No. P996/2017 Pt 10 TO REMOVE EASEMENTS E-1 TO E-11 ON PC377792V This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p> <p>ADVERTISED PLAN</p> <p>OTHER PURPOSE OF PLAN: Application No. P996/2017 Pt 10 TO REMOVE EASEMENTS E-1 TO E-11 ON PC377792V This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p> <p>OTHER PURPOSE OF PLAN: Application No. P996/2017 Pt 10 TO REMOVE EASEMENTS E-1 TO E-11 ON PC377792V This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p>		<p>THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S), KEELBUNDORA PM231 IN PROCLAIMED SURVEY AREA NO. N/A</p> <p>BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS. MEDIAN : BOUNDARIES MARKED 'M' EXTERIOR FACE : BOUNDARIES MARKED 'E' INTERIOR FACE : ALL OTHER BOUNDARIES</p> <p>COMMON PROPERTY No.2 IS ALL THE LAND IN THIS PLAN EXCEPT LOTS & COMMON PROPERTY No.1 AND INCLUDES THE STRUCTURE OF ALL WALLS, FLOORS AND CEILINGS WHICH DEFINE BOUNDARIES, EXCEPT THOSE MARKED 'E' AND 'M'.</p> <p>ALL COLUMNS, BEAMS, SLABS, SERVICE DUCTS AND PIPE SHAFTS WHETHER OR NOT SHOWN WITHIN THIS PLAN ARE CONTAINED IN COMMON PROPERTY No.2, EXCEPT WHERE LOCATED WITHIN LOTS TH01 - TH12 (INCLUSIVE) AND COMMON PROPERTY No.1</p>		
<p>OTHER PURPOSE OF PLAN: Application No. P996/2017 Pt 10 TO REMOVE EASEMENTS E-1 TO E-11 ON PC377792V This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p> <p>OTHER PURPOSE OF PLAN: Application No. P996/2017 Pt 10 TO REMOVE EASEMENTS E-1 TO E-11 ON PC377792V This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p> <p>OTHER PURPOSE OF PLAN: Application No. P996/2017 Pt 10 TO REMOVE EASEMENTS E-1 TO E-11 ON PC377792V This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</p>		<p>GROUND FOR REMOVAL BANYALE CITY COUNCIL PERMIT No. P626/2021 P - PROJECTION OF UNDERSIDE OF CEILING PT - PART B - BALCONY CP No.1 - COMMON PROPERTY No.1 CP No.2 - COMMON PROPERTY No.2 - ≡ ≡ ≡ - DENOTES STRUCTURE (NON BOUNDARY)</p> <p>AUSTRALIAN HEIGHT DATUM (AHD) BASED ON KEELBUNDORA PM 231 WITH A PUBLISHED AHD HEIGHT OF 32.64m AS AT 22/04/2022.</p> <p>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</p>		
EASEMENT INFORMATION				
EASEMENTS & RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE WHOLE OF THE LAND IN THIS PLAN.				
LEGEND: E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT				
SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	BANYULE CITY COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE (SEE MCP AA1195)	SEE DIAG.	THIS PLAN	MELBOURNE WATER CORPORATION
E-3	DISTRIBUTION OF ELECTRICITY LIMITED IN DEPTH OF 22.60m AHD & HEIGHT OF 29.00m AHD	SEE DIAG.	AV794701G	JEMENA ELECTRICITY NETWORKDS (VIC) LTD
E-4	DISTRIBUTION OF ELECTRICITY LIMITED IN DEPTH OF 24.00m AHD & HEIGHT OF 29.00m AHD	SEE DIAG.	AV794701G	JEMENA ELECTRICITY NETWORKDS (VIC) LTD
<p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au</p>		LICENSED SURVEYOR MATTHEW CONGUES		
		DATE 05/12/22	REFERENCE 31841023	ORIGINAL SHEET SIZE A3
		VERSION L	DRAWING 3184100KL	SHEET 1 OF 31 SHEETS
		Digitally signed by: Matthew Congues, Licensed Surveyor, Surveyor's Plan Version (L), 05/12/2022, SPEAR Ref: S175386V		THIS IS A LAND USE VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN

PS 823261G

PLAN OF SUBDIVISION



ADVERTISED PLAN Application No. P996/2017 Pt 10 This copied document is made available for sole purpose of enabling its consideration for review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SITE DIAGRAM DIAGRAM 1

ENLARGEMENT No.1 SCALE 1500

ENLARGEMENT No.2 SCALE 1:250

ENLARGEMENT No.3 SCALE 1500

VERIS AUSTRALIA PTY LTD Level 3, 1 Southbank Blvd Southbank VIC 3008 T +61 3 7019 4400 E melbourne@veris.com.au W www.veris.com.au	LICENSED SURVEYOR	MATTHEW CONGUES	ORIGINAL SHEET SIZE A3
	DATE	REFERENCE 31841	SHEET 2
DRAWING		LENGTHS ARE IN METRES	SCALE 1:1000
VERSION		0 20 40	

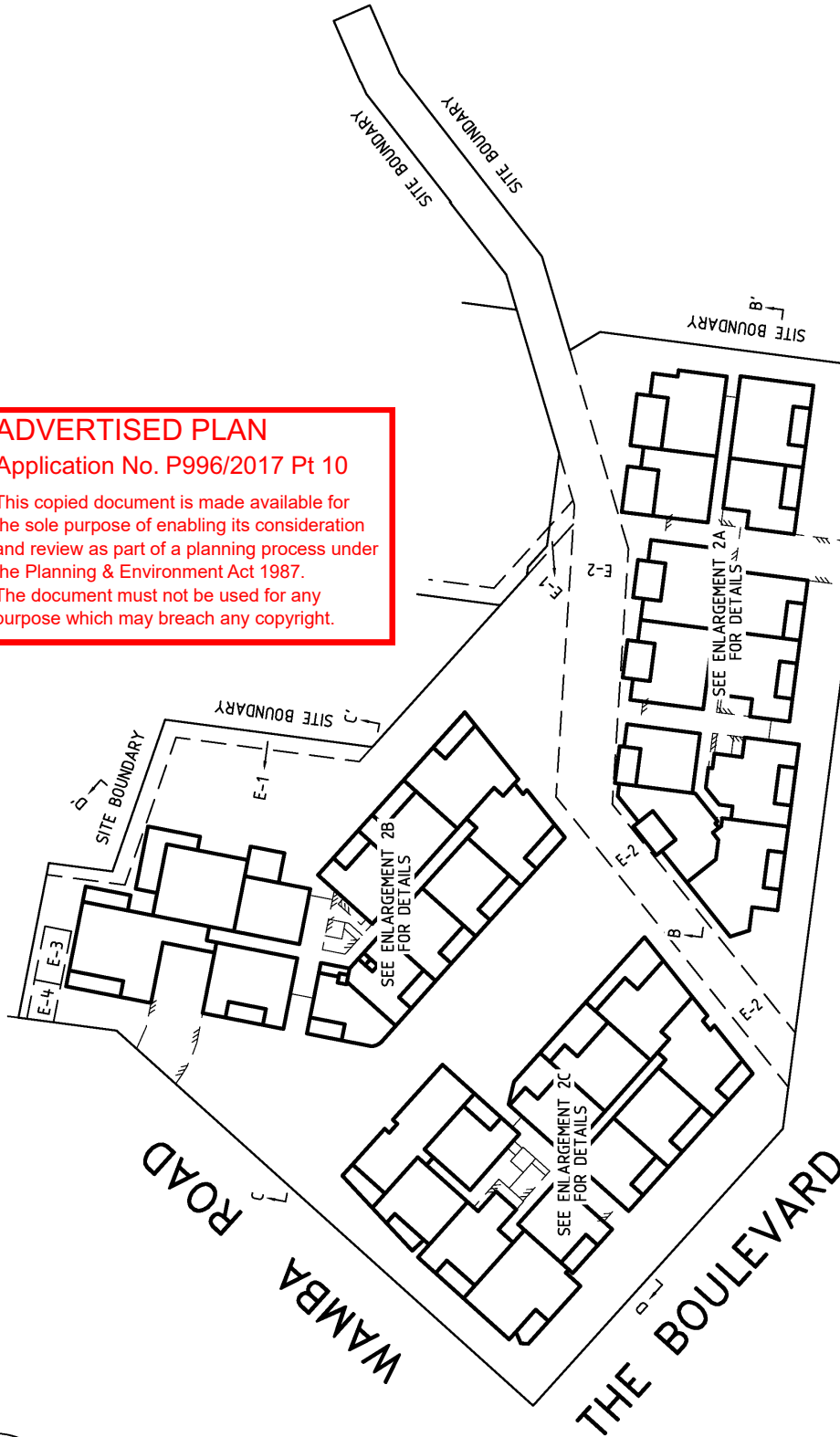
PS 823261G

PLAN OF SUBDIVISION

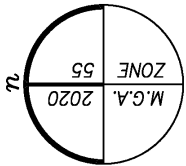
ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



GROUND STOREY
DIAGRAM 2



REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
A | Level 3, 1 Southbank Blvd
Southbank VIC 3008
T | +61 3 7019 6400
E | melbourne@veris.com.au
W | www.veris.com.au



LICENSED SURVEYOR **MATTHEW CONGUES**

DATE **REFERENCE 31841**
VERSION **DRAWING**

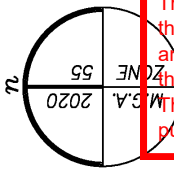
7.5 0 15 30
LENGTHS ARE IN METRES

SCALE
1:750

ORIGINAL SHEET SIZE A3
SHEET 3

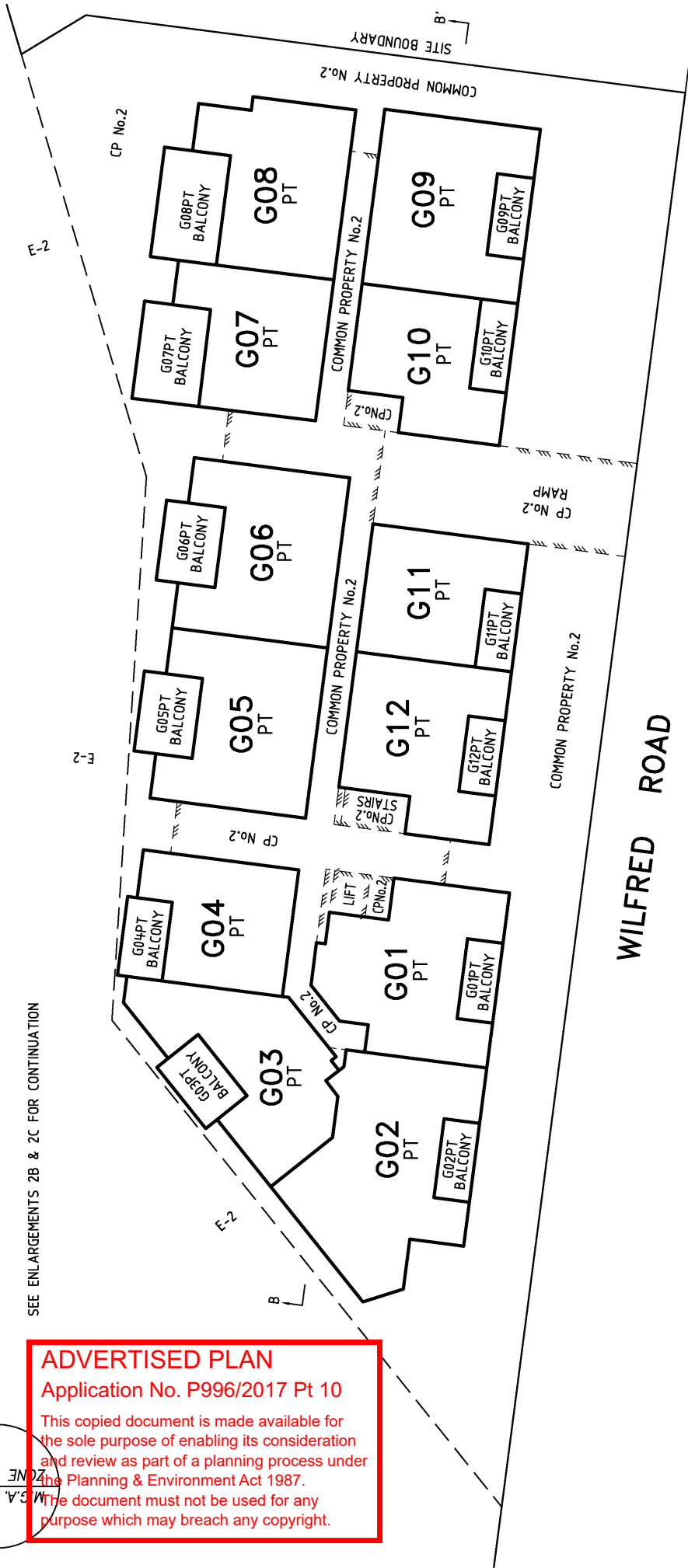
PS 823261G

PLAN OF SUBDIVISION



SEE ENLARGEMENTS 2B & 2C FOR CONTINUATION

ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.
 The document must not be used for any purpose which may breach any copyright.



**GROUND STOREY (PART)
 ENLARGEMENT 2A**

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3008
 T | +61 3 7019 4400
 E | melbourne@veris.com.au
 W | www.veris.com.au



LICENSED SURVEYOR **MATTHEW CONGUES**

DATE **REFERENCE 31841**
 VERSION **DRAWING**

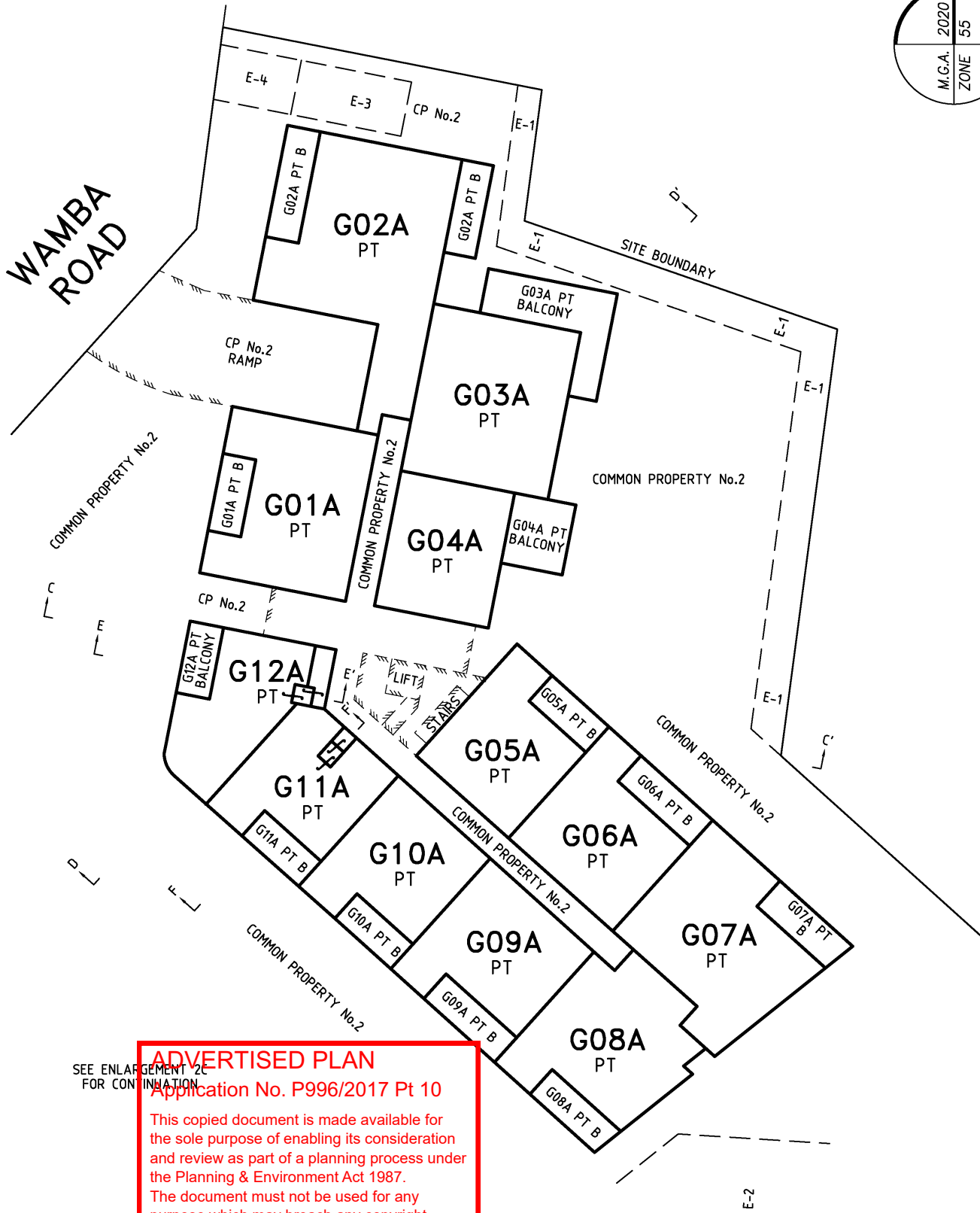
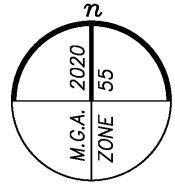
LENGTHS ARE IN METRES
 3 0 6 12

SCALE **1:300**

ORIGINAL SHEET SIZE **A3**
 SHEET **4**

PLAN OF SUBDIVISION

PS 823261G



ADVERTISED PLAN
 Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SEE ENLARGEMENT 2C FOR CONTINUATION

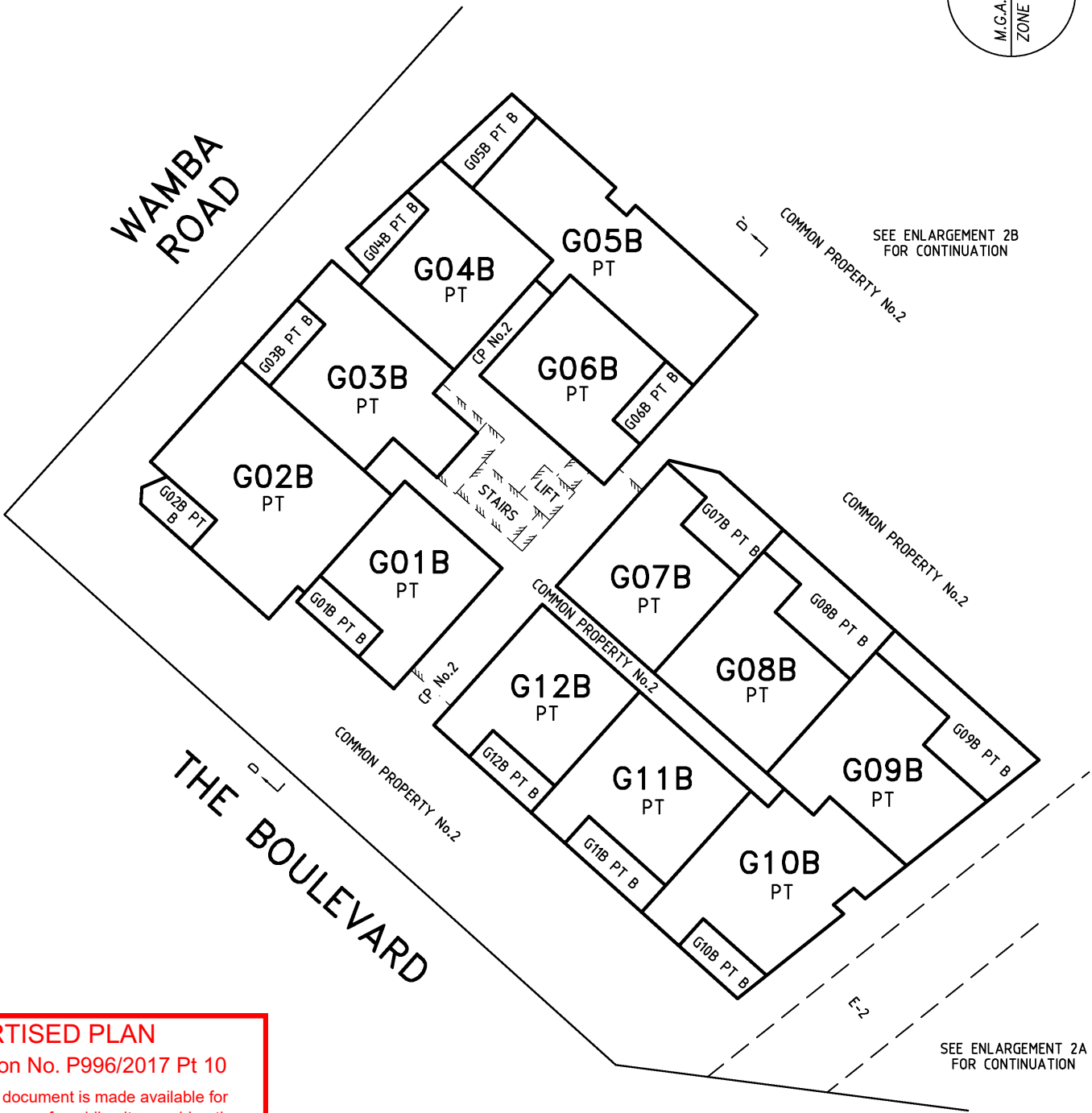
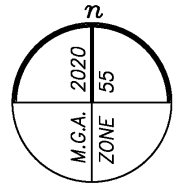
GROUND STOREY (PART)
 ENLARGEMENT 2B

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

<p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au</p>	LICENSED SURVEYOR MATTHEW CONGUES	SCALE 1:300	<p>LENGTHS ARE IN METRES</p>	
	DATE VERSION	REFERENCE 31841 DRAWING	ORIGINAL SHEET SIZE A3 SHEET 5	
	REFER TO DIAGRAM 1 FOR EASEMENT DETAILS			

PLAN OF SUBDIVISION

PS 823261G



ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

GROUND STOREY (PART)
 ENLARGEMENT 2C

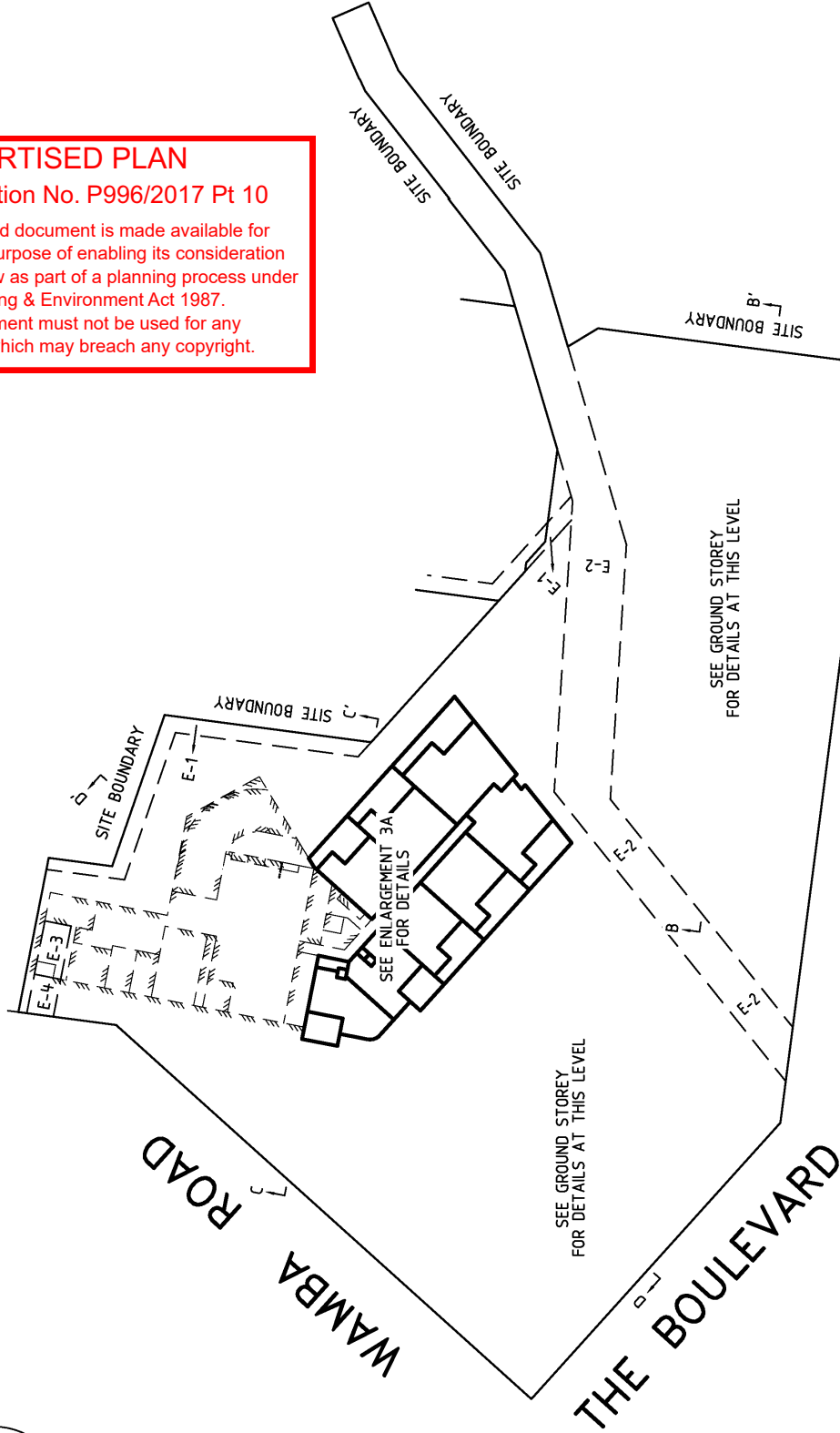
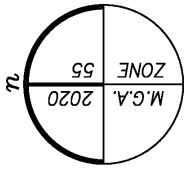
LICENSED SURVEYOR MATTHEW CONGUES	SCALE 1:300	3 0 6 12 LENGTHS ARE IN METRES
DATE	REFERENCE 31841	ORIGINAL SHEET SIZE A3
VERSION	DRAWING	SHEET 6



VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 8400
 E | melbourne@veris.com.au
 W | www.veris.com.au

PLAN OF SUBDIVISION PS 823261G

ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



LOWER GROUND STOREY
 DIAGRAM 3

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

veris
 VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 6400
 E | melbourne@veris.com.au
 W | www.veris.com.au

LICENSED SURVEYOR **MATTHEW CONGUES**
 DATE REFERENCE 31841
 VERSION DRAWING

LENGTHS ARE IN METRES
 7.5 0 15 30

SCALE 1:750
 ORIGINAL SHEET SIZE A3
 SHEET 7

PLAN OF SUBDIVISION

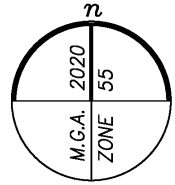
PS 823261G

ADVERTISED PLAN

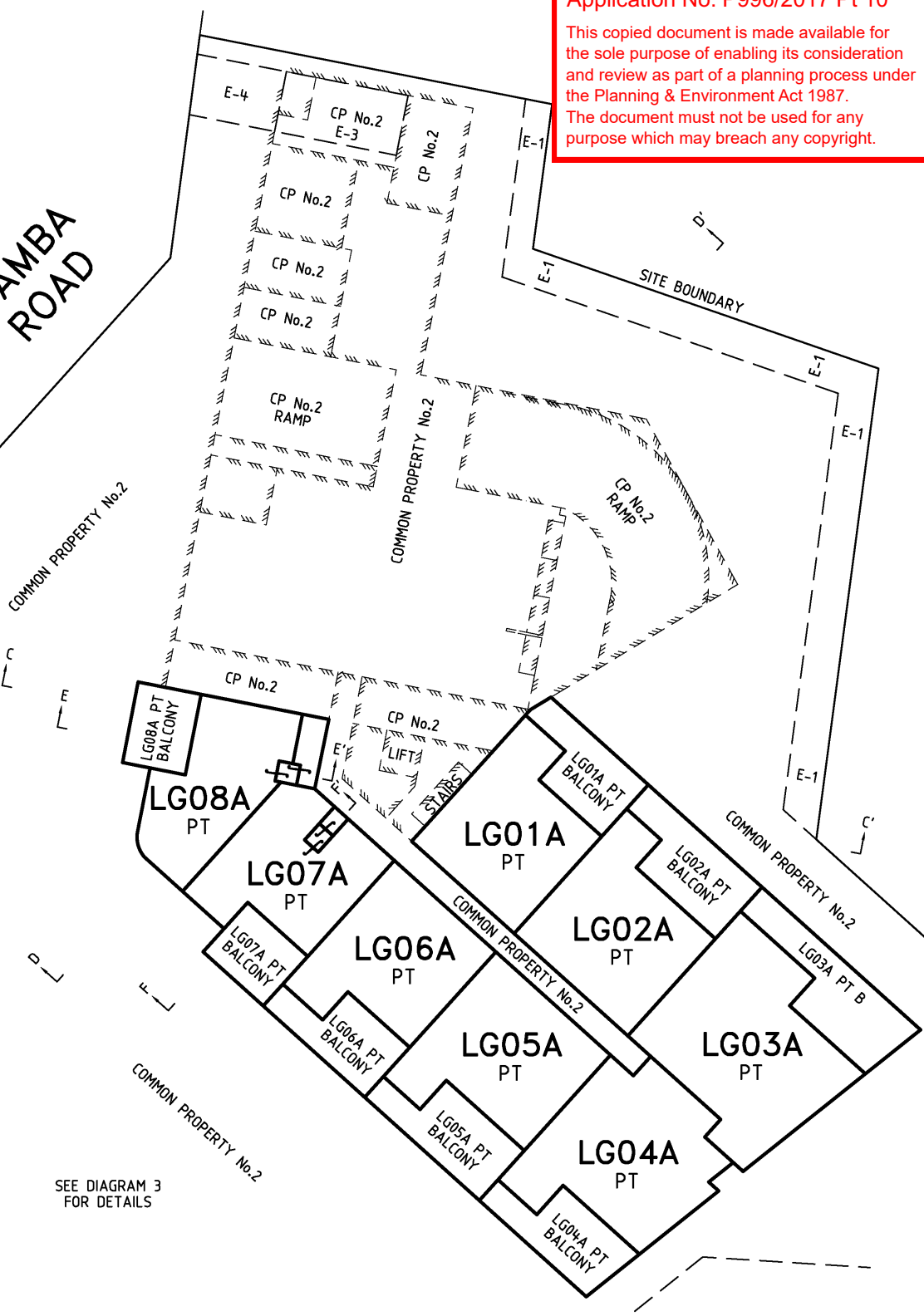
Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.



WAMBA ROAD



SEE DIAGRAM 3 FOR DETAILS

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

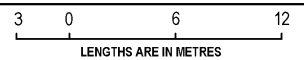
LOWER GROUND STOREY (PART)
ENLARGEMENT 3A



VERIS AUSTRALIA PTY LTD
A | Level 3, 1 Southbank Blvd
Southbank VIC 3006
T | +61 3 7019 8400
E | melbourne@veris.com.au
W | www.veris.com.au

LICENSED SURVEYOR **MATTHEW CONGUES**

SCALE
1:300



DATE REFERENCE 31841

VERSION DRAWING

ORIGINAL SHEET SIZE A3

SHEET 8

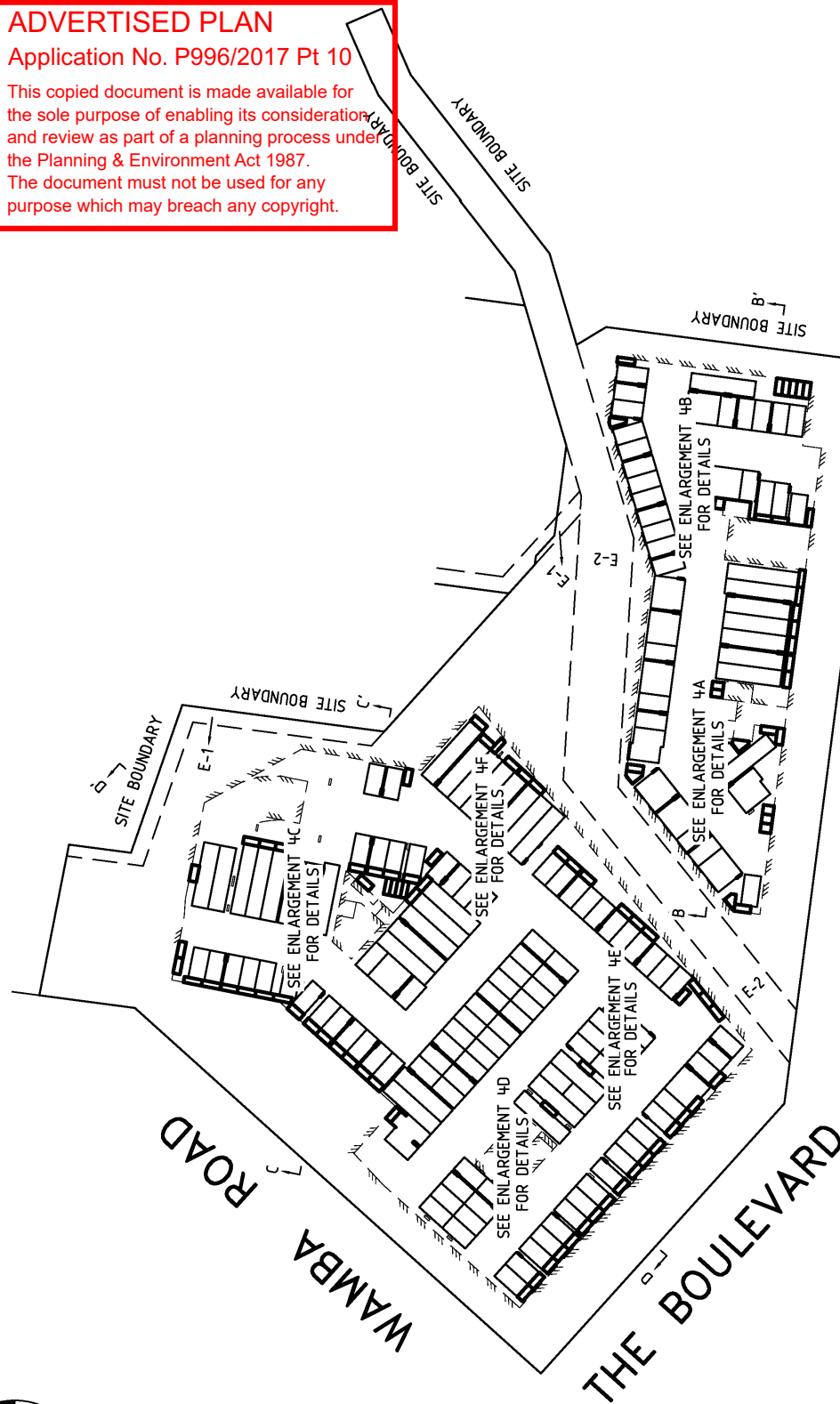
PS 823261G

PLAN OF SUBDIVISION

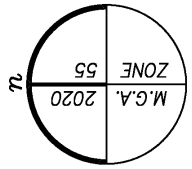
ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



BASEMENT LEVEL
DIAGRAM 4



REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 6400
 E | melbourne@veris.com.au
 W | www.veris.com.au



LICENSED SURVEYOR **MATTHEW CONGUES**

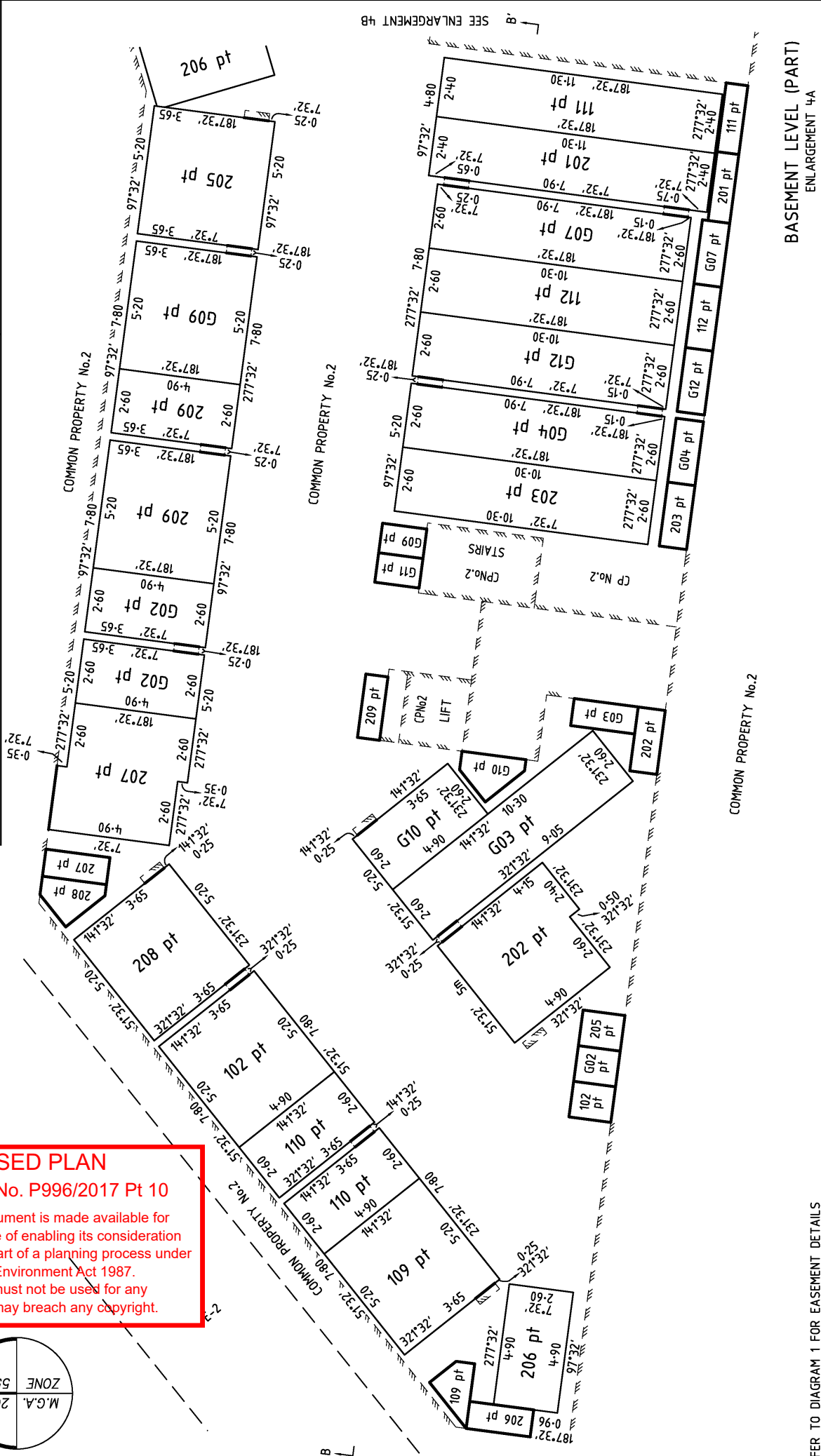
DATE REFERENCE 31841
VERSION DRAWING

SCALE 1:750
LENGTHS ARE IN METRES
7.5 0 15 30

ORIGINAL SHEET SIZE A3
SHEET 9

PS 823261G

PLAN OF SUBDIVISION



BASEMENT LEVEL (PART)
ENLARGEMENT 4A

ORIGINAL SHEET SIZE A3
SHEET 10

SCALE
1:150

LENGTHS ARE IN METRES
1.5 0 3 6

LICENSED SURVEYOR **MATTHEW CONGUES**
DATE REFERENCE 31841
VERSION DRAWING

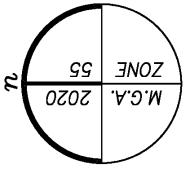
REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
Level 3, 1 Southbank Blvd
Southbank VIC 3008
T +61 3 7079 4400
E melbourne@veris.com.au
W www.veris.com.au



ADVERTISED PLAN
 Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



PS 823261G

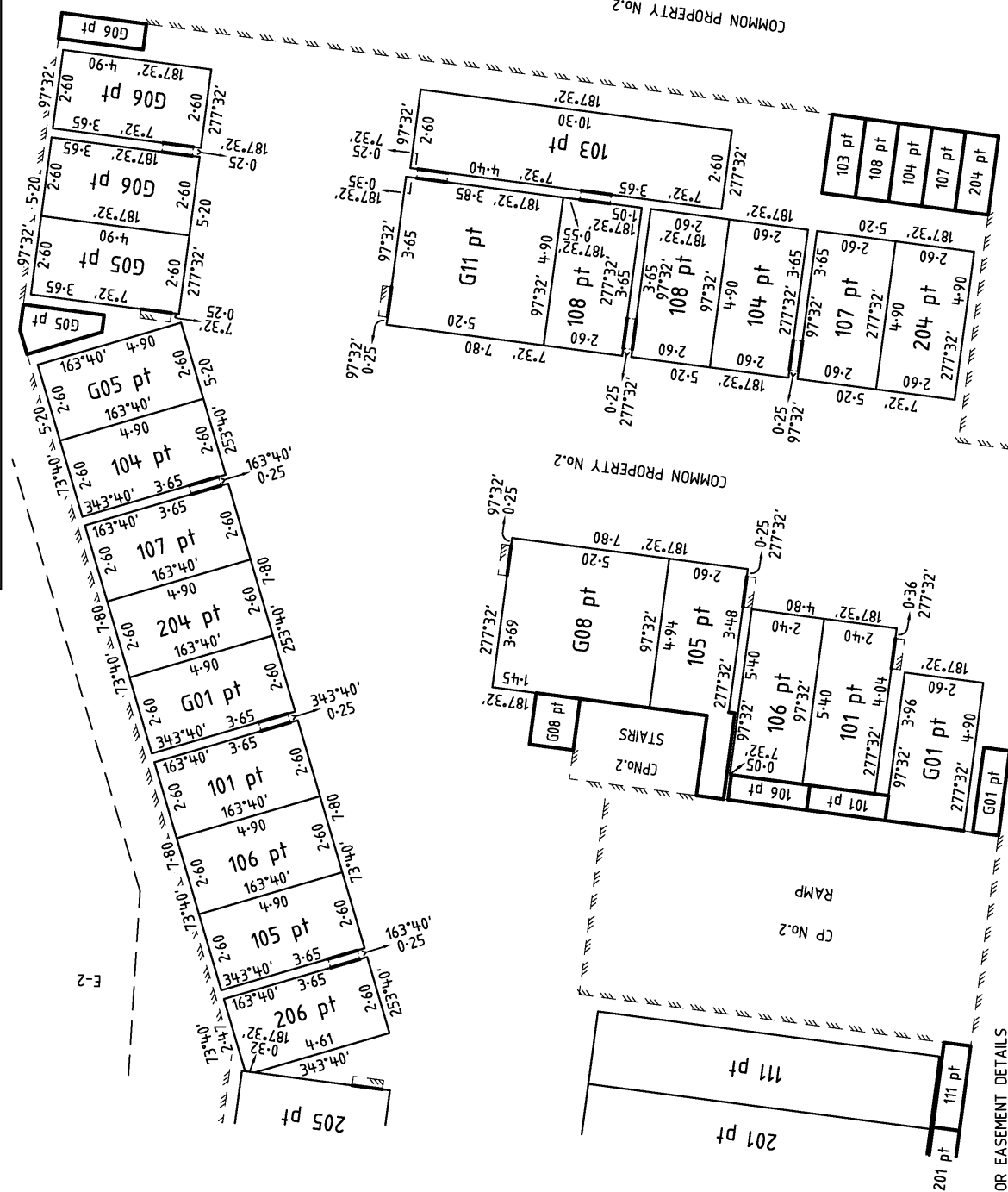
PLAN OF SUBDIVISION

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

BASEMENT LEVEL (PART)
ENLARGEMENT 4B



SCALE
1:150

LENGTHS ARE IN METRES
0 1.5 3 6

ORIGINAL SHEET SIZE A3
SHEET 11

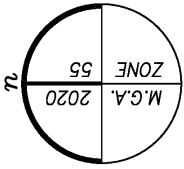
LICENSED SURVEYOR MATTHEW CONGUES

REFERENCE 31841

DATE
VERSION

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
A | Level 3, 1 Southbank Blvd
Southbank VIC 3008
T | +61 3 7019 4400
E | melbourne@veris.com.au
W | www.veris.com.au



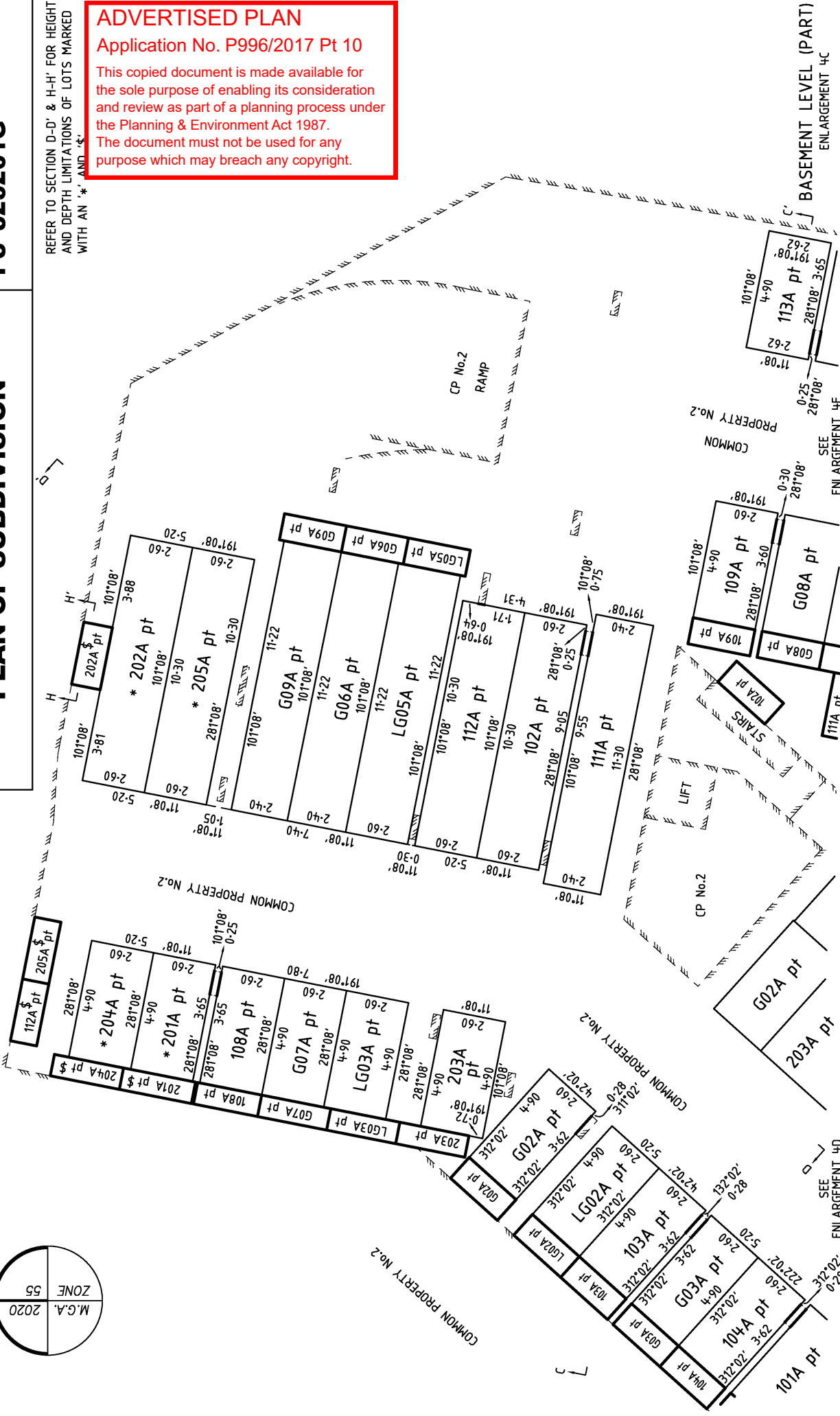
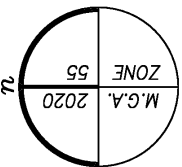
SEE ENLARGEMENT 4A

PS 823261G

PLAN OF SUBDIVISION

REFER TO SECTION D-D' & H-H' FOR HEIGHT AND DEPTH LIMITATIONS OF LOTS MARKED WITH AN '*', AND '4'.

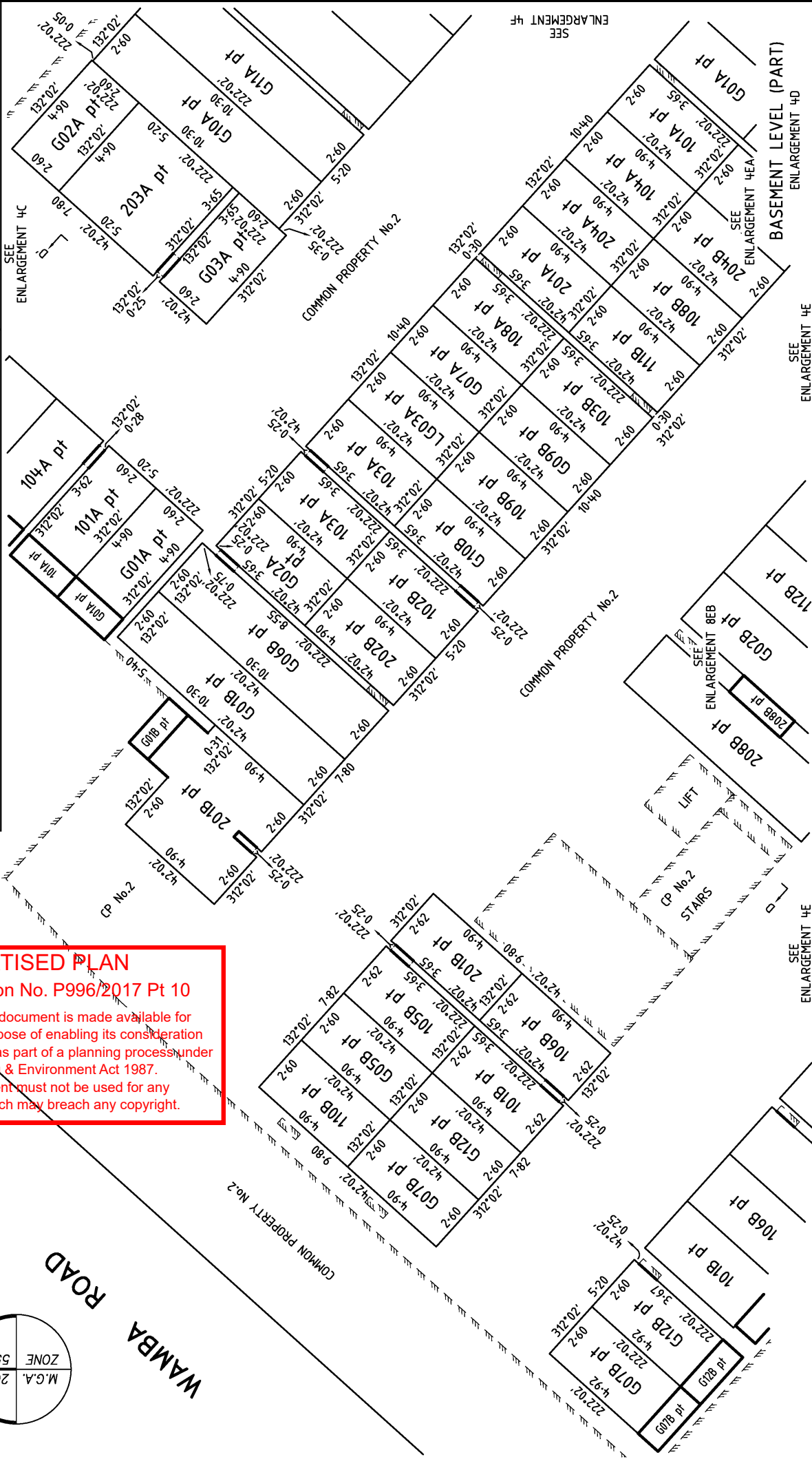
ADVERTISED PLAN
Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



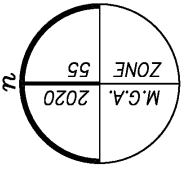
ORIGINAL SHEET SIZE A3		SHEET 12	
SCALE	1:150	LENGTHS ARE IN METRES	
6		1.5 0 3 6	
LICENSED SURVEYOR	MATTHEW CONGUES	DATE	REFERENCE 31841
VERSION	DRAWING		
VERIS AUSTRALIA PTY LTD Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7079 4400 E melbourne@veris.com.au W www.veris.com.au			

PS 823261G

PLAN OF SUBDIVISION



ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.
 The document must not be used for any purpose which may breach any copyright.

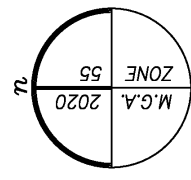
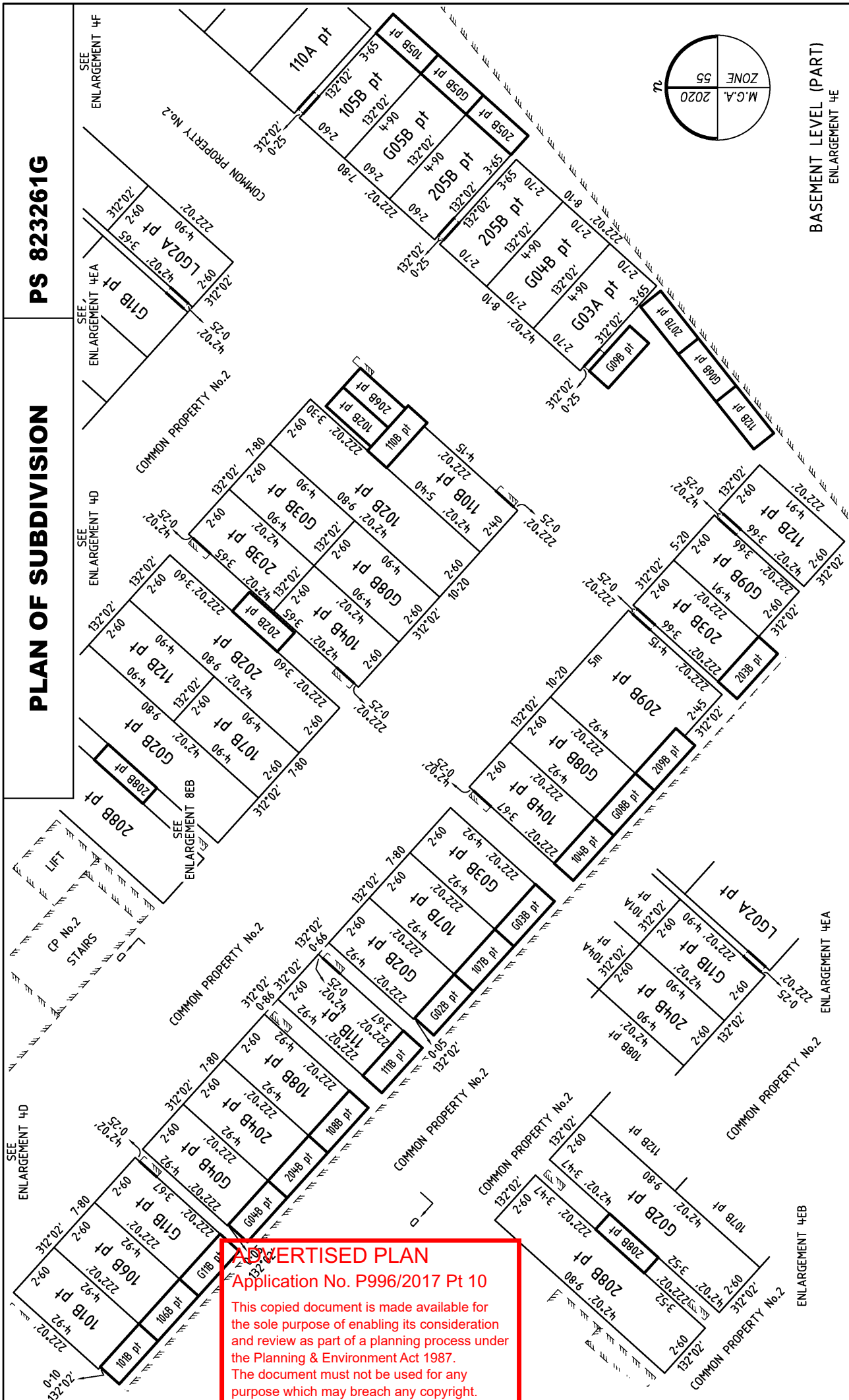


ORIGINAL SHEET SIZE A3 SHEET 13	SCALE 1:150	LENGTHS ARE IN METRES 0 3 6 1.5	ENLARGEMENT 4E SEE ENLARGEMENT 4E
	ENLARGEMENT 4E SEE ENLARGEMENT 4E	ENLARGEMENT 4E SEE ENLARGEMENT 4E	ENLARGEMENT 4E SEE ENLARGEMENT 4E
LICENSED SURVEYOR MATTHEW CONGUES	REFERENCE 31841	DATE DRAWING	VERSION
VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 4400 E melbourne@veris.com.au W www.veris.com.au			



PS 823261G

PLAN OF SUBDIVISION



BASEMENT LEVEL (PART)
ENLARGEMENT 4E

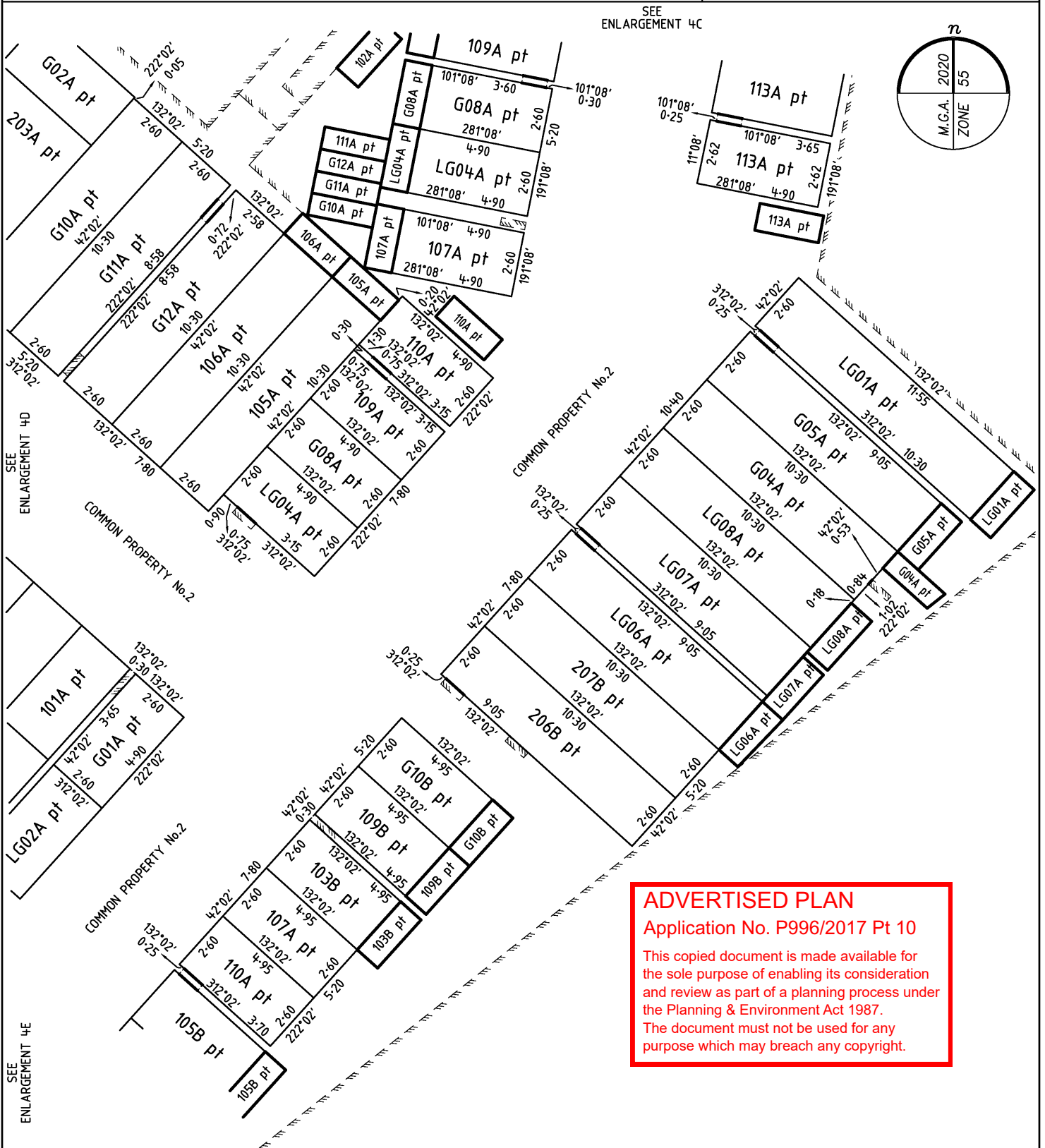
ORIGINAL SHEET SIZE A3	SCALE 1:150	LENGTHS ARE IN METRES 0 3 6	LICENSED SURVEYOR MATTHEW CONGUES	VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 4400 E melbourne@veris.com.au W www.veris.com.au
SHEET 14			DATE REFERENCE 31841	DRAWING VERSION

ADVERTISED PLAN
 Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION


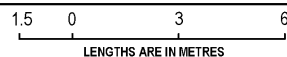
PS 823261G



ADVERTISED PLAN
Application No. P996/2017 Pt 10

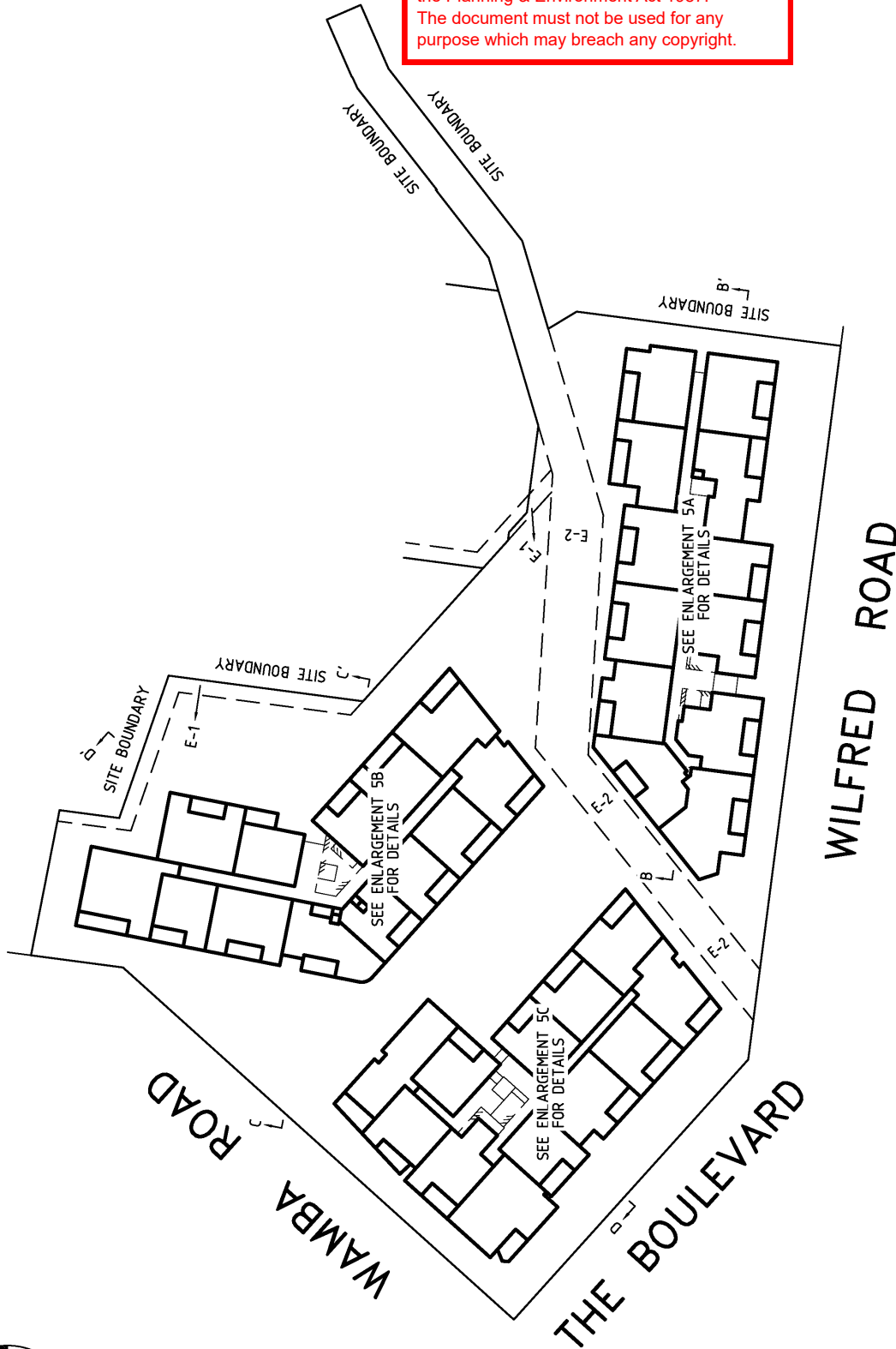
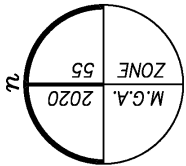
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

BASEMENT LEVEL (PART)
ENLARGEMENT 4F

 <p style="font-size: 8px; margin-top: 5px;"> VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au </p>	LICENSED SURVEYOR MATTHEW CONGUES	SCALE 1:150	 <p style="font-size: 8px; margin-top: 2px;">LENGTHS ARE IN METRES</p>	
	DATE	REFERENCE 31841	ORIGINAL SHEET SIZE A3	
	VERSION	DRAWING	SHEET 15	

PS 823261G

PLAN OF SUBDIVISION



ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.
 The document must not be used for any purpose which may breach any copyright.

FIRST STOREY
DIAGRAM 5

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

veris

VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 6400
 E | melbourne@veris.com.au
 W | www.veris.com.au

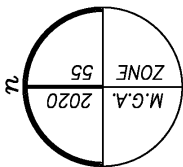
LICENSED SURVEYOR	MATTHEW CONQUES
DATE	REFERENCE 31841
VERSION	DRAWING

LENGTHS ARE IN METRES	7.5 0 15 30
SCALE	1:750

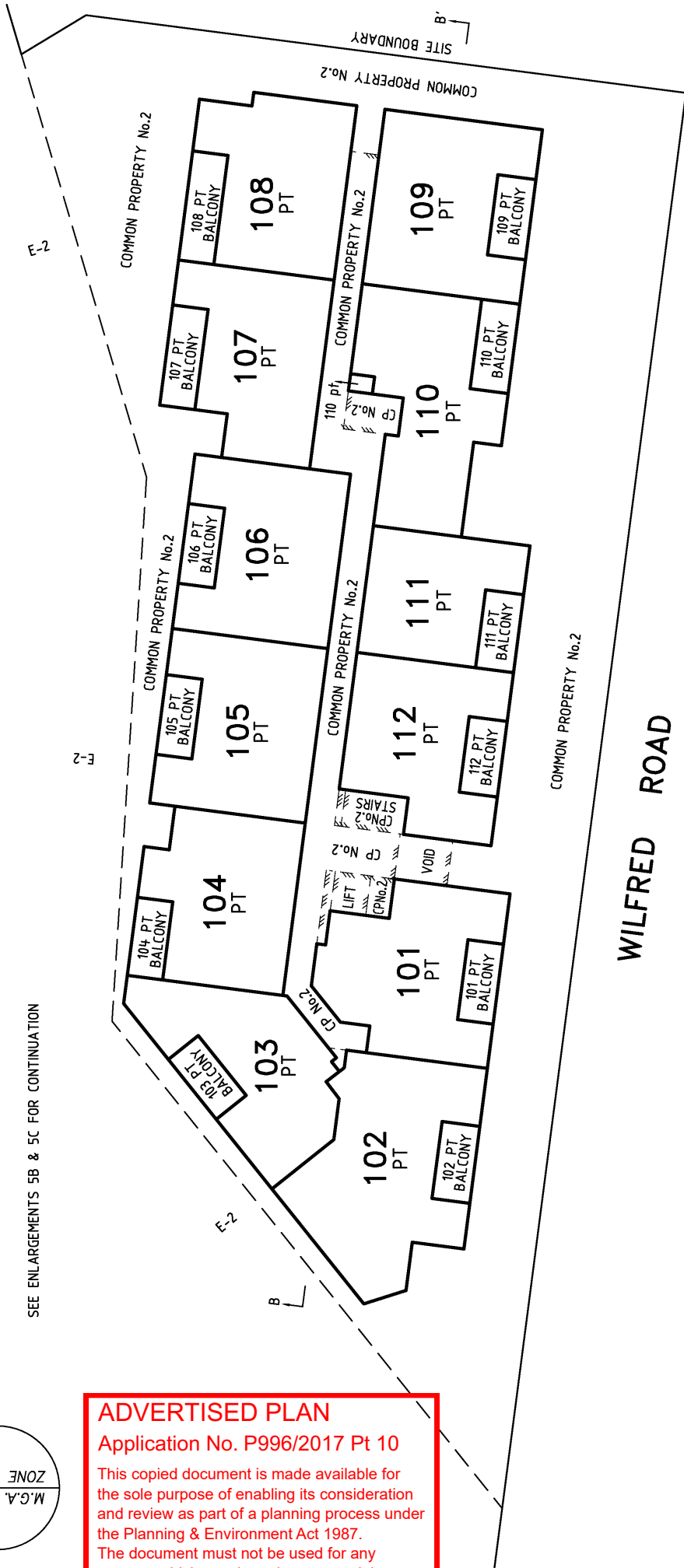
ORIGINAL SHEET SIZE A3	SHEET 16
------------------------	----------

PS 823261G

PLAN OF SUBDIVISION



SEE ENLARGEMENTS 5B & 5C FOR CONTINUATION



ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

FIRST STOREY (PART)
 ENLARGEMENT 5A

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
 Level 3, 1 Southbank Blvd
 Southbank VIC 3008
 T +61 3 7019 4400
 E melbourne@veris.com.au
 W www.veris.com.au



LICENSED SURVEYOR **MATTHEW CONGUES**

DATE REFERENCE 31841
 VERSION DRAWING

LENGTHS ARE IN METRES
 3 0 6 12

SCALE 1:300

ORIGINAL SHEET SIZE A3
 SHEET 17

PLAN OF SUBDIVISION

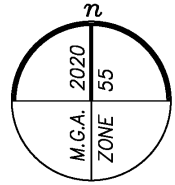
PS 823261G

ADVERTISED PLAN

Application No. P996/2017 Pt 10

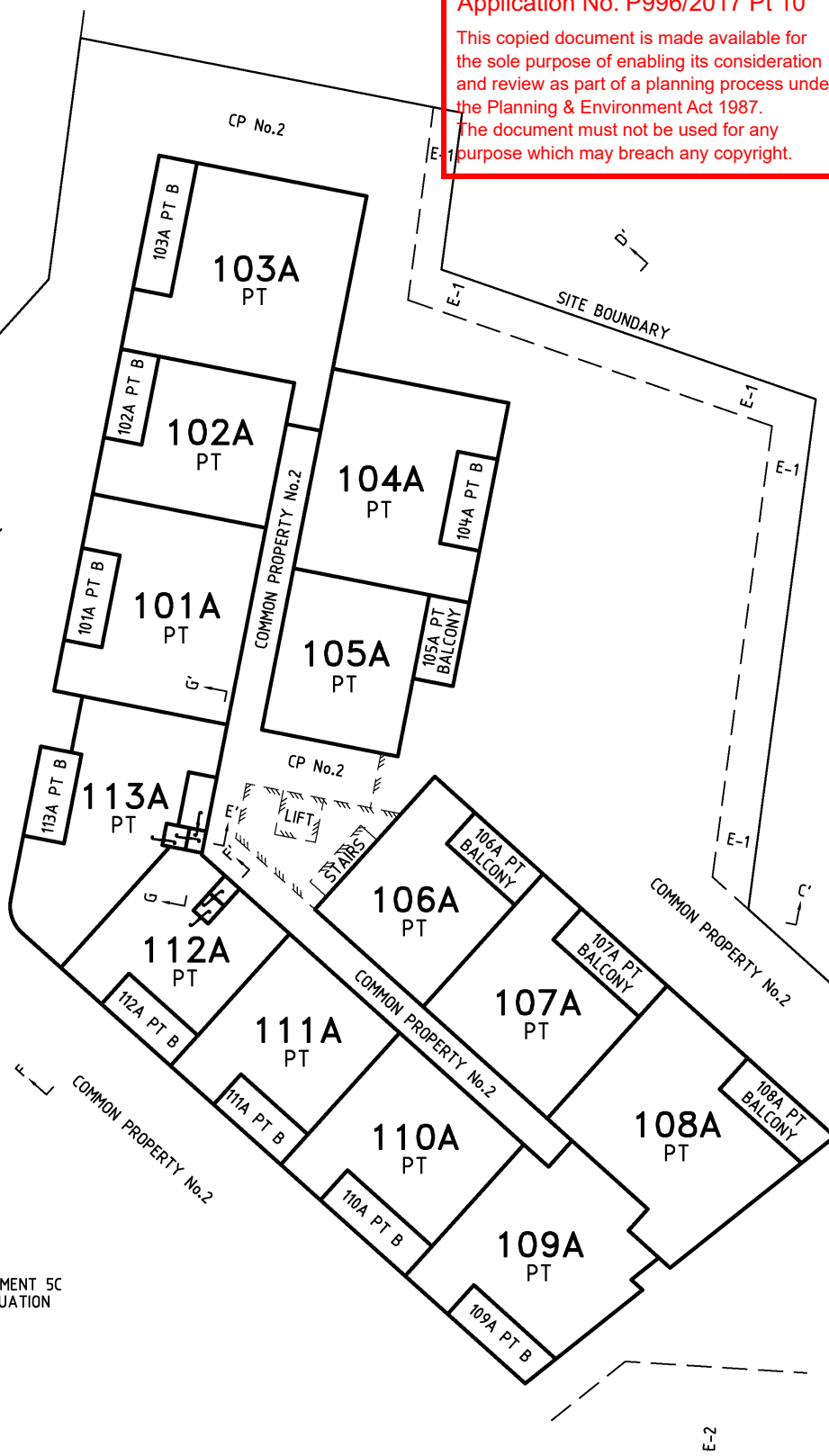
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.



WAMBA ROAD

COMMON PROPERTY No.2



SEE ENLARGEMENT 5C FOR CONTINUATION

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

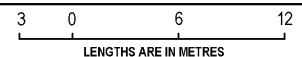
FIRST STOREY (PART)
ENLARGEMENT 5B



VERIS AUSTRALIA PTY LTD
A | Level 3, 1 Southbank Blvd
Southbank VIC 3006
T | +61 3 7019 8400
E | melbourne@veris.com.au
W | www.veris.com.au

LICENSED SURVEYOR	MATTHEW CONGUES
DATE	REFERENCE 31841
VERSION	DRAWING

SCALE
1:300

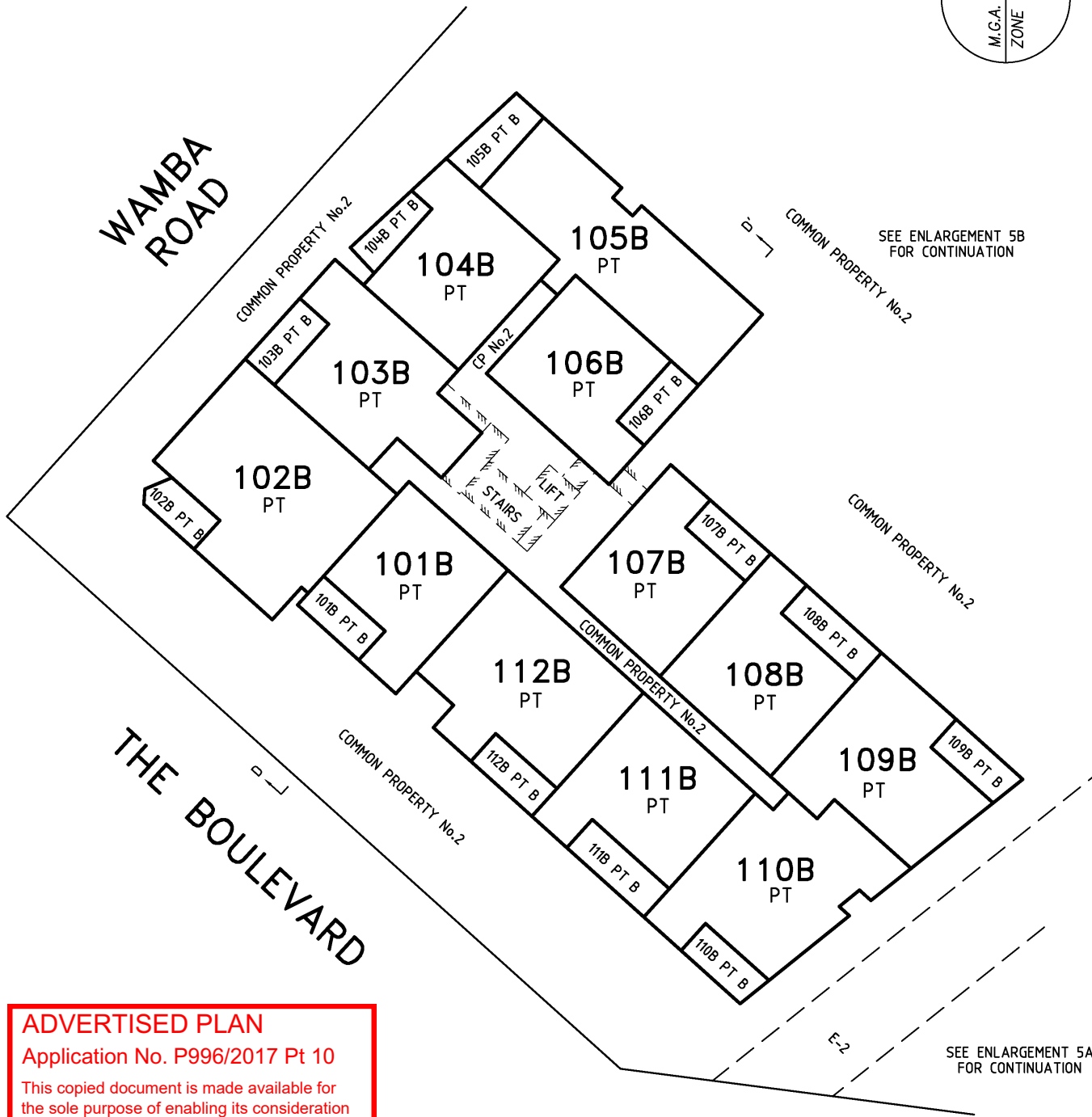
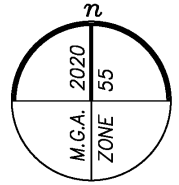


ORIGINAL SHEET SIZE A3

SHEET 18

PLAN OF SUBDIVISION


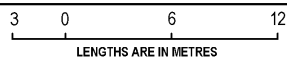
PS 823261G



ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.
 The document must not be used for any purpose which may breach any copyright.

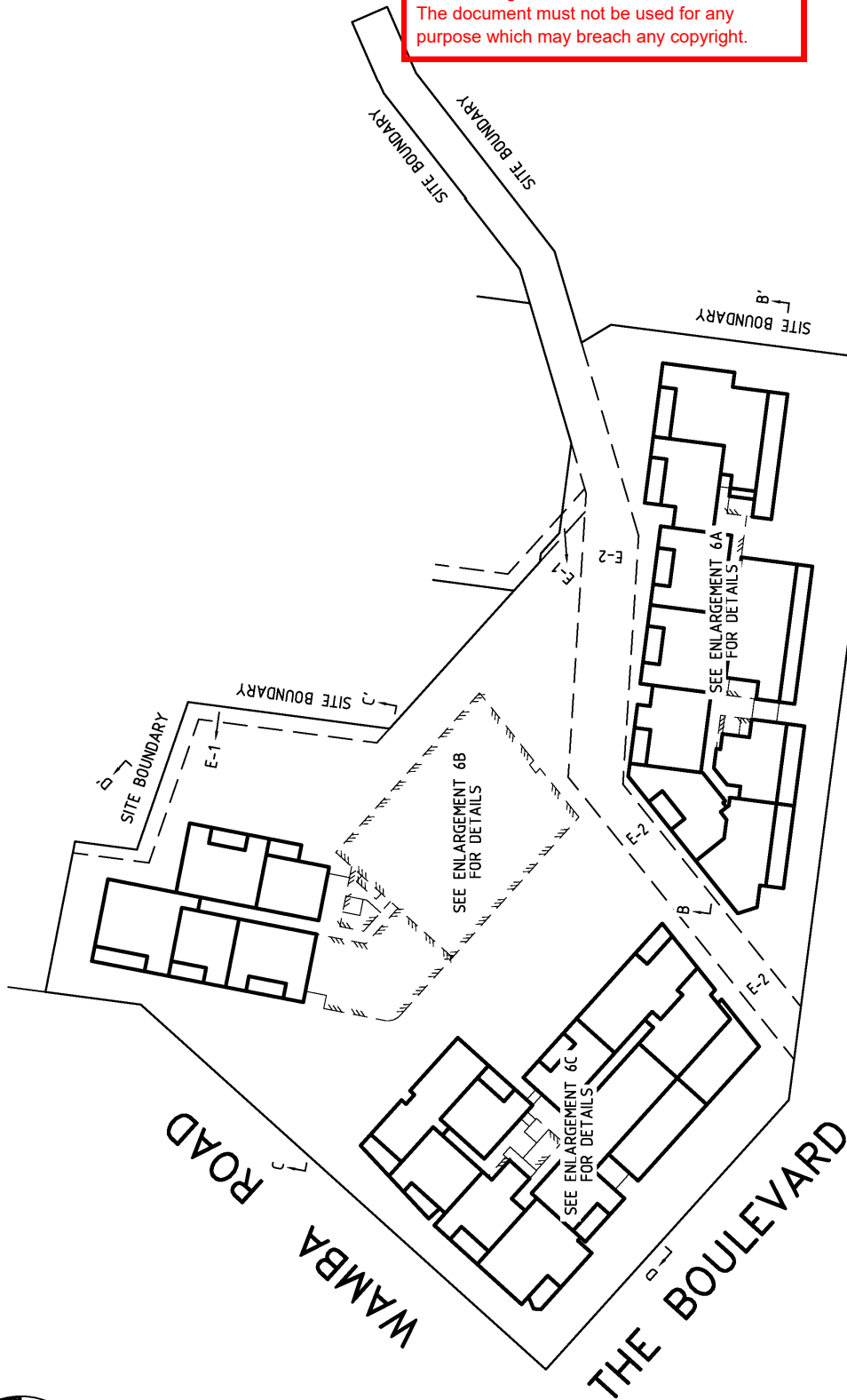
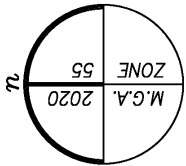
REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

FIRST STOREY (PART)
 ENLARGEMENT 5C

 <p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au</p>	LICENSED SURVEYOR MATTHEW CONGUES	SCALE 1:300	 <p>LENGTHS ARE IN METRES</p>
	DATE	REFERENCE 31841	ORIGINAL SHEET SIZE A3
	VERSION	DRAWING	SHEET 19

PS 823261G

PLAN OF SUBDIVISION



ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

SECOND STOREY
 DIAGRAM 6

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3008
 T | +61 3 7019 6400
 E | melbourne@veris.com.au
 W | www.veris.com.au



LICENSED SURVEYOR **MATTHEW CONGUES**

DATE **REFERENCE 31841**
 VERSION **DRAWING**

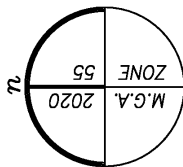
LENGTHS ARE IN METRES
 7.5 0 15 30

SCALE **1:750**

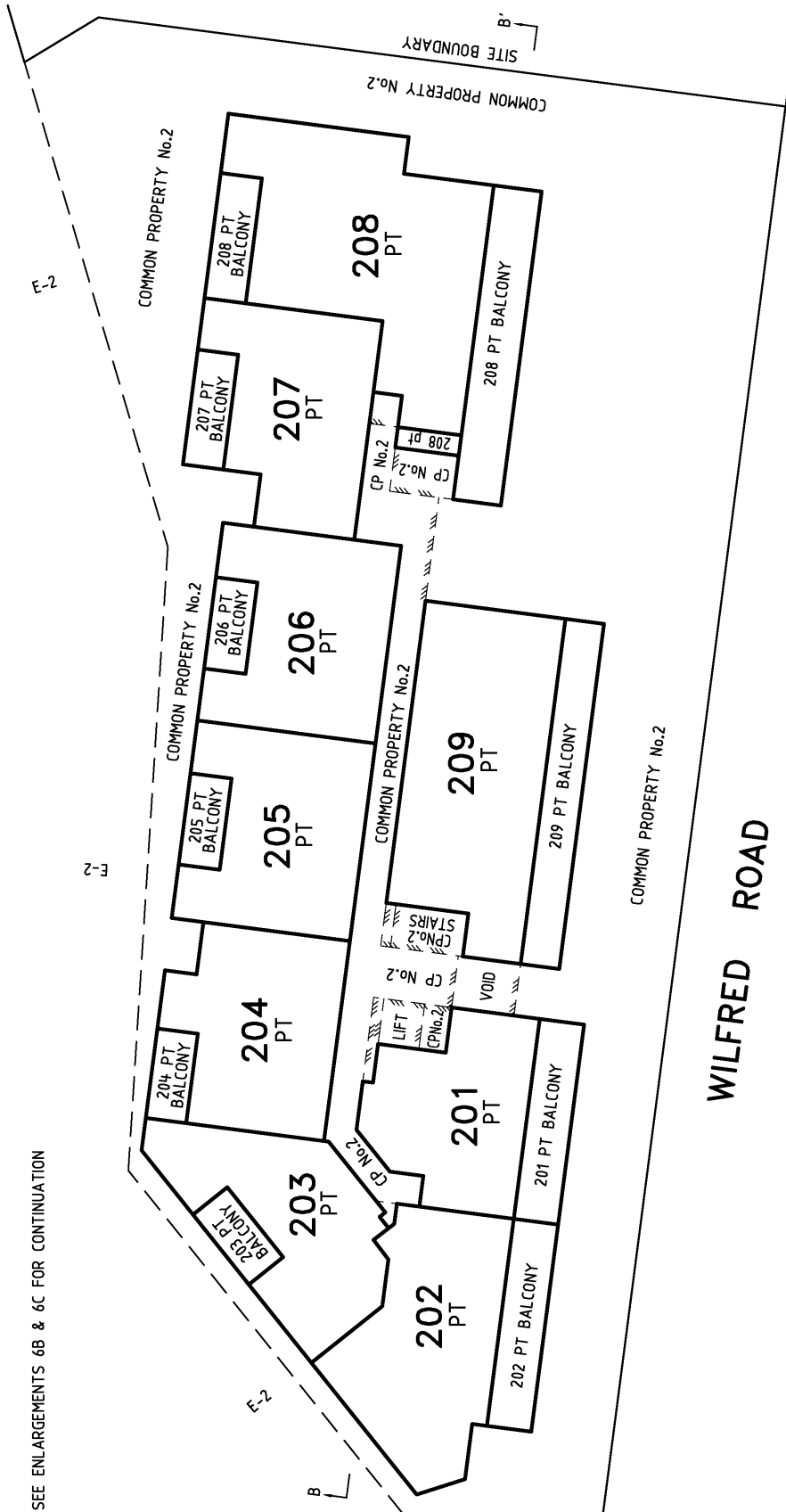
ORIGINAL SHEET SIZE **A3**
 SHEET **20**

PS 823261G

PLAN OF SUBDIVISION



SEE ENLARGEMENTS 6B & 6C FOR CONTINUATION



WILFRED ROAD

**SECOND STOREY (PART)
ENLARGEMENT 6A**

LICENSED SURVEYOR MATTHEW CONGUES		SCALE 1:300		ORIGINAL SHEET SIZE A3	
DATE REFERENCE 31841		LENGTHS ARE IN METRES 3 0 6 12		SHEET 21	
VERSION DRAWING					

REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3008
 T | +61 3 7019 4400
 E | melbourne@veris.com.au
 W | www.veris.com.au



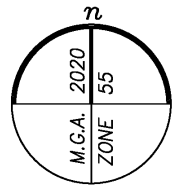
ADVERTISED PLAN

Application No. P996/2017 Pt 10

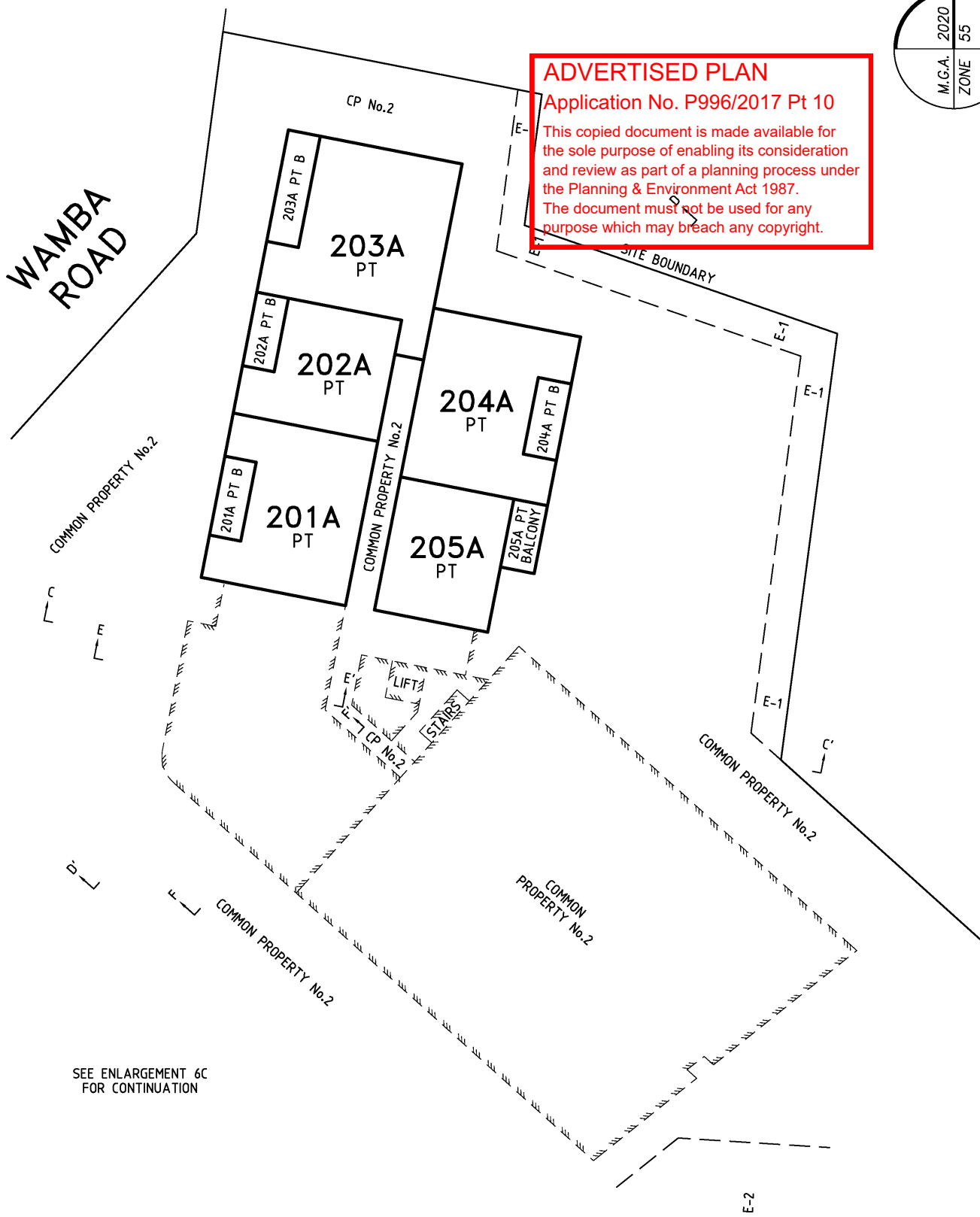
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PLAN OF SUBDIVISION

PS 823261G



ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

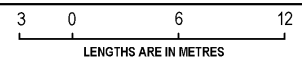
SECOND STOREY (PART)
 ENLARGEMENT 6B



VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 8400
 E | melbourne@veris.com.au
 W | www.veris.com.au

LICENSED SURVEYOR **MATTHEW CONGUES**
 DATE REFERENCE 31841
 VERSION DRAWING

SCALE
 1:300

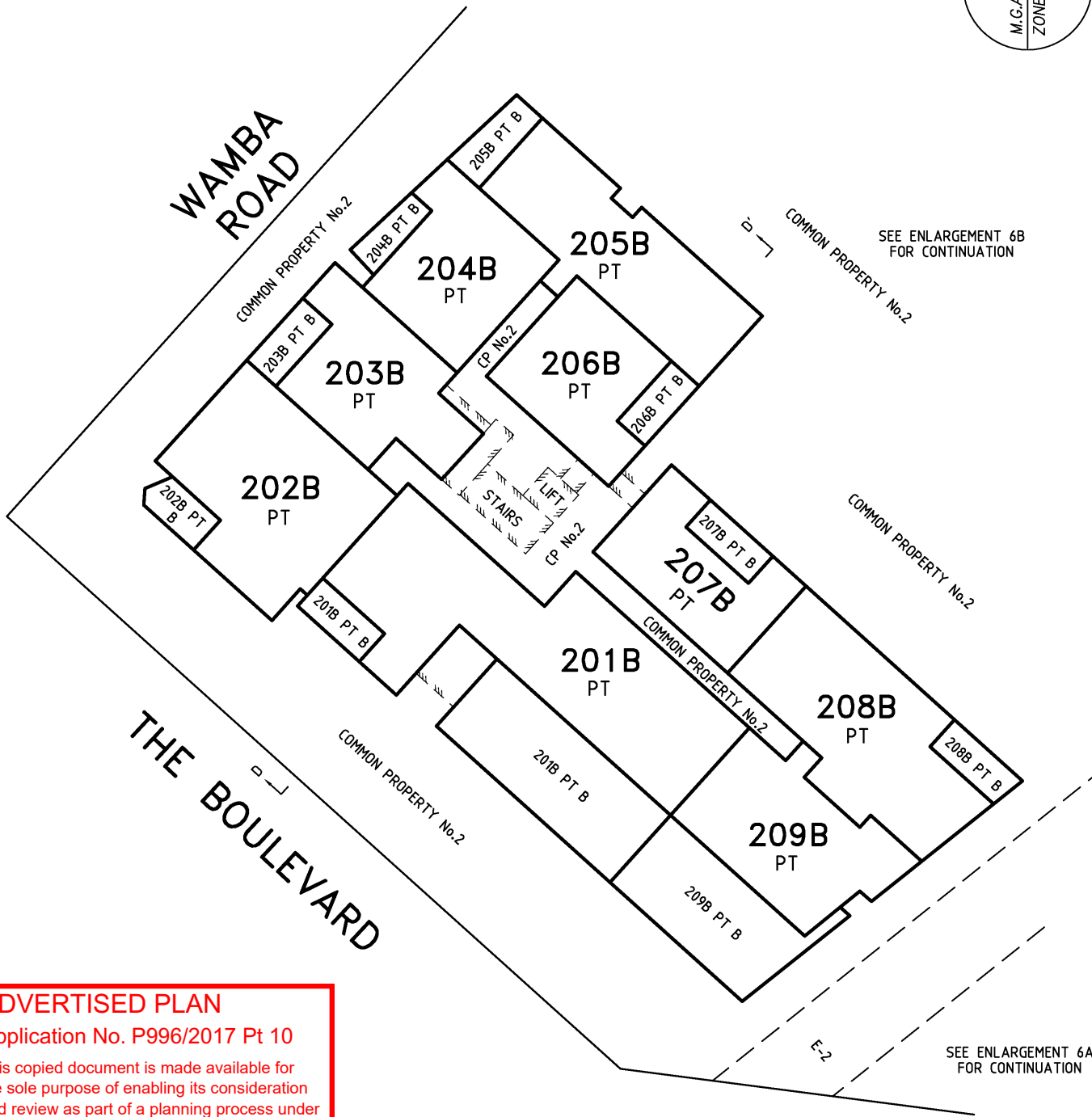
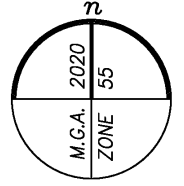


ORIGINAL SHEET SIZE A3

SHEET 22

PLAN OF SUBDIVISION

PS 823261G




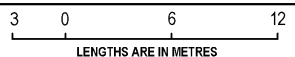
SEE ENLARGEMENT 6B FOR CONTINUATION

SEE ENLARGEMENT 6A FOR CONTINUATION

ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.
 The document may not be used for any purpose which may breach any copyright.

SECOND STOREY (PART)
 ENLARGEMENT 6C

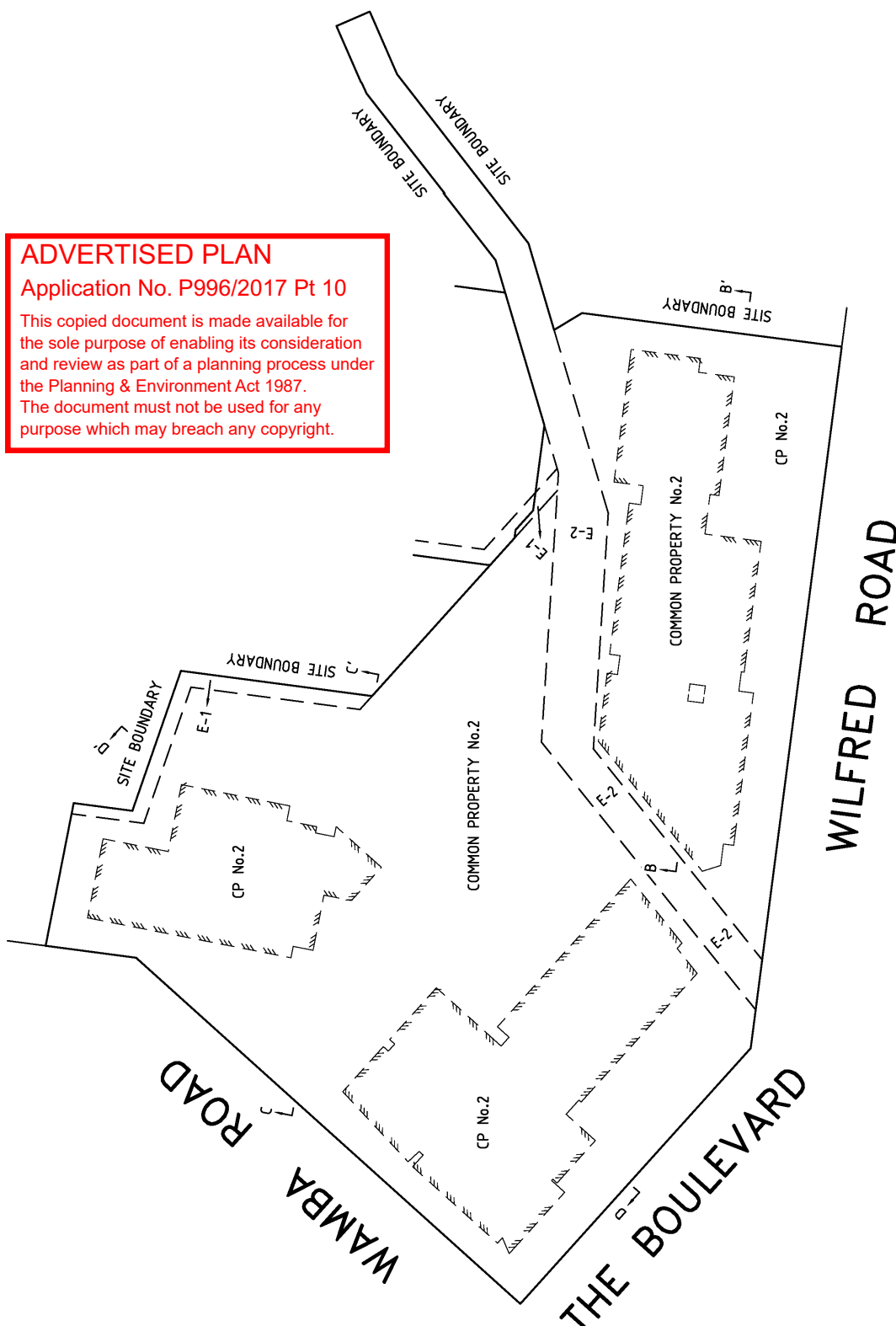
REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

 <p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3006 T +61 3 7019 8400 E melbourne@veris.com.au W www.veris.com.au</p>	LICENSED SURVEYOR MATTHEW CONGUES	SCALE 1:300	 <p>LENGTHS ARE IN METRES</p>
	DATE	REFERENCE 31841	ORIGINAL SHEET SIZE A3
	VERSION	DRAWING	SHEET 23

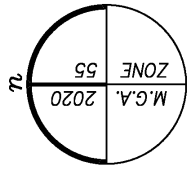
PS 823261G

PLAN OF SUBDIVISION

ADVERTISED PLAN
 Application No. P996/2017 Pt 10
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



ROOF LEVEL
 DIAGRAM 7



REFER TO DIAGRAM 1 FOR EASEMENT DETAILS

VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 6400
 E | melbourne@veris.com.au
 W | www.veris.com.au

veris

LICENSED SURVEYOR **MATTHEW CONGUES**

DATE **REFERENCE 31841**
 VERSION **DRAWING**

SCALE **1:750**
 LENGTHS ARE IN METRES
 7.5 0 15 30

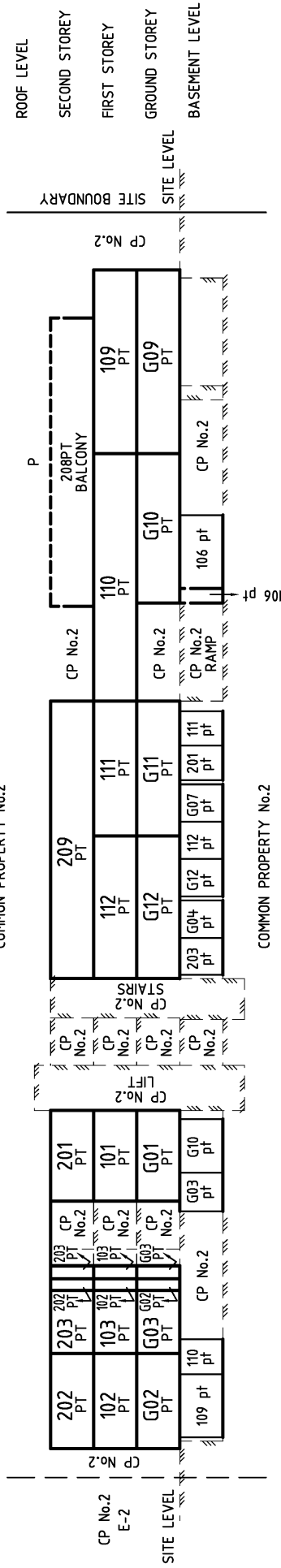
ORIGINAL SHEET SIZE A3
 SHEET **24**

PS 823261G

PLAN OF SUBDIVISION

ADVERTISED PLAN
Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



SECTION B - B'
NOT TO SCALE

<p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3008 T +61 3 7019 4400 E melbourne@veris.com.au W www.veris.com.au</p>	<p>LICENSED SURVEYOR MATTHEW CONGUES</p>		<p>SCALE NTS</p>	<p>ORIGINAL SHEET SIZE A3 SHEET 25</p>
	<p>DATE VERSION</p>		<p>REFERENCE 31841 DRAWING</p>	

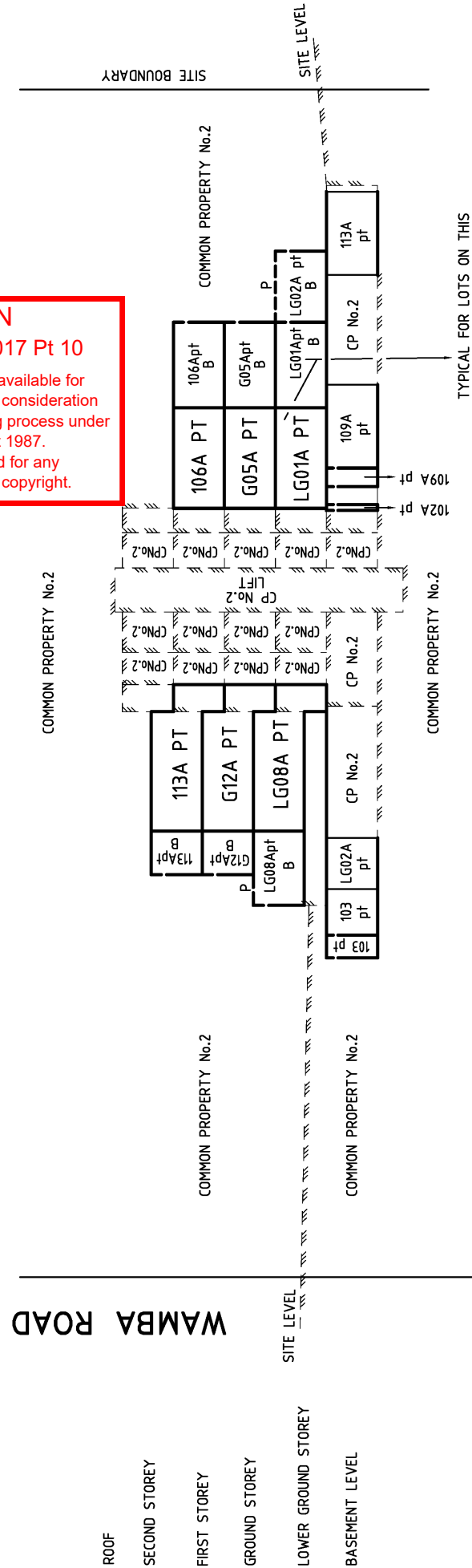
PS 823261G

PLAN OF SUBDIVISION

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987.
The document must not be used for any purpose which may breach any copyright.



SECTION C - C'
NOT TO SCALE

SCALE	NTS
ORIGINAL SHEET SIZE A3	SHEET 26

LICENSED SURVEYOR	MATTHEW CONGUES
DATE	REFERENCE 31841
VERSION	DRAWING

VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3008 T +61 3 7019 4400 E melbourne@veris.com.au W www.veris.com.au



- ROOF
- SECOND STOREY
- FIRST STOREY
- GROUND STOREY
- LOWER GROUND STOREY
- BASEMENT LEVEL

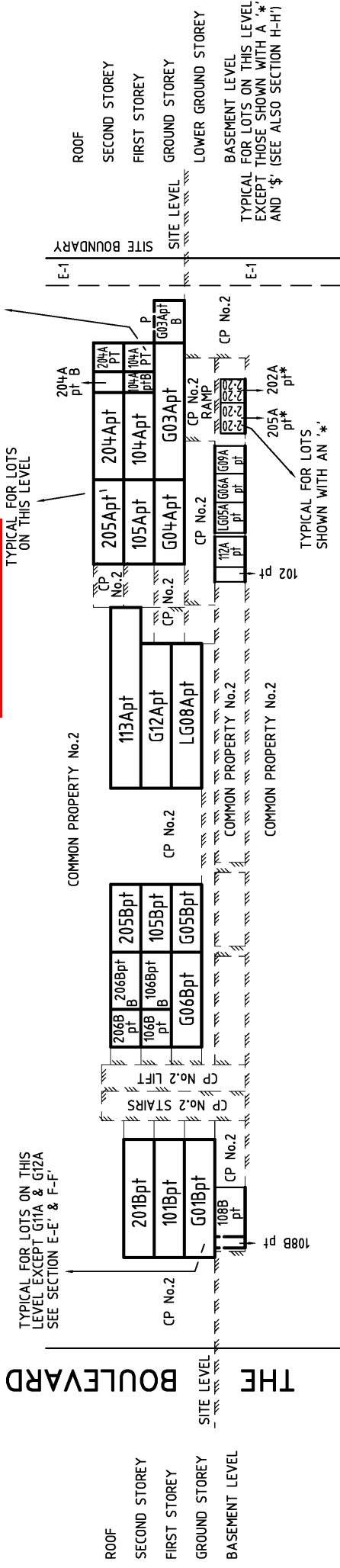
PS 823261G

PLAN OF SUBDIVISION

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document may not be used for any purpose which may breach any copyright.

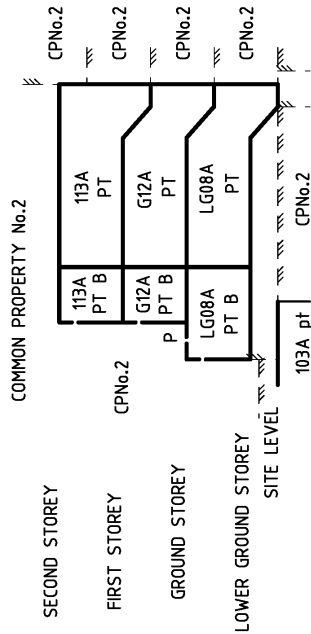


SECTION D - D'
NOT TO SCALE

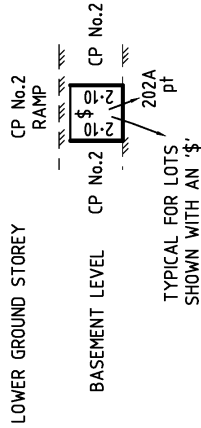
<p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3008 T +61 3 7019 4400 E melbourne@veris.com.au W www.veris.com.au</p>	<p>LICENSED SURVEYOR MATTHEW CONGUES</p>	<p>SCALE NTS</p>	<p>ORIGINAL SHEET SIZE A3</p>
	<p>DATE VERSION</p>	<p>REFERENCE 31841 DRAWING</p>	<p>SHEET 27</p>

PS 823261G

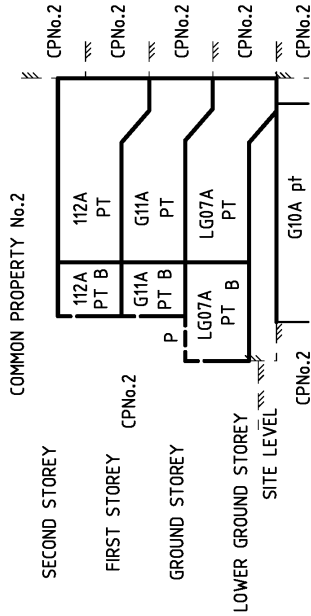
PLAN OF SUBDIVISION



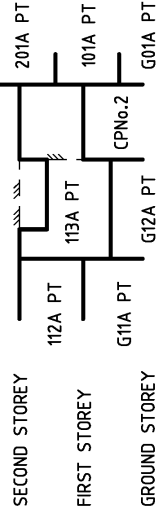
SECTION E - E'
NOT TO SCALE



SECTION H - H'
NOT TO SCALE



SECTION F - F'
NOT TO SCALE



SECTION G - G'
NOT TO SCALE

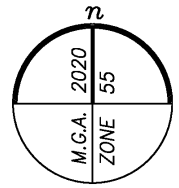
ADVERTISED PLAN
Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

<p>VERIS</p> <p>VERIS AUSTRALIA PTY LTD A Level 3, 1 Southbank Blvd Southbank VIC 3008 T +61 3 7019 4400 E melbourne@veris.com.au W www.veris.com.au</p>	<p>LICENSED SURVEYOR MATTHEW CONGUES</p>	<p>SCALE NTS</p>	<p>ORIGINAL SHEET SIZE A3 SHEET 28</p>
	<p>DATE REFERENCE 31841</p>	<p>VERSION DRAWING</p>	

PLAN OF SUBDIVISION

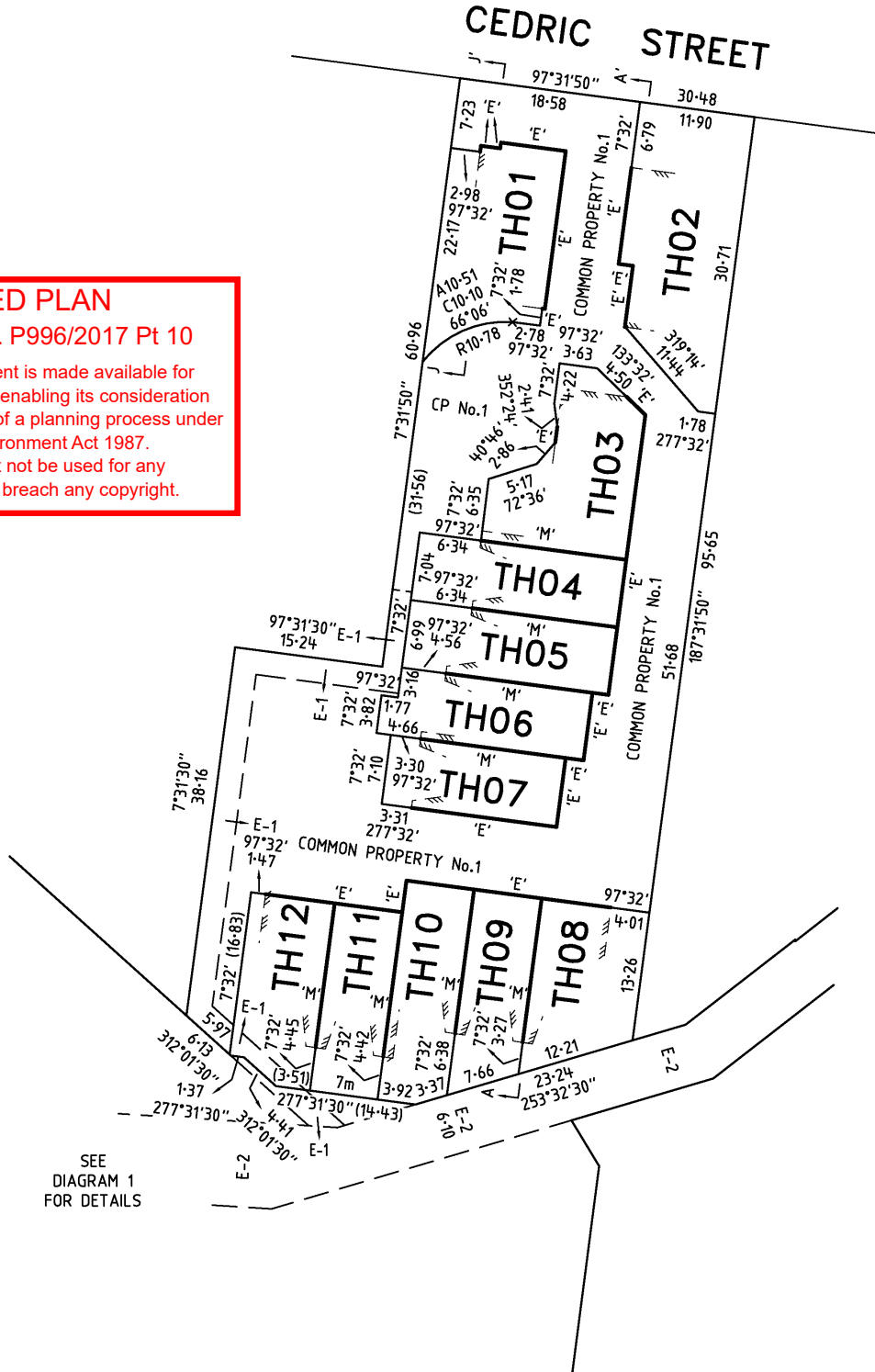
PS 823261G



ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



SEE
DIAGRAM 1
FOR DETAILS

GROUND STOREY
DIAGRAM 22

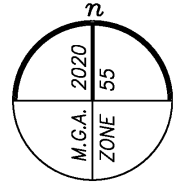
LICENSED SURVEYOR	MATTHEW CONGUES	SCALE	1:500	<p>LENGTHS ARE IN METRES</p>
DATE	REFERENCE 31841			
VERSION	DRAWING			ORIGINAL SHEET SIZE A3
				SHEET 29



VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 8400
 E | melbourne@veris.com.au
 W | www.veris.com.au

PLAN OF SUBDIVISION

PS 823261G

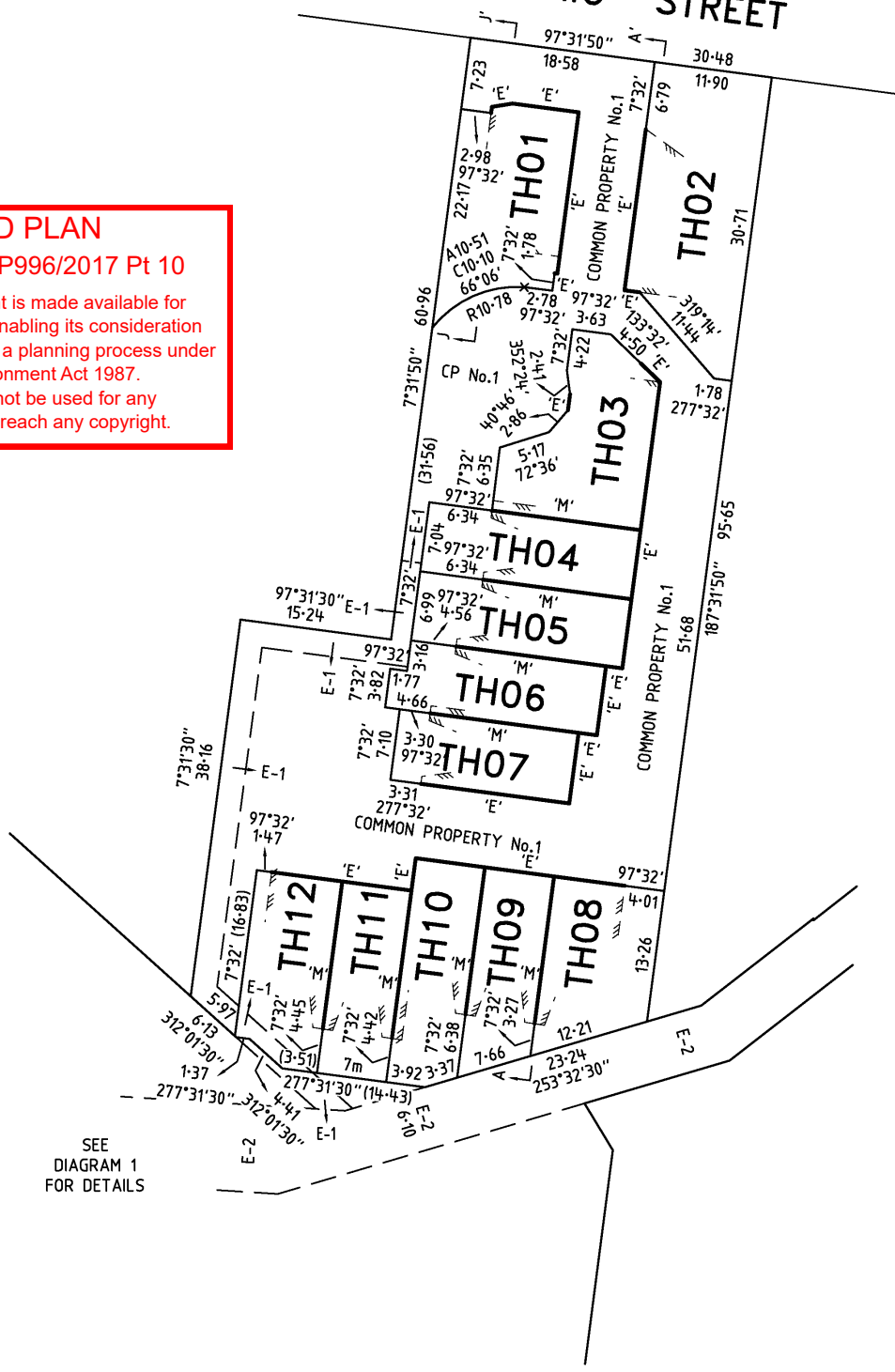


CEDRIC STREET

ADVERTISED PLAN

Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



SEE DIAGRAM 1 FOR DETAILS

FIRST STOREY AND ABOVE
DIAGRAM 23

LICENSED SURVEYOR	MATTHEW CONGUES	SCALE	1:500	<p>LENGTHS ARE IN METRES</p>
DATE	REFERENCE	VERSION	DRAWING	
				SHEET 30

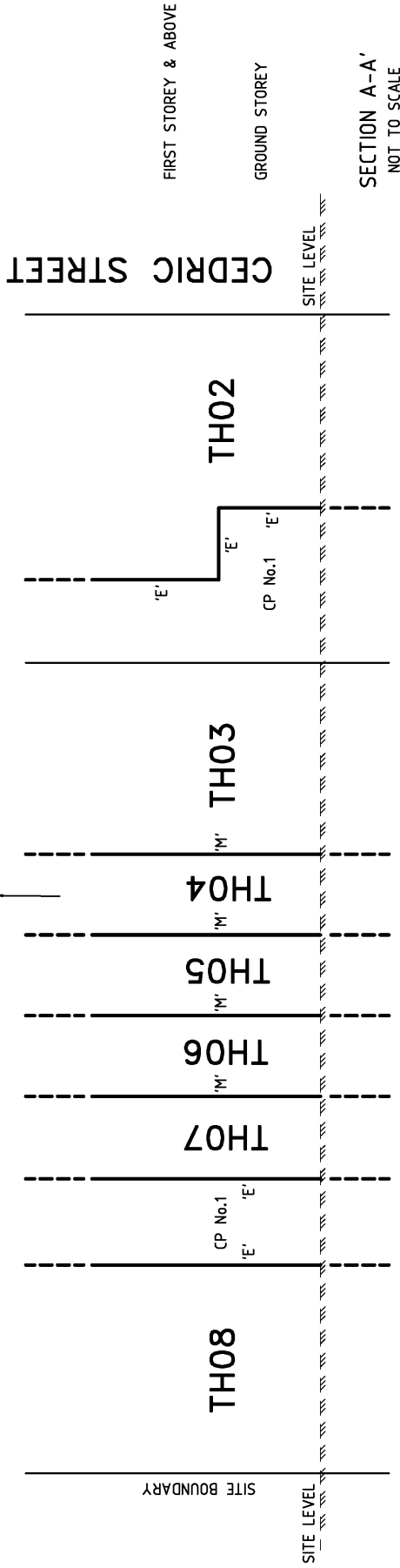


VERIS AUSTRALIA PTY LTD
 A | Level 3, 1 Southbank Blvd
 Southbank VIC 3006
 T | +61 3 7019 8400
 E | melbourne@veris.com.au
 W | www.veris.com.au

PS 823261G

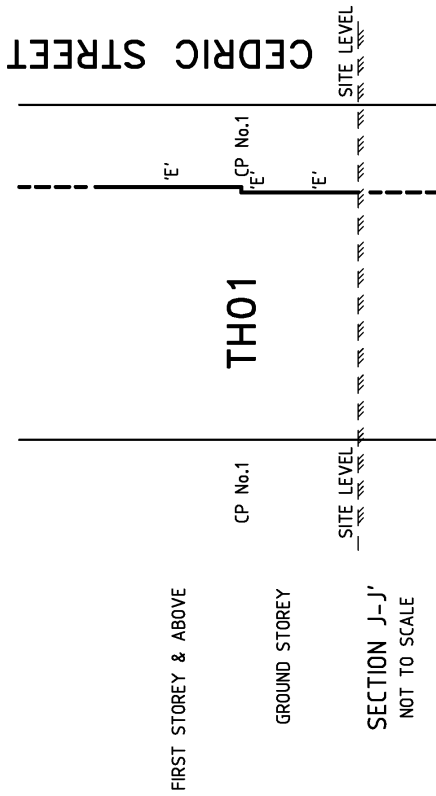
PLAN OF SUBDIVISION

TYPICAL FOR LOTS
TH09 TO TH12
(EXCEPT LOTS TH01 & TH02)



ADVERTISED PLAN
Application No. P996/2017 Pt 10

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning & Environment Act 1987. The Document must not be used for any purpose which may breach any copyright.



VERIS AUSTRALIA PTY LTD
A | Level 3, 1 Southbank Blvd
Southbank, VIC 3006
T | +61 3 7019 8400
E | melbourne@veris.com.au
W | www.veris.com.au

veris

LICENSED SURVEYOR **MATTHEW CONGUES**

DATE **31841**
VERSION **DRAWING**

SCALE **NTS**
ORIGINAL SHEET SIZE **A3**
SHEET **31**

