

Melbourne Metro Rail Project – Proposed acquisition and early occupation of the City Square.**2 August 2016****Presenter:** Rob Moore, Project Executive Melbourne Metro Rail**Purpose and background**

1. The purpose of this report is to seek Future Melbourne Committee support for the early occupation of the City Square (the Square) in February 2017 by the Melbourne Metro Rail Authority (MMRA) for the purposes of the commencement of construction of the Melbourne Metro Rail Project (MMRP) and to provide information about the intention to commence discussions regarding compensation under the *Land Acquisition and Compensation Act 1986* (the Act) for the acquisition of the Square to facilitate its early occupation.
2. The Square and the public car below the Square is currently freehold land owned by the Melbourne City Council. The ground level is not reserved as public open space nor is it zoned as a Public Park and Recreation Zone under the Melbourne Planning Scheme.
3. The Concept Design for the MMRP as recently exhibited as part of the Environmental Effects Statement (EES) shows the location of part of the proposed City South Station below the Square. The Concept Design for the construction of City South Station shows the entire area of the Square as a proposed excavation area. (The Concept Design drawings are at Attachment 2). The excavation will facilitate the construction of the station structure below Swanston Street.
4. The MMRA has indicated that it intends to compulsorily acquire the Square and land below the Square from the Council under the Act. The Act specifies the process for the acquisition of land and for the valuation of financial compensation for the acquisition and occupation of land. This process cannot formally commence until planning approval under the *Planning and Environment Act 1987* is in place. A proposed Planning Scheme Amendment forms part of the EES that has recently been exhibited. Planning approval for the MMRP is proposed by way of an Incorporated Document in the Melbourne Planning Scheme.
5. It is recommended that the early occupation of the Square by the MMRA in February 2017 be subject to agreement in relation to the compensation for the Square. The MMRA has offered the return of the ground level of the Square and a below ground area of approximately 3000 square metres to the Council once construction is complete.

Key issues

6. The Council supports the MMRP. The delivery of this key piece of rail infrastructure is critical to the realisation and implementation of many Council strategic objectives. The City of Melbourne is a strategic partner with the MMRA. An agreement for the early occupation of the Square (with compensation) is consistent with this partnership arrangement.
7. To facilitate the early occupation of the Square, Council officers must commence negotiations regarding compensation for the occupation and acquisition of the Square under the Act. Outcomes from these discussions will be reported to Council in the future.
8. The MMRA has made direct contact with Council's tenants who will be affected by the occupation and acquisition of the Square. Compensation to these tenants under the Act will be the responsibility of the MMRA.

Recommendation from management

9. That the Future Melbourne Committee:
 - 9.1. supports the early occupation of the City Square by the Melbourne Metro Rail Authority (MMRA) subject to appropriate compensation options being presented to Council
 - 9.2. authorises management to negotiate compensation with the MMRA with the outcomes of these negotiations to be reported to Council for consideration and endorsement
 - 9.3. supports future negotiations and discussions with the MMRA being on the basis that the public areas of the City Square be surrendered to the Crown and reserved for public purposes with the Council as the Committee of Management.

Attachments:

1. Supporting Attachment (page 2 of 65)
1. Plan of Subdivision for City Square (page 3 of 65)
2. Environmental Effects Statement Concept Design (page 64 of 65)

Supporting Attachment

Legal

1. Legal advice has and will continue to be provided on all aspects of the MMRP.

Finance

2. Financial outcomes will be subject to a negotiation process within the parameters of the Act and will be reported to Council.

Conflict of interest

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

4. No consultation has been undertaken. This matter substantially relates to the compulsory acquisition of Council owned land for the purposes of the MMRP.

Relation to Council policy

5. The MMRP is a key piece of public transport infrastructure supported in all relevant Council policies.

Environmental sustainability

6. Environmental sustainability issues and impacts are not directly relevant to this matter and have been generally addressed in the EES for the project which includes reference to a Sustainability Strategy.



Copyright 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 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 REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10559 FOLIO 708

Security no : 124060448483F
 Produced 18/05/2016 12:10 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 428405M.
 PARENT TITLES :
 Volume 10126 Folio 991 to Volume 10126 Folio 992
 Created by instrument PS428405M 13/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple
 Sole Proprietor
 MELBOURNE CITY COUNCIL of 90-120 SWANSTON STREET MELBOURNE VIC 3000
[PS428405M](#) 13/12/2000

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.

AGREEMENT as to part Section 173 PLANNING AND ENVIRONMENT ACT 1987
[V160276T](#) 18/10/1997

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
[X201509J](#) 08/12/2000

DIAGRAM LOCATION

SEE [PS428405M](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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

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

ADMINISTRATIVE NOTICES

NIL
 eCT Control MELBOURNE CITY COUNCIL
 Effective from 22/07/2010

DOCUMENT END

Home	Account: 324582		Authority Fee(GST exclusive):	\$0.00	18/05/2016 12:10PM
			Service Fee(GST exclusive):	\$0.00	
			GST Payable:	\$0.00	
			Total:	\$0.00	



Imaged Document Cover Sheet

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

Document Type	plan
Document Identification	PS428405M
Number of Pages (excluding this cover sheet)	44
Document Assembled	18/05/2016 12:24

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 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. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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



Copyright 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 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 REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10559 FOLIO 709

Security no : 124060448870K

Produced 18/05/2016 12:21 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 428405M.

PARENT TITLES :

Volume 10126 Folio 991 to Volume 10126 Folio 992

Created by instrument PS428405M 13/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MELBOURNE CITY COUNCIL of 90-120 SWANSTON STREET MELBOURNE VIC 3000

[PS428405M](#) 13/12/2000

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987

[X201509J](#) 08/12/2000

DIAGRAM LOCATION

SEE [PS428405M](#) 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: BASEMENT 208 FLINDERS LANE MELBOURNE VIC 3000

ADMINISTRATIVE NOTICES

NIL

eCT Control MELBOURNE CITY COUNCIL

Effective from 22/07/2010

OWNERS CORPORATIONS

The land in this folio is affected by

[OWNERS CORPORATION 1 PLAN NO. PS428405M](#)

[OWNERS CORPORATION 4 PLAN NO. PS428405M](#)

DOCUMENT END

Home	Account: 324582	Authority Fee(GST exclusive): \$0.00	18/05/2016 12:21PM
----------------------	---------------------------	--	-----------------------



Service Fee(GST exclusive):	\$0.00
GST Payable:	\$0.00
Total:	\$0.00

©State Government of Victoria.



Copyright 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 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 REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10559 FOLIO 713

Security no : 124060448885T

Produced 18/05/2016 12:22 pm

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 428405M.

PARENT TITLES :

Volume 10126 Folio 991 Volume 10559 Folio 992

Created by instrument PS428405M 13/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MELBOURNE CITY COUNCIL of 90-120 SWANSTON STREET MELBOURNE VIC 3000

[PS428405M](#) 13/12/2000

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987

[X201509J](#) 08/12/2000

DIAGRAM LOCATION

SEE [PS428405M](#) 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: 214 FLINDERS LANE MELBOURNE VIC 3000

ADMINISTRATIVE NOTICES

NIL

eCT Control MELBOURNE CITY COUNCIL

Effective from 30/08/2010

OWNERS CORPORATIONS

The land in this folio is affected by

[OWNERS CORPORATION 1 PLAN NO. PS428405M](#)

DOCUMENT END

Home	Account: 324582		Authority Fee(GST exclusive): \$0.00	18/05/2016 12:22PM
			\$0.00	

Service Fee(GST exclusive):	
GST Payable:	\$0.00
Total:	\$0.00

©State Government of Victoria.

PLAN OF SUBDIVISION			Stage No. <hr/>	LTO use only EDITION 5	Plan Number PS 428405M
<p>Location of Land</p> <p>Parish: MELBOURNE NORTH City: MELBOURNE Township: - Section: 6 Crown Allotment: 17, 18, AND 19 Crown Portion: -</p> <p>LTO Base Record: DCMB Title Reference: VOL 10126 FOL 991 VOL 10126 FOL 992 Last Plan Reference: PS 326690D LOTS 1 & 2 Postal Address: 199-219 COLLINS STREET (at time of subdivision) 44-86 SWANSTON STREET & 202-216 FLINDERS LANE MELBOURNE 3000 AMG Co-ordinates E 321000 Zone: 55 (of approx. centre of land in plan) N 5812500</p>			<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: MELBOURNE CITY COUNCIL Ref: TP00/63(2214)</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 11/9/00 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage.....</p> <p>Council Delegate Council Seal Date 31/10/00</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council Seal Date / /</p>		
Vesting of Roads and/or Reserves					
Identifier		Council/Body/Person			
NIL		NIL			
<p>CP No. 1 - COMMON PROPERTY No. 1 CP No. 2 - COMMON PROPERTY No. 2 CP No. 3 - COMMON PROPERTY No. 3 EASEMENT LINE ----- WALL (INTERNAL) -----</p> <p>BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS THE LOCATION OF BOUNDARIES DEFINED BY BUILDINGS EAST OF A LINE 31-32m EAST OF THE SWANSTON STREET SITE BOUNDARY ARE THE INTERIOR FACE THE LOCATION OF BOUNDARIES DEFINED BY BUILDINGS BETWEEN A LINE 31-32m EAST OF THE SWANSTON STREET SITE BOUNDARY & THE SWANSTON STREET SITE BOUNDARY ARE THE MEDIAN FOR BOUNDARIES BETWEEN LOTS 1 & 2, LOTS 1 & 8, 2 & 8, LOT 1 & CP No 1, & LOT 8 & CP No 1. THE LOCATION OF BOUNDARIES DEFINED BY BUILDINGS BETWEEN LOT 2 & CP No 1 BETWEEN A LINE 31-32m EAST OF THE SWANSTON STREET SITE BOUNDARY & THE SWANSTON STREET SITE BOUNDARY ARE THE INTERIOR FACE OF CP No 1. THE LOT 3 BALCONY STRUCTURES WEST OF A LINE 31-32m EAST OF THE SWANSTON STREET SITE BOUNDARY ARE COMMON PROPERTY No 2. THE LOCATION OF BOUNDARIES DEFINED BY BUILDINGS BETWEEN A LINE 31-32m EAST OF THE SWANSTON STREET SITE BOUNDARY & THE SWANSTON STREET SITE BOUNDARY ARE THE EXTERIOR FACE BETWEEN LOT 1 & CP No 2, & THE INTERIOR FACE BETWEEN LOT 3 & CP No 2. LOT NUMBERS 5, 7, 9 TO 800, 806, 811 TO 900, 911 TO 1000, 1009, 1011 TO 1100 AND 1105 TO 1200 ARE OMITTED FROM THIS PLAN.</p>		<p>CP No. 4 - COMMON PROPERTY No. 4 B - BALCONY</p>			
Notations					
Staging		This is/is not a staged subdivision Planning Permit No.			
Depth Limitation DOES NOT APPLY					
<p>THE CP No. 1 IS ALL THE LAND IN THIS PLAN BELOW THE UPPER FACE OF THE HOTEL BASEMENT LEVEL 1 FLOOR SLAB, EAST OF A LINE 31-32 METRES EAST OF THE SWANSTON STREET SITE BOUNDARY. EXCEPT LOTS 1, 2, 3, 8, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1003, 1004A, 1005, 1006A, 1007, 1008 1010, 1101 TO 1104, 1201 TO 1204, ST1 TO ST24, CP No. 2, CP No. 3, & CP No.4.</p> <p>THE CP No. 2 IS ALL THE LAND IN THIS PLAN ABOVE THE UPPER FACE OF THE HOTEL BASEMENT LEVEL 1 FLOOR SLAB, EAST OF A LINE 31-32 METRES EAST OF THE SWANSTON STREET SITE BOUNDARY, EXCEPT LOTS 1 TO 4, 6, 8, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1003, 1004A, 1005, 1006A, 1007, 1008 1010, 1101 TO 1104, 1201 TO 1204, CP No. 1, CP No. 3, & CP No.4.</p> <p>ALL STRUCTURAL COLUMNS, WALLS, SLABS AND BEAMS AND DUCTS ABOVE THE UPPER FACE OF HOTEL BASEMENT LEVEL 1 FLOOR SLAB, EAST OF THE EASTERN BOUNDARY OF LOT 1 WHETHER OR NOT SHOWN ON THIS PLAN, ARE CONTAINED IN CP No. 2 UNLESS OTHERWISE NOTED.</p> <p>ALL STRUCTURAL COLUMNS, WALLS, SLABS & BEAMS & DUCTS BELOW THE UPPER FACE OF THE HOTEL BASEMENT LEVEL 1 FLOOR SLAB, EAST OF A LINE 31-32 METRES EAST OF THE SWANSTON STREET SITE BOUNDARY, WHETHER OR NOT SHOWN ON THIS PLAN, ARE CONTAINED IN CP No1 UNLESS OTHERWISE NOTED.</p> <p>LOT NUMBER 1 IS NOT A MEMBER OF A BODY CORPORATE ON THIS PLAN.</p>					
<p>Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) - In Proclaimed Survey Area No. -</p>					
Easement Information					
<p>Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance</p>			<p>A - Appurtenant Easement R - Encumbering Easement (Road)</p>		
<p>Section 12(2) of the Subdivision Act 1988 may apply vide PS 326690D Section 12(2) of the Subdivision Act 1988 applies to all the land in this plan</p>					
Subject Land	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of	
	FOR EASEMENT	DETAILS	SEE SHEETS	2 & 3	
LTO use only					
Statement of Compliance/Exemption Statement					
<p>Received <input checked="" type="checkbox"/></p> <p>Date 11/12/00</p>					
LTO use only					
PLAN REGISTERED					
<p>TIME 3.00pm DATE 13/12/00 Assistant Registrar of Titles</p>					
Sheet 1 of 46 sheets					
REGENT SQUARE DEVELOPMENT					
<p>Bosco Jonson Pty Ltd A.C.N 080 522 256 71 Palmerston Crescent South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992</p>			<p>LICENSED SURVEYOR (PRINT) ROSS NICHOLSON</p> <p>SIGNATURE DATE / /</p> <p>REF 1550003 20/10/00 VERSION G DWG 155000BG</p>		
			<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>		

PLAN OF SUBDIVISION	Stage No. <hr style="width:50%; margin:auto;"/>	Plan Number PS 428405M
----------------------------	--	----------------------------------

Easement Information (SEE ALSO SHEET 3)

Legend:

E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance

A - Appurtenant Easement
R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	LIGHT & AIR (LIMITED IN DEPTH AS SHOWN IN SECTION)	SEE DIAG	THIS PLAN	LOTS 3, 4, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104 AND 1201 TO 1204 ON THIS PLAN
E-2	FOOTWAY (SEE LIMITATION 4 BELOW)	SEE DIAG	THIS PLAN	VOL 10126 FOL 993
E-3	FOOTWAY (SEE LIMITATION 1 BELOW)	SEE DIAG	THIS PLAN	LOTS 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104 AND 1201 TO 1204 ON THIS PLAN
E-4	CARRIAGEWAY (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOTS 1, 3, 4, 8, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104, 1201 TO 1204 & ST1 TO ST24 & CP No 1 ON THIS PLAN
E-5	EASEMENT FOR LIGHT & AIR (LIMITED TO HEIGHT & DEPTH AS SHOWN IN SECTION) (SEE SHEET 3 FOR DESCRIPTION)	SEE DIAG	THIS PLAN	LOTS 3, 4, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104 & 1201 TO 1204 ON THIS PLAN
E-6	LIGHT & AIR & FIRE ESCAPE (SEE LIMITATION 3 BELOW)	SEE DIAG	THIS PLAN	LOTS 3, 4, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104 AND 1201 TO 1204 ON THIS PLAN
E-6	FOOTWAY (SEE LIMITATION 3 BELOW)	SEE DIAG	THIS PLAN	LOT 2 & 4 ON THIS PLAN
E-7	FOOTWAY (SEE LIMITATION 4 BELOW)	SEE DIAG	THIS PLAN	LOTS ON THIS PLAN
E-8	ACCESS FOR MAINTENANCE (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	COMMON PROPERTY No. 1
E-9	CARRIAGEWAY (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOTS ON THIS PLAN EXCEPTING LOTS 5, 6, & 7
E-10	FOOTWAY (SEE LIMITATION 6 BELOW)	SEE DIAG	THIS PLAN	LOT 2 ON THIS PLAN
E-10	FIRE ESCAPE (SEE LIMITATION 6 BELOW)	SEE DIAG	THIS PLAN	LOTS 3, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104 & 1201 TO 1204 & ST1 TO ST24 ON THIS PLAN
E-11	FIRE ESCAPE (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOT 3 ON THIS PLAN
E-12	FOOTWAY (SEE LIMITATION 3 BELOW)	SEE DIAG	THIS PLAN	LOTS 2, 4 TO 8, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104, 1201 TO 1204, & ST1 TO ST24 ON THIS PLAN
E-13	FOOTWAY (SEE LIMITATION 5 BELOW)	SEE DIAG	THIS PLAN	LOTS 4 TO 7, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104, 1201 TO 1204, & ST1 TO ST24 ON THIS PLAN
E-14	FIRE ESCAPE (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOTS 3, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104 & 1201 TO 1204 & ST1 TO ST24 ON THIS PLAN
E-15	CARRIAGEWAY (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOTS 1, 3, 4, 8, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104, 1201 TO 1204 & ST1 TO ST24 ON THIS PLAN
E-15	ACCESS FOR MAINTENANCE (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOTS 1, 4, & 8 ON THIS PLAN
E-16	FOOTWAY (SEE LIMITATION 5 BELOW)	SEE DIAG	THIS PLAN	LOTS 1, 3 TO 8, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104, 1201 TO 1204, & ST1 TO ST24 ON THIS PLAN
E-17	ACCESS FOR MAINTENANCE & ELECTRICITY SUPPLY (SEE LIMITATION 5 BELOW)	SEE DIAG	THIS PLAN	LOT 1 ON THIS PLAN
E-18	FIRE ESCAPE (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOTS 3, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104 & 1201 TO 1204 & ST1 TO ST24 ON THIS PLAN
E-18	FOOTWAY (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOT 1 ON THIS PLAN
E-19	SUPPORT (SEE LIMITATION 7 BELOW)	SEE DIAG	THIS PLAN	LOT 1 ON THIS PLAN
E-20	WATER SUPPLY (SEE LIMITATION 8 BELOW)	SEE DIAG	THIS PLAN	LOTS 1, 8 & CP No 4
E-21	WATER SUPPLY (SEE LIMITATION 9 BELOW)	SEE DIAG	THIS PLAN	LOTS 1, 8 & CP No 4
E-22	ACCESS FOR MAINTENANCE (SEE LIMITATION 2 BELOW)	SEE DIAG	THIS PLAN	LOT 1 ON THIS PLAN
E-23	FOOTWAY (SEE LIMITATION 5 BELOW)	SEE DIAG	THIS PLAN	LOTS 3 TO 8, 801 TO 805, 807 TO 810, 901 TO 910, 1001 TO 1008, 1010, 1101 TO 1104, 1201 TO 1204, & ST1 TO ST24 ON THIS PLAN

REGENT SQUARE DEVELOPMENT

Sheet 2 of 46 sheets

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE DATE / /

REF 1550003 20/10/00 VERSION G
DWG 155000BG

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Page 11 of 65
Stage No.

Plan Number

PS 428405M

NOTATION

EASEMENT BOUNDARIES DEFINED BY WALLS ARE TO THE INTERIOR FACE

LIMITATIONS

- LIMITATION 1 (LIMITED TO A HEIGHT OF 2.10 METRES ABOVE THE GROUND STOREY SLAB LEVEL & A DEPTH DEFINED BY THE GROUND STOREY SLAB LEVEL AS SHOWN IN SECTION)
- LIMITATION 2 (LIMITED TO A HEIGHT OF 2.10 METRES ABOVE THE RELEVANT SLAB OR STAIR LEVEL & A DEPTH DEFINED BY THE RELEVANT SLAB OR STAIR LEVEL AS SHOWN IN SECTION)
- LIMITATION 3 (LIMITED TO A HEIGHT OF 2.10 METRES ABOVE THE HOTEL BASEMENT LEVEL 1 SLAB LEVEL & A DEPTH DEFINED BY THE HOTEL BASEMENT LEVEL 1 SLAB LEVEL AS SHOWN IN SECTION)
- LIMITATION 4 (LIMITED TO A HEIGHT OF 2.10 METRES ABOVE THE GROUND STOREY PAVEMENT LEVEL & A DEPTH DEFINED BY THE GROUND STOREY PAVEMENT LEVEL AS SHOWN IN SECTION)
- LIMITATION 5 (LIMITED TO A HEIGHT OF 2.10 METRES ABOVE THE CARPARK LEVEL 1 SLAB LEVEL & A DEPTH DEFINED BY THE CARPARK LEVEL 1 SLAB LEVEL AS SHOWN IN SECTION)
- LIMITATION 6 (LIMITED TO A HEIGHT OF 2.10 METRES ABOVE SITE LEVEL & A DEPTH DEFINED BY THE SITE LEVEL)
- LIMITATION 7 (LIMITED TO A HEIGHT OF RL 18 METRES AHD & A DEPTH DEFINED BY THE SITE LEVEL AS SHOWN IN SECTION)
- LIMITATION 8 (LIMITED TO A HEIGHT OF 4 METRES ABOVE THE CARPARK LEVEL 1 SLAB LEVEL & A DEPTH 2 METRES ABOVE THE CARPARK LEVEL 1 SLAB LEVEL AS SHOWN IN SECTION)
- LIMITATION 9 (LIMITED TO A HEIGHT OF 4 METRES ABOVE THE CARPARK LEVEL 1 SLAB LEVEL & A DEPTH 3 METRES ABOVE THE CARPARK LEVEL 1 SLAB LEVEL AS SHOWN IN SECTION)

EASEMENT E-5 DESCRIPTION

EASEMENT E-5 IS AN EASEMENT FOR LIGHT AND AIR PROVIDED THAT:

A. THE EASEMENT SHALL NOT PREVENT USE OF THE LAND MARKED E-5 FOR:

- (1) THE PLACING OR REPLACING, CONSTRUCTION OR RECONSTRUCTION, MAINTENANCE AND USE ON THE LAND MARKED E-5 OF BUILDINGS, IMPROVEMENTS, TREES, LANDSCAPING, PAVING, SCULPTURE AND OTHER FEATURES APPROVED BY THE MELBOURNE CITY COUNCIL FROM TIME TO TIME AS CONSISTENT WITH THE USE OF THE LAND MARKED E-5 AS A CIVIC SQUARE; OR
- (2) THE ERECTING, MAINTENANCE AND USE OF TEMPORARY STRUCTURES, BUILDINGS OR ENCLOSURES APPROVED FROM TIME TO TIME BY THE MELBOURNE CITY COUNCIL AS CONSISTENT WITH USE OF THE LAND MARKED E-5 AS A CIVIC SQUARE INCLUDING WITHOUT LIMITATION, STRUCTURES, BUILDINGS OR ENCLOSURES FOR HOUSING LICENSEES, CONCESSIONAIRES OR OTHER OCCUPANTS OF TEMPORARY AMUSEMENT, CULTURAL OR OTHER FACILITIES OR EXHIBITIONS OF ANY KIND; AND
- (3) ERECTING, PLACING, MAINTAINING AND USING STRUCTURES, BUILDINGS OR ENCLOSURES APPROVED BY THE MELBOURNE CITY COUNCIL AS CONSISTENT WITH USE OF THE LAND MARKED E-5 AS A CIVIC SQUARE, INCLUDING, WITHOUT LIMITATION, STRUCTURES AND ENCLOSURES FOR THE PURPOSES OF PROVIDING INFORMATION TO THE PUBLIC OR SHELTER TO THE PUBLIC FROM ADVERSE WEATHER CONDITIONS; AND

B. THE EASEMENT SHALL NOT PREVENT THE CLOSING OFF ONCE A YEAR OF THE WHOLE OR ANY PART OF THE LAND MARKED E-5 WHICH IS OPEN TO THE PUBLIC SO AS TO PREVENT THE WHOLE OR PART OF THE LAND MARKED E-5 BEING DEDICATED TO PUBLIC USE; AND

C. BEFORE ERECTING OR PLACING ANY STRUCTURES ON THE LAND MARKED E-5, THE REGISTERED PROPRIETOR OF THE LAND MARKED E-5 MUST CONSULT WITH THE REGISTERED PROPRIETORS OF LOTS ON THIS PLAN AFFECTED BY THE PROPOSAL WITH THE VIEW TO ENSURING THAT ANY PROPOSED STRUCTURES DO NOT:

- (1) MATERIALLY AND ADVERSELY AFFECT THE COMMERCIAL OPERATION OF THE RETAIL AREAS AND RESTAURANTS LOCATED ON THOSE LOTS; AND
- (2) IN A PERMANENT, MATERIAL AND ADVERSE WAY OBSTRUCT OR INTERFERE WITH THE ACCESS TO LIGHT AND AIR OF THOSE LOTS; OR
- (3) PERMANENTLY, MATERIALLY AND ADVERSELY AFFECT VIEWS FROM THOSE LOTS TO THE WESTERN SIDE OF SWANSTON STREET ABOVE THE FLOOR LEVEL OF THE FOYER OF LOT 3 WHICH SHALL BE TAKEN TO BE AT LEAST 6.08 METRES ABOVE THE SITE LEVEL OF LOT 1 REGARDLESS OF WHETHER THE HEIGHT OR LOCATION OF THE FOYER LEVEL IS CHANGED AFTER REGISTRATION OF THIS PLAN; AND

D. SUBJECT TO PARAGRAPH (E) BELOW, IF THE REGISTERED PROPRIETORS OF LOTS ON THIS PLAN AFFECTED BY THIS PROPOSAL CAN DEMONSTRATE THAT A STRUCTURE PROPOSED ON THE LAND MARKED E-5 WILL:

- (1) MATERIALLY AND ADVERSELY AFFECT THE COMMERCIAL OPERATION OF THE RETAIL AREAS AND RESTAURANTS LOCATED ON THOSE LOTS; OR
- (2) IN A PERMANENT, MATERIAL AND ADVERSE WAY OBSTRUCT OR INTERFERE WITH THE ACCESS TO LIGHT AND AIR OF THOSE LOTS; OR
- (3) PERMANENTLY, MATERIALLY AND ADVERSELY AFFECT VIEWS FROM THOSE LOTS TO THE WESTERN SIDE OF SWANSTON STREET ABOVE THE FLOOR LEVEL OF THE FOYER OF LOT 3 WHICH SHALL BE TAKEN TO BE AT LEAST 6.08 METRES ABOVE THE SITE LEVEL OF LOT 1 REGARDLESS OF WHETHER THE HEIGHT OR LOCATION OF THE FOYER LEVEL IS CHANGED AFTER REGISTRATION OF THIS PLAN,

THEN THE REGISTERED PROPRIETOR OF THE LAND MARKED E-5 MUST NOT PROCEED WITH THE PROPOSED STRUCTURE, AND

E. THE REGISTERED PROPRIETORS OF THE BENEFITED LAND MUST NOT ACT UNREASONABLY IN SEEKING TO PREVENT PROPER USE OF THE LAND MARKED E-5, THE INTENTION BEING TO BALANCE THE REASONABLE CIVIC OBJECTIVES OF MELBOURNE CITY COUNCIL AND THE REASONABLE COMMERCIAL OBJECTIVES OF THE REGISTERED PROPRIETORS OF THE BENEFITED LAND IN RELATION TO THE USE OF THE LAND MARKED E-5 AS A CIVIC SQUARE

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

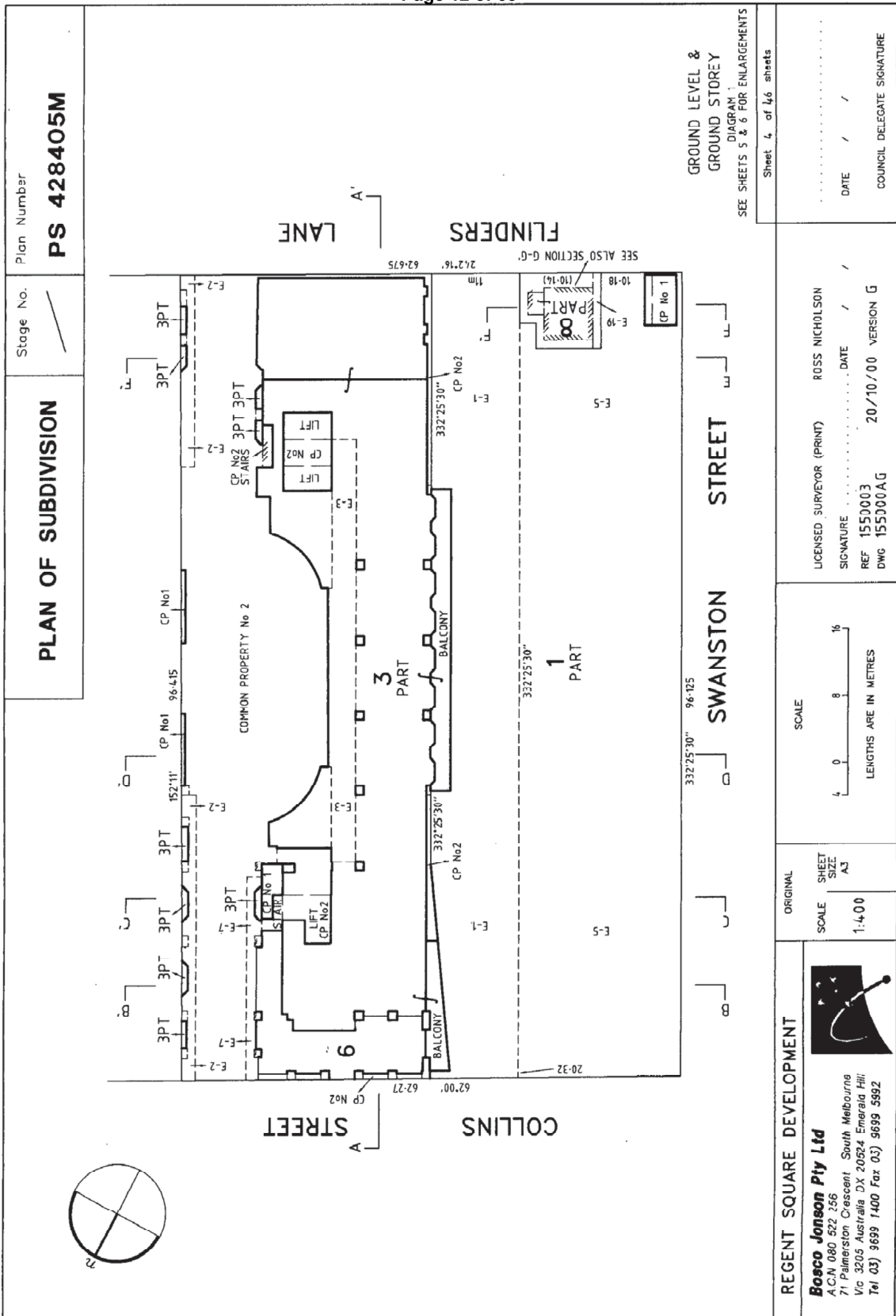


Sheet 3 of 46 sheets

ORIGINAL	SCALE
SCALE	SHEET SIZE A3
<p>LENGTHS ARE IN METRES</p>	

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003 20/10/00 VERSION G
DWG 155000BG

DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



Plan Number
PS 428405M

Stage No.
/

PLAN OF SUBDIVISION

**GROUND LEVEL &
GROUND STOREY**
DIAGRAM 1
SEE SHEETS 5 & 6 FOR ENLARGEMENTS

Sheet 4 of 46 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003 20/10/00 VERSION G
DWG 155000AG

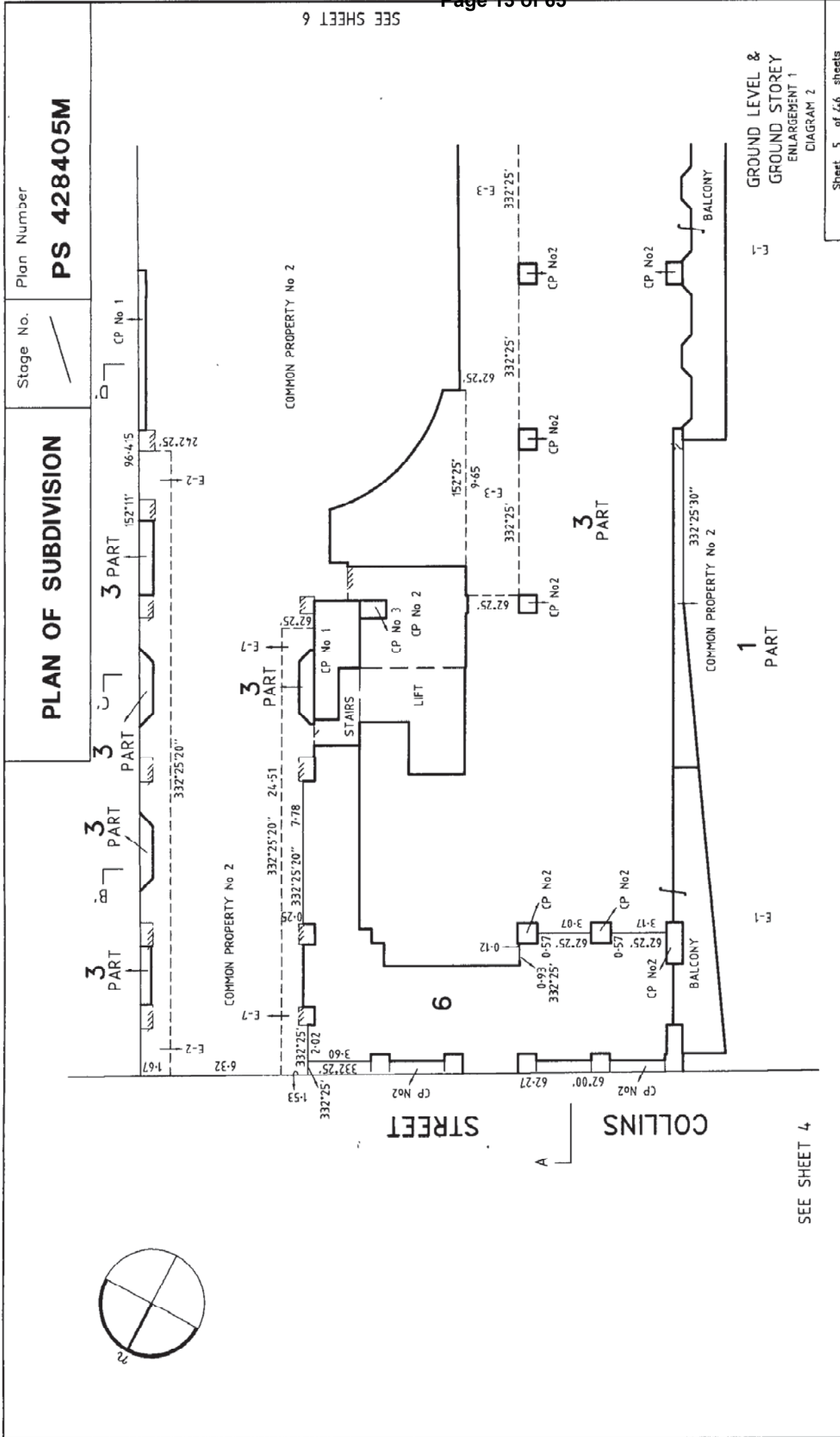
SCALE
4 0 8 16
LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET SIZE
1:400 A3

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03 9699 1400 Fax 03 9699 5992





Stage No. / Plan Number
PS 428405M

PLAN OF SUBDIVISION

GROUND LEVEL &
 GROUND STOREY
 ENLARGEMENT 1
 DIAGRAM 2

Sheet 5 of 46 sheets
 DATE / /
 COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE / DATE / /
 REF 1550003
 DWG 155000AG
 20/10/00 VERSION G

SCALE
 2 0 4 8
 LENGTHS ARE IN METRES

ORIGINAL
 SCALE 1:200
 SHEET SIZE A3

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N. 080 522 255
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992

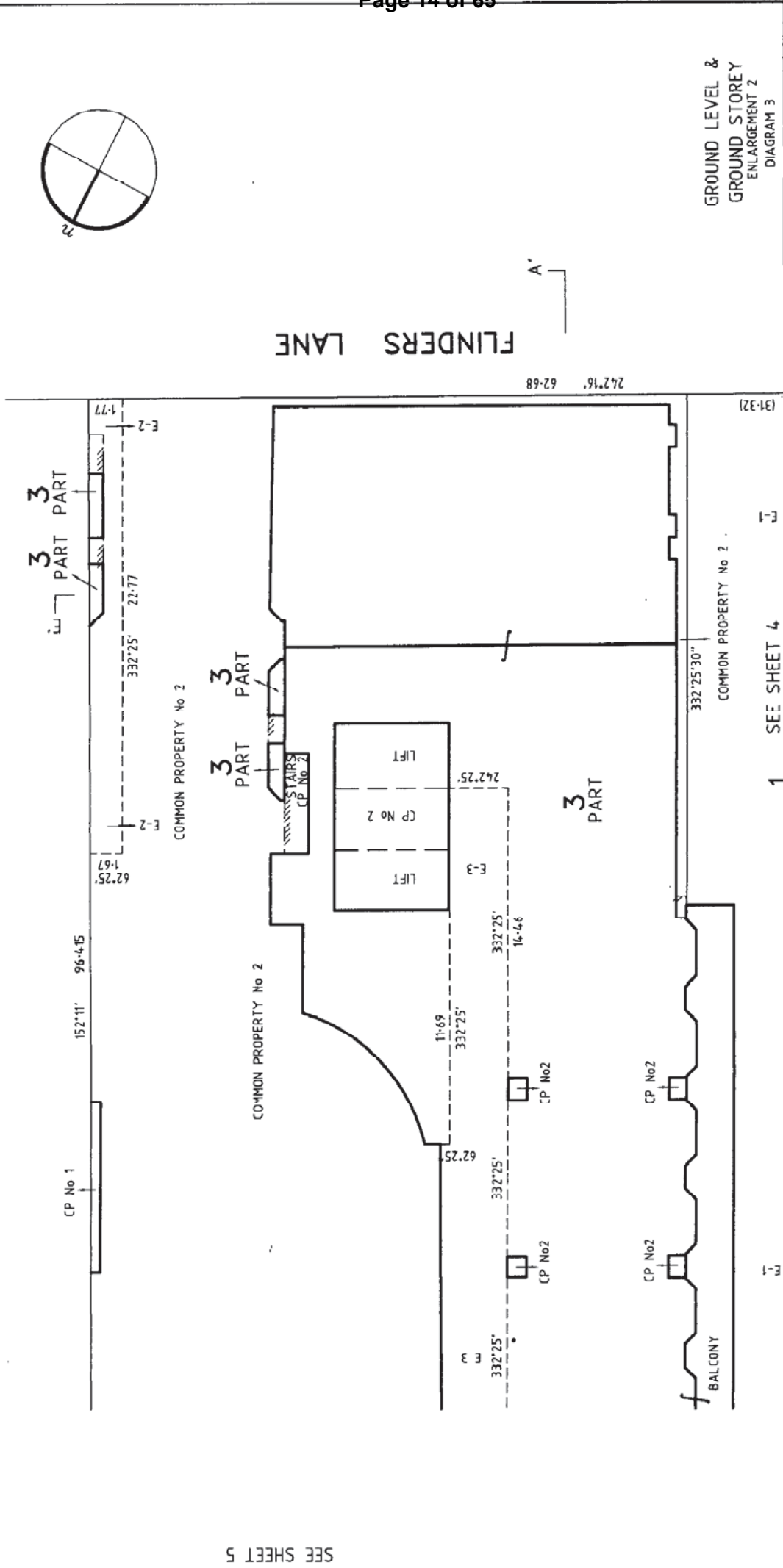


SEE SHEET 4

PLAN OF SUBDIVISION

Stage No. _____

Plan Number
PS 428405M



SEE SHEET 5

GROUND LEVEL &
GROUND STOREY
ENLARGEMENT 2
DIAGRAM 3

Sheet 6 of 46 sheets

DATE / /
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003
DWG 155000AG
20/10/00 VERSION G

SCALE
2 0 4 8
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:200
SHEET SIZE A3

REGENT SQUARE DEVELOPMENT

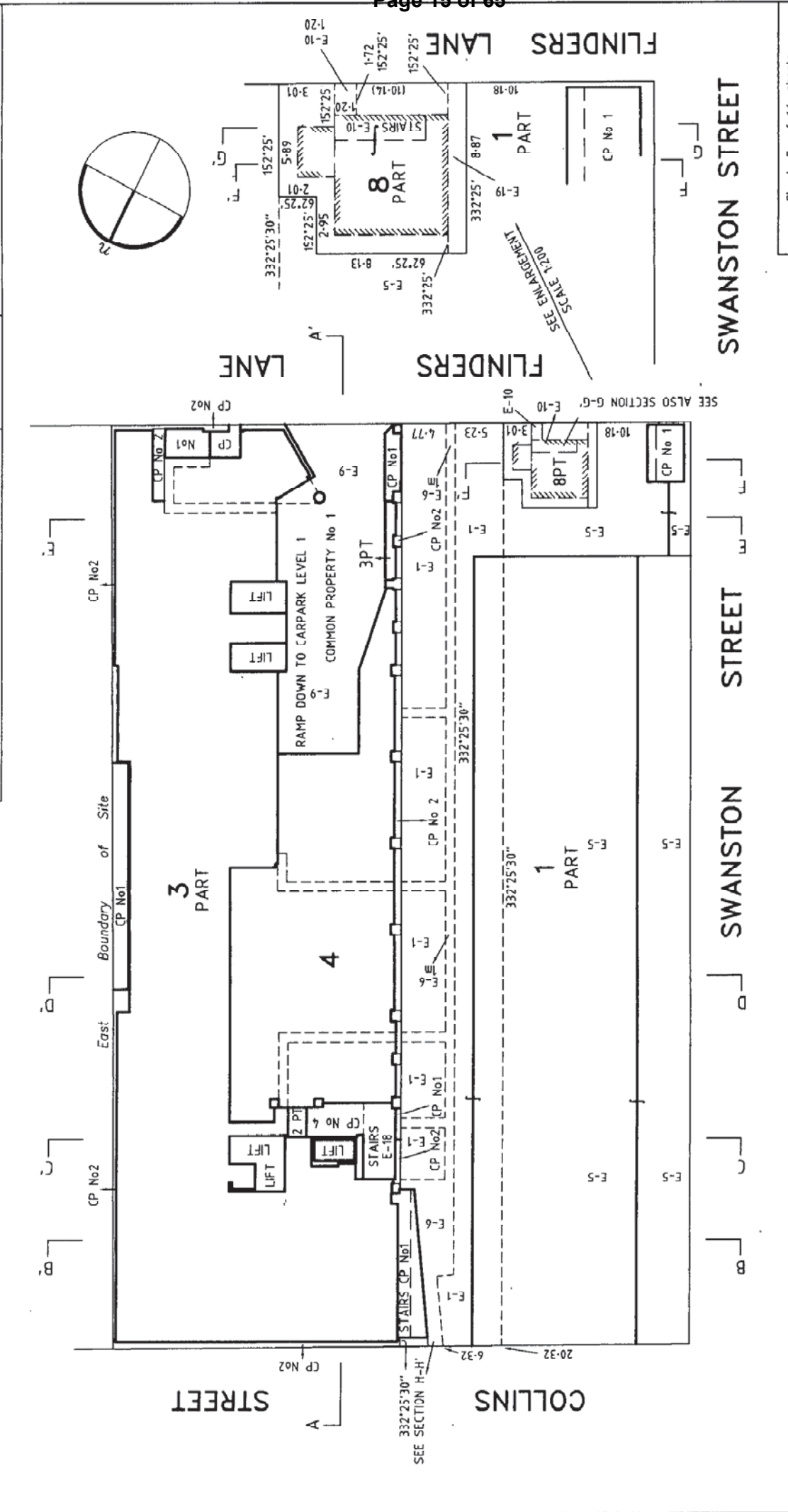
Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



PLAN OF SUBDIVISION

Stage No. _____

Plan Number **PS 428405M**



REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N. 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel (03) 9699 1400 Fax (03) 9699 5992

ORIGINAL SCALE SHEET SIZE 1:400 A3

SCALE 0 8 16
LENGTHS ARE IN METRES

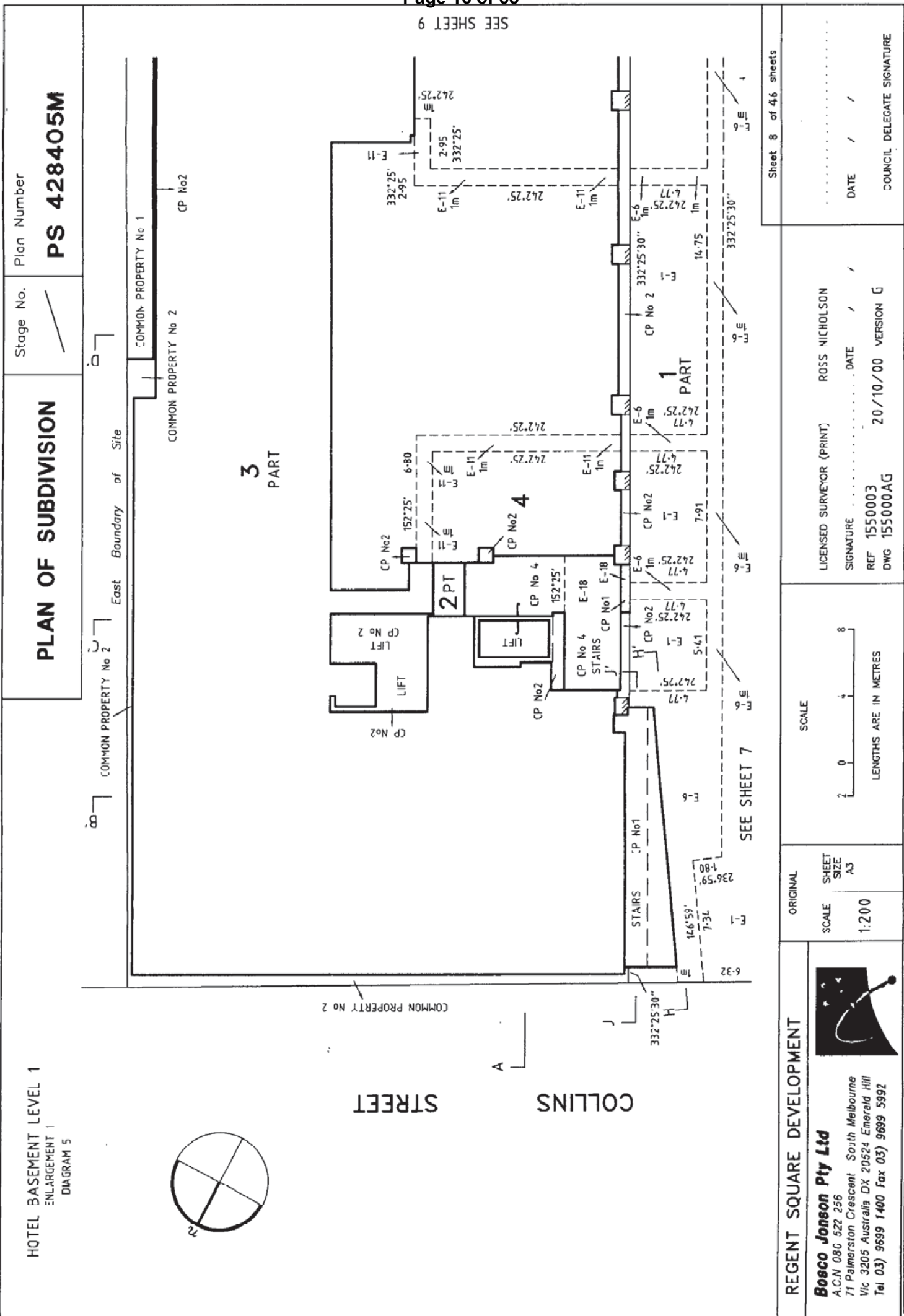
LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE _____ DATE / /
REF 1550003
DWG 155000AG

20/10/00 VERSION G

COJNCIL DELEGATE SIGNATURE _____
DATE / /

Sheet 7 of 46 sheets

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



HOTEL BASEMENT LEVEL 1
ENLARGEMENT 1
DIAGRAM 5

PLAN OF SUBDIVISION

Stage No.

PS 428405M

Plan Number

COMMON PROPERTY No 2
East Boundary of Site
COMMON PROPERTY No 1
COMMON PROPERTY No 2
COMMON PROPERTY No 2



COMMON PROPERTY No 2

STREET

COLLINS

SEE SHEET 9

SEE SHEET 7

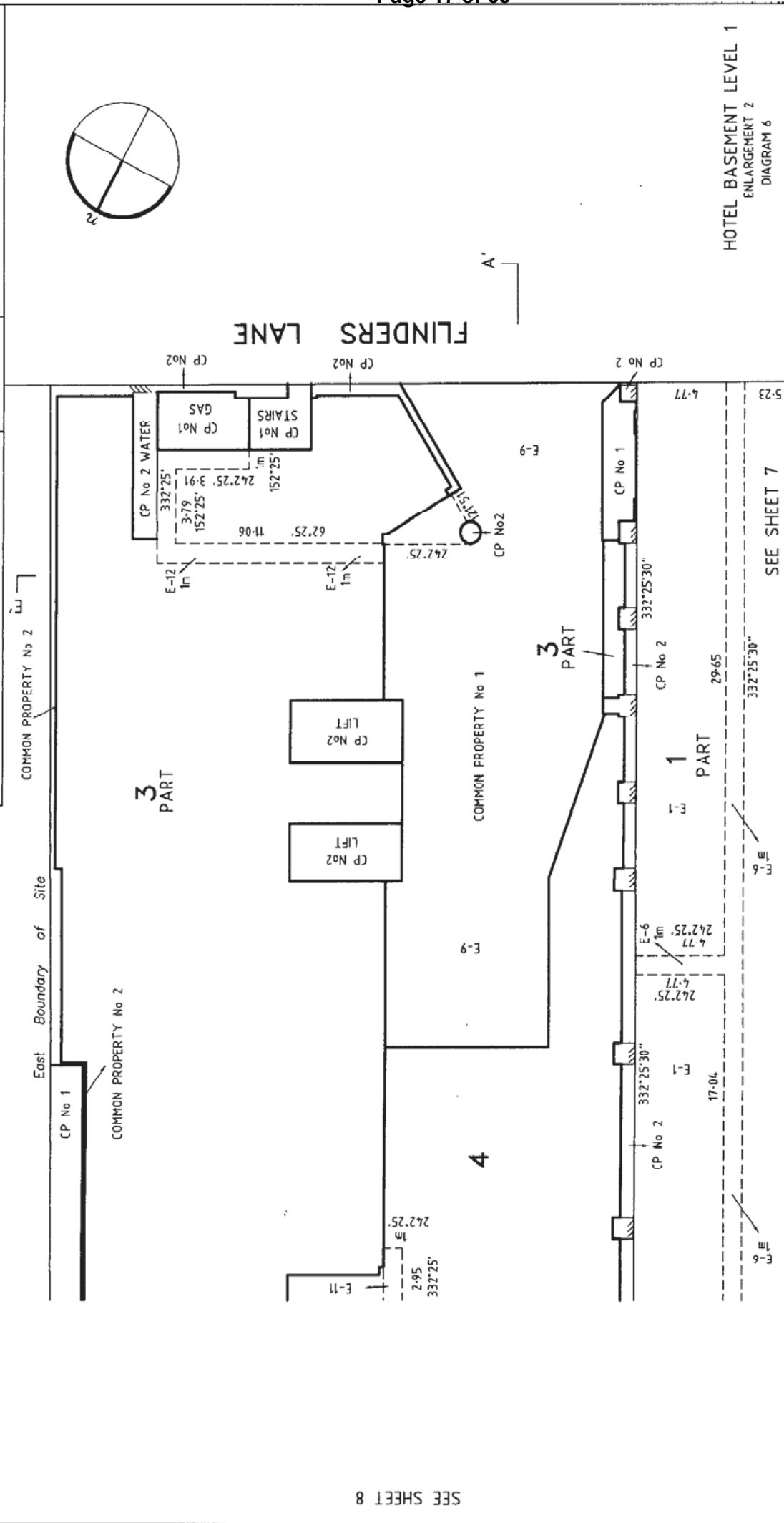
Sheet 8 of 46 sheets

<p>REGENT SQUARE DEVELOPMENT</p> <p>Bosco Jonson Pty Ltd A.C.N 080 522 256 71 Palmerston Crescent South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992</p>	<p>ORIGINAL</p>	<p>SHEET SIZE A3</p>	<p>SCALE 1:200</p>	<p>SCALE</p> <p>LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR (PRINT) ROSS NICHOLSON</p>	<p>SIGNATURE</p>	<p>DATE / /</p>
					<p>DATE / /</p>	<p>DATE / /</p>	<p>COUNCIL DELEGATE SIGNATURE</p>

PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 428405M



Sheet 9 of 46 sheets

HOTEL BASEMENT LEVEL 1
ENLARGEMENT 2
DIAGRAM 6

DATE / /
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003 20/10/00 VERSION G
DWG 155000AG

SCALE
ORIGINAL
SHEET SIZE A3
SCALE 1:200
LENGTHS ARE IN METRES

SEE SHEET 7

SEE SHEET 8

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

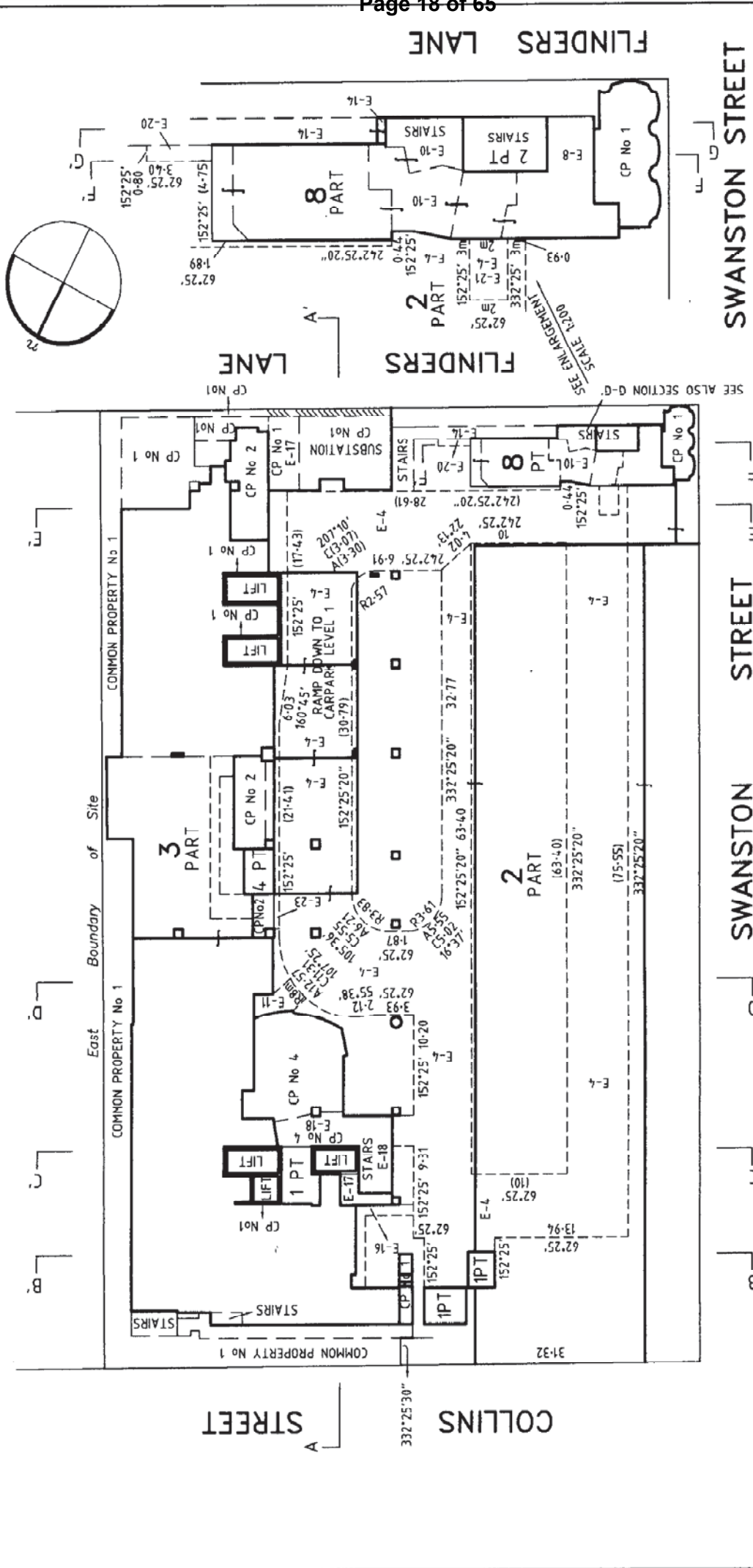
0 10 20 30 40 50 60 70 80 90 100 mm

CARPARK LEVEL 1
DIAGRAM 7
SEE SHEETS 11 & 12 FOR ENLARGEMENTS

PLAN OF SUBDIVISION

Stage No _____

Plan Number **PS 428405M**



REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5952

SCALE SHEET SIZE A3
1:400

ORIGINAL

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE _____ DATE / /
REF 1550003
DWG 155000AG

20/10/00 VERSION G

SCALE

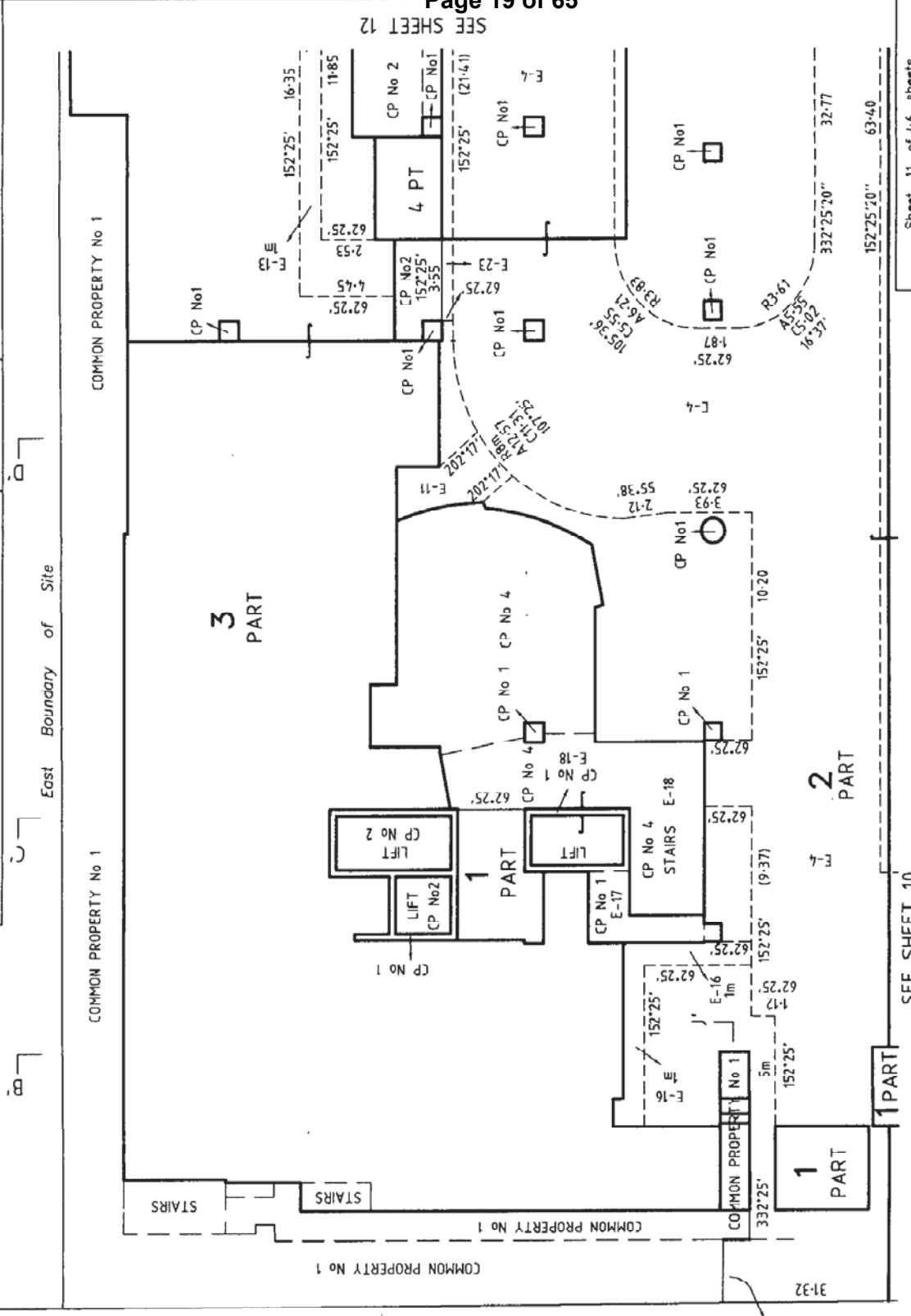
LENGTHS ARE IN METRES

COUNCIL DELEGATE SIGNATURE _____

DATE / /

Sheet 10 of 46 sheets

PLAN OF SUBDIVISION
Stage No. /
Plan Number
PS 428405M

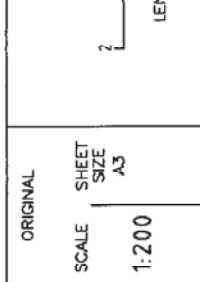


Sheet 11 of 16 sheets
LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE / DATE /
REF 1550003
DWG 155000AG

SCALE
1:200
SHEET SIZE A3

ORIGINAL
SCALE
2 0 4 8
LENGTHS ARE IN METRES

REGENT SQUARE DEVELOPMENT
Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20624 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



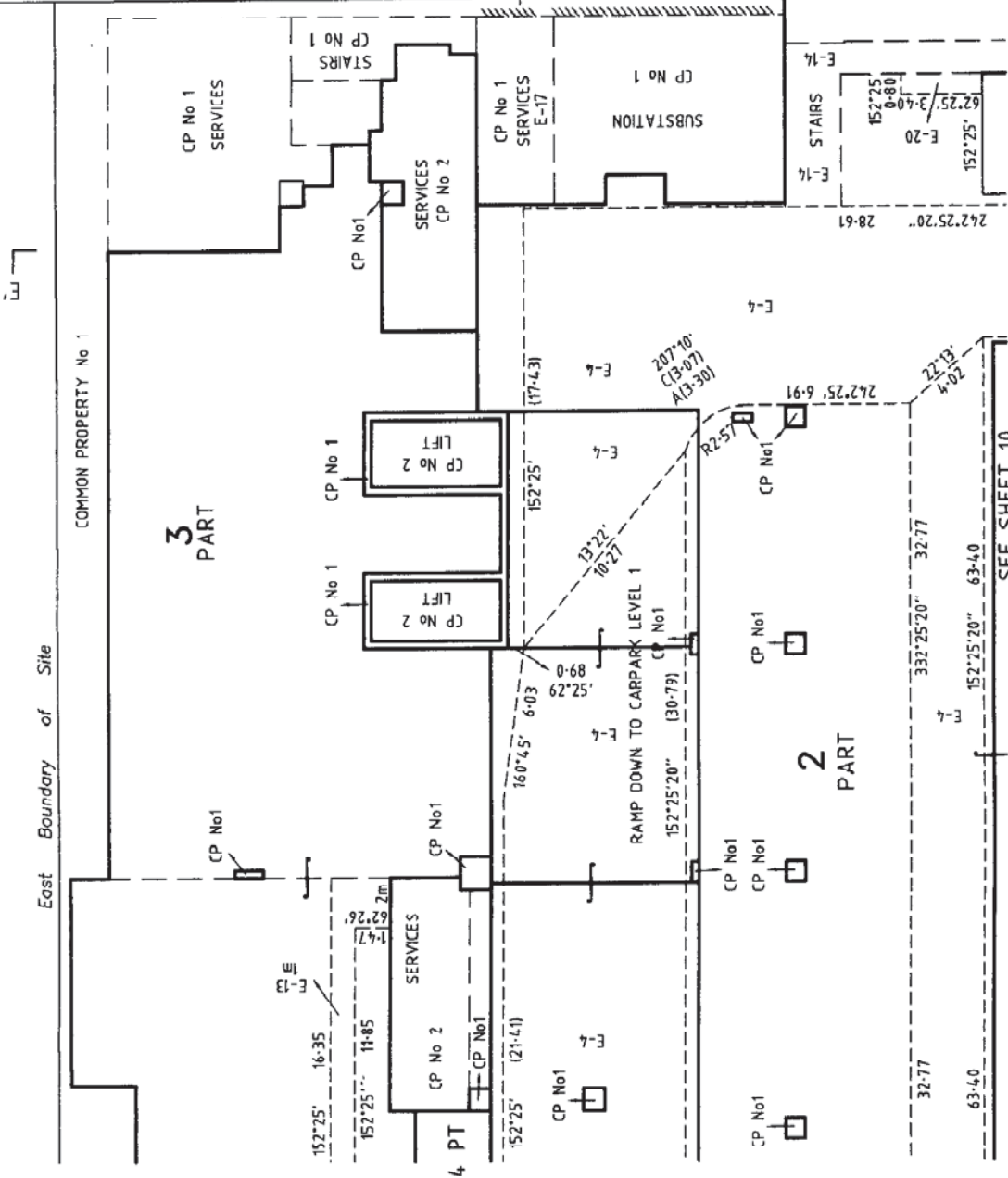
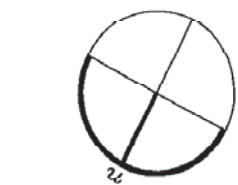
CARPARK LEVEL 1
ENLARGEMENT 1
DIAGRAM 8

CARPARK LEVEL 1
ENLARGEMENT 2
DIAGRAM 9

PLAN OF SUBDIVISION

Stage No. _____

Plan Number
PS 428405M



SEE SHEET 11

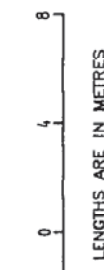
REGENT SQUARE DEVELOPMENT



Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emeralc Hill
Tel (03) 9699 1400 Fax (03) 9699 5592

ORIGINAL

SCALE
1:200



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) **ROSS NICHOLSON**

SIGNATURE _____ DATE / /
REF **1550003** DATE / /
DWG **155000AG** **20/10/00** VERSION **G**

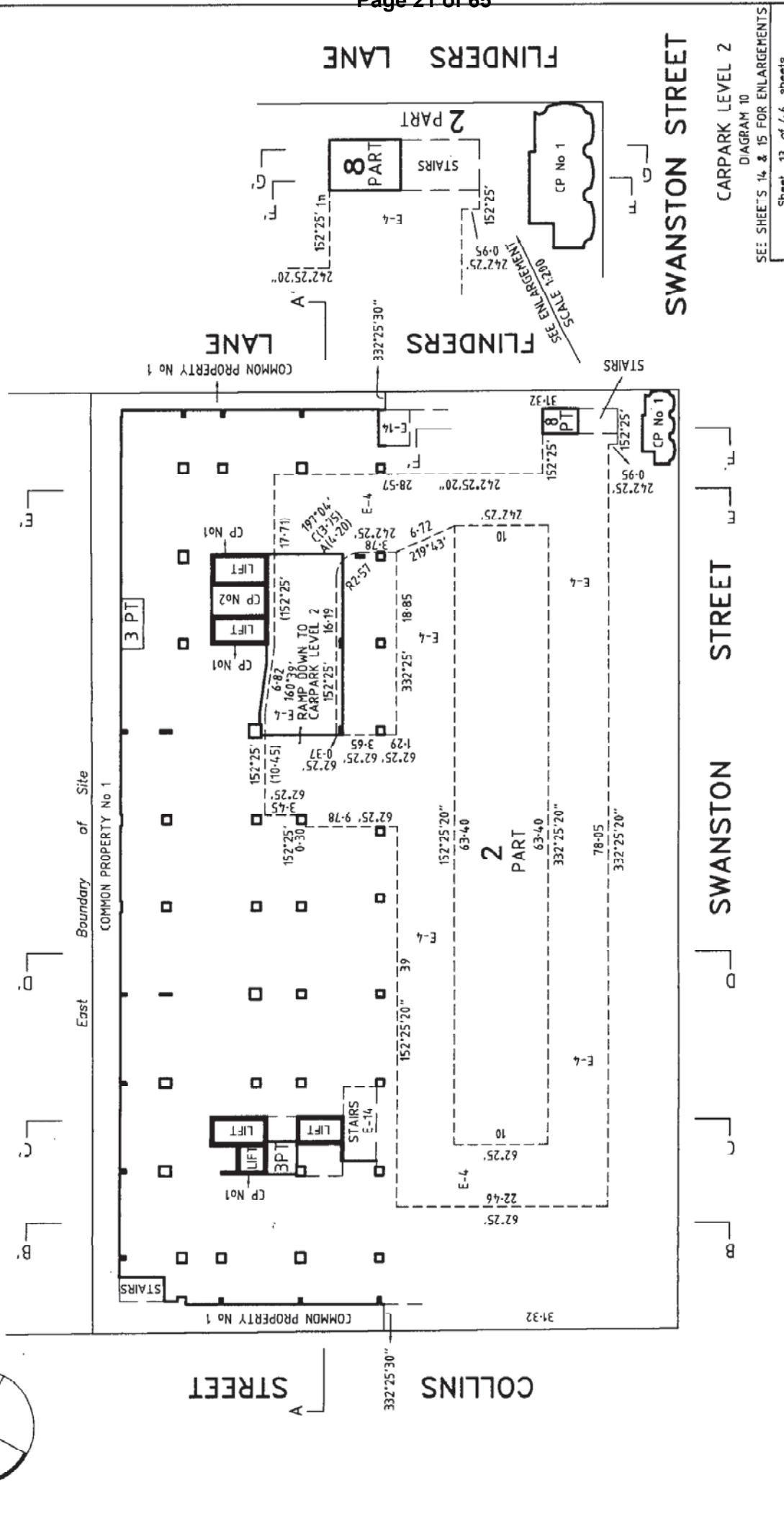
Sheet 12 of 46 sheets

COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION

Stage No. _____

Plan Number **PS 428405M**



REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N 080 922 256
 71 Palmerston Crescent - South Melbourne
 Vic 3206 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992

ORIGINAL SCALE 1:4.00 SHEET SIZE A3

SCALE 1:4.00

LENGTHS ARE IN METRES

SCALE

4 0 8 16

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE _____ DATE / /

REF 1550003

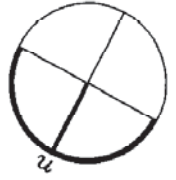
DWG 155000AG

20/10/00 VERSION G

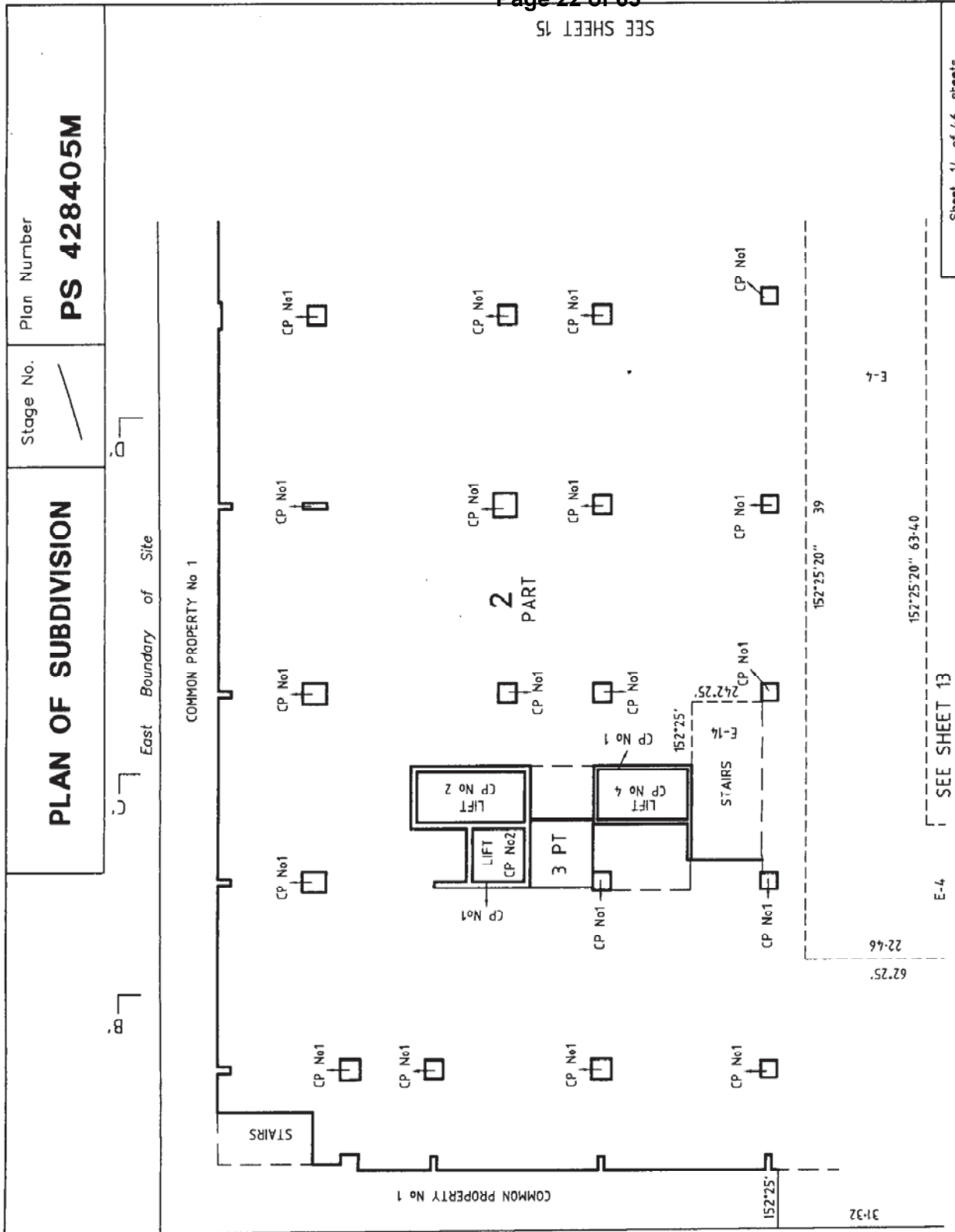
DATE / /

COUNCIL DELEGATE SIGNATURE _____

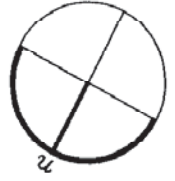
Sheet 13 of 4,6 sheets



SEE SHEET 15



CARPARK LEVEL 2
ENLARGEMENT 1
DIAGRAM 11



STREET

COLLINS

REGENT SQUARE DEVELOPMENT



Bosco Jonson Pty Ltd
A.C.N. 080 522 256
71 Palmerston Crescent Soeth Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

SCALE 1:200
SHEET SIZE A3
ORIGINAL

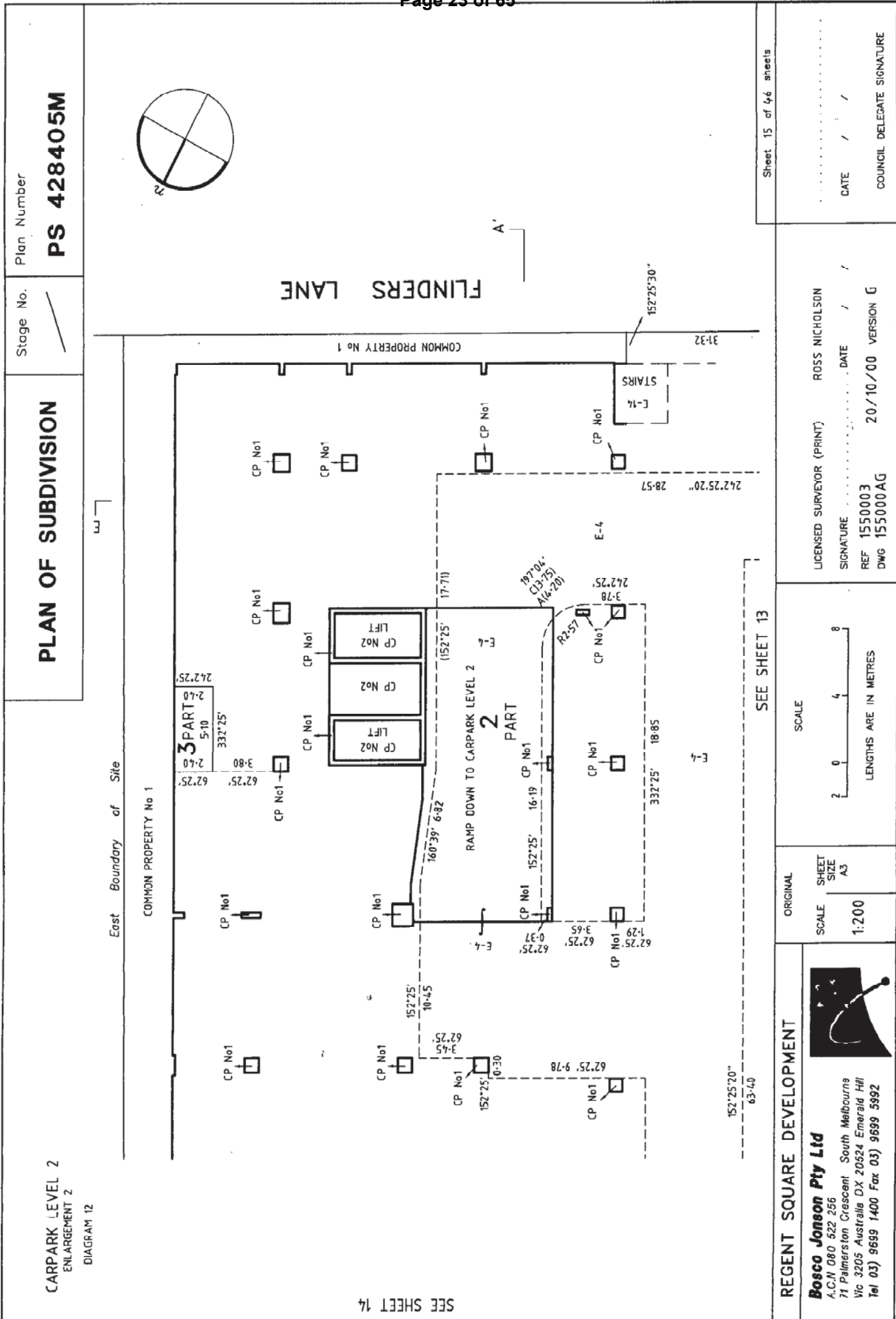


LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003
DWG 155000AG
20/10/00 VERSION G

Sheet 14 of 46 sheets

DATE / /
COUNCIL DELEGATE SIGNATURE





CARPARK LEVEL 2
ENLARGEMENT 2
DIAGRAM 12

PLAN OF SUBDIVISION

Stage No.

Plan Number
PS 428405M

East Boundary of Site

COMMON PROPERTY No 1

FLINDERS LANE

COMMON PROPERTY No 1

F-1

152'25"20"

63'40"

SEE SHEET 13

31-32

24.2'25"20"

28-57

17-71

152'25"

160'39"6-82

16-19

152'25"

177'04" C13-75 A14-20

R257

24.2'25"

3-78

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

CP No1

Sheet 15 of 46 sheets

REGENT SQUARE DEVELOPMENT



Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel (03) 9699 1400 Fax (03) 9699 5992

ORIGINAL

SHEET SIZE
A3

SCALE

1:200

SCALE

2 0 4 8
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE

DATE

VERSION G

20/10/00

REF 1550003

DWG 155000AG

COUNCIL DELEGATE SIGNATURE

DATE

DATE

DATE

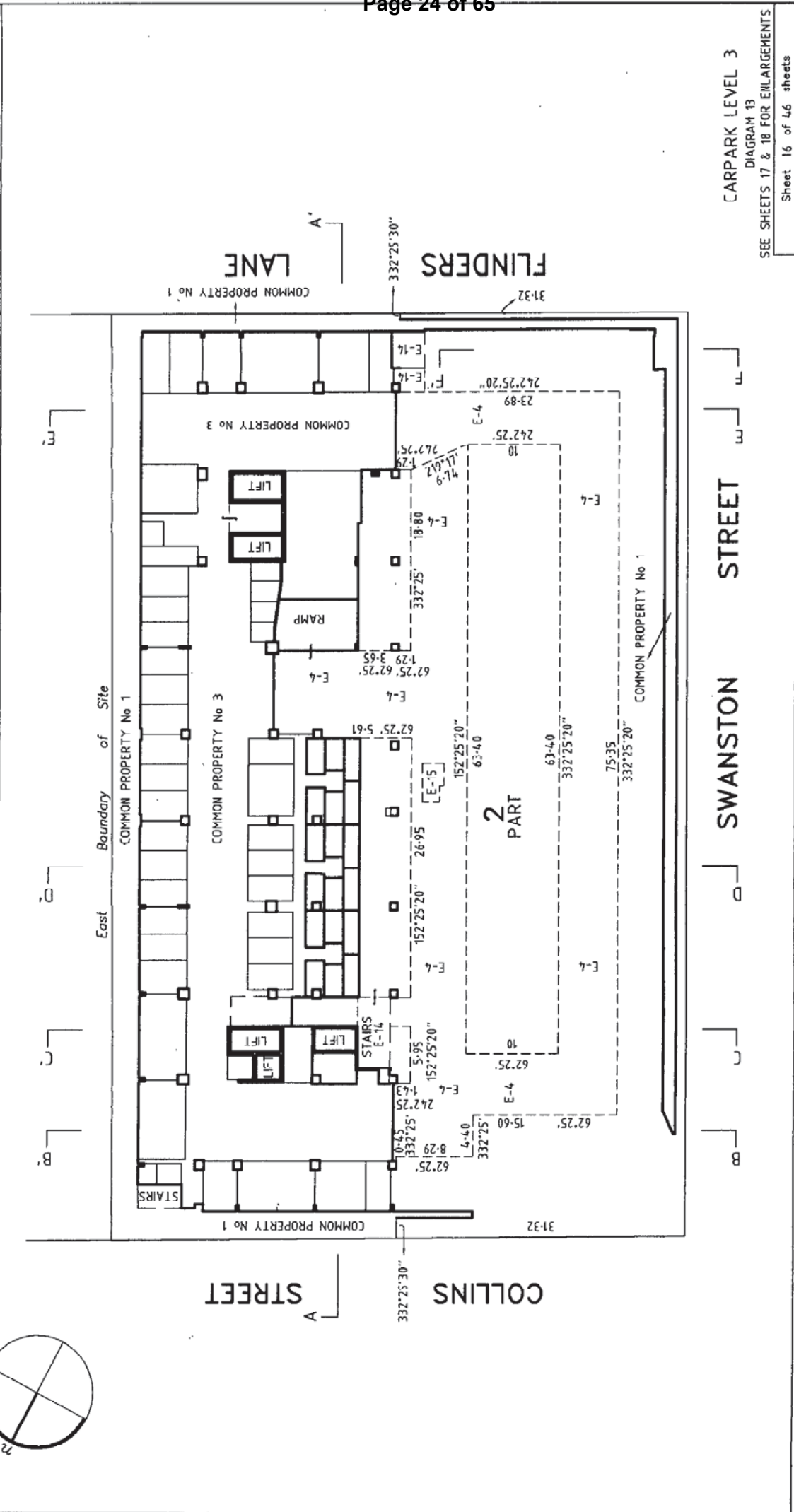
SEE SHEET 14

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

Plan Number
PS 428405M

Stage No. /

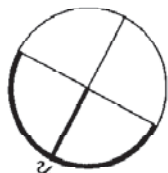
PLAN OF SUBDIVISION



<p>REGENT SQUARE DEVELOPMENT</p> <p>Bosco Jonson Pty Ltd A.C.N 080 522 256 71 Palmerston Crescent South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992</p>		<p>ORIGINAL</p> <p>SCALE 1:4.00</p> <p>SHEET SIZE A3</p>	<p>SCALE</p> <p>LENGTHS ARE IN METRES</p> <p>0 4 8 16</p>	<p>LICENSED SURVEYOR (PRINT) ROSS NICHOLSON</p> <p>SIGNATURE / DATE /</p> <p>REF 1550003</p> <p>DWG 155000AG</p> <p>20/10/00 VERSION G</p>	<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>
<p>SEE SHEETS 17 & 18 FOR ENLARGEMENTS</p> <p>Sheet 16 of 46 sheets</p>		<p>CARPARK LEVEL 3 DIAGRAM 13</p>			

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

CARPARK LEVEL 3
ENLARGEMENT 1
DIAGRAM 14

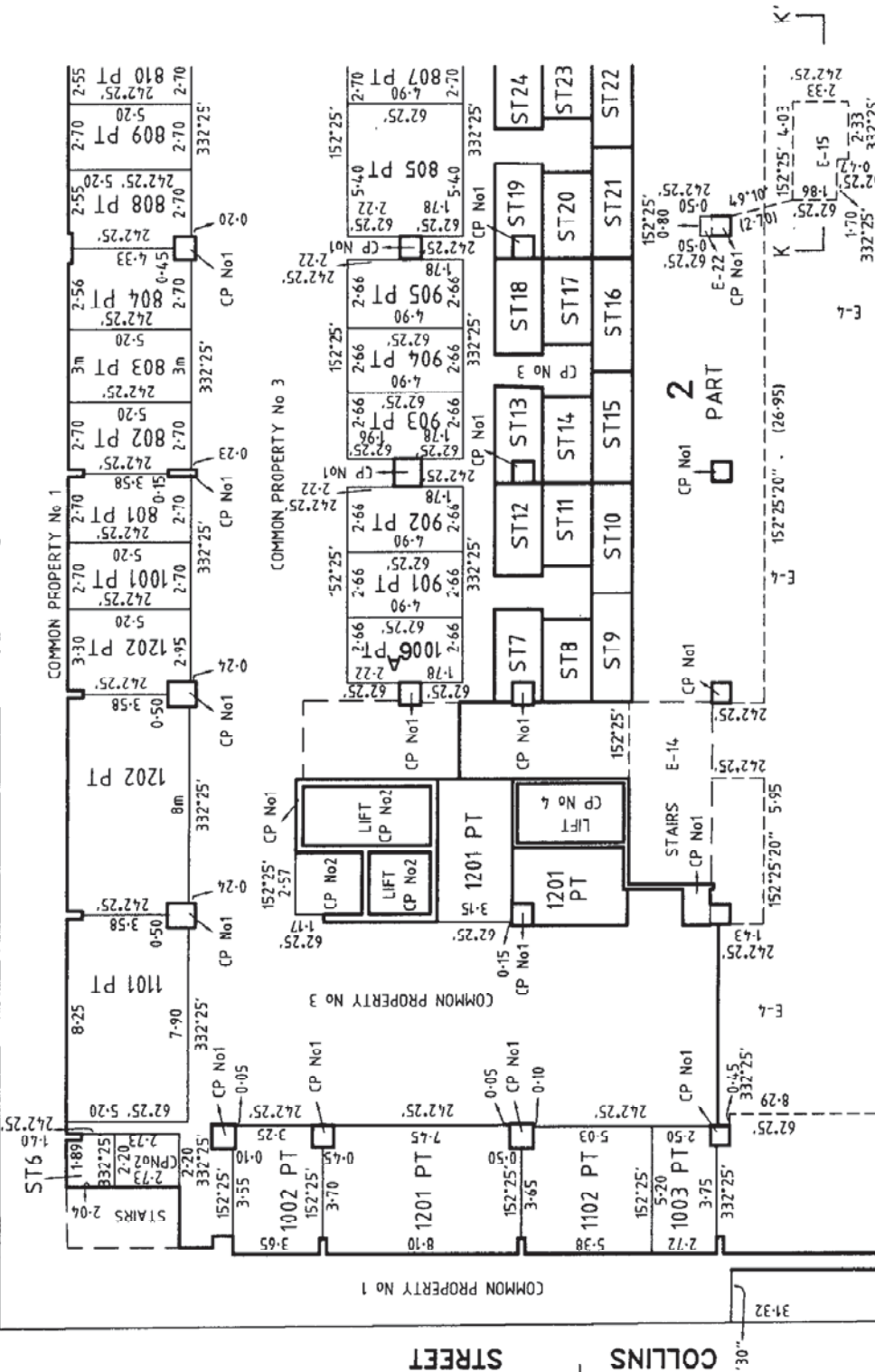


PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 428405M

East Boundary of Site



STREET

COLLINS

SEE SHEET 16

Sheet 17 of 4-6 sheets

REGENT SQUARE DEVELOPMENT



Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03 9699 1400 Fax 03 9699 5992

ORIGINAL

SCALE 1:200
SHEET SIZE A3

SCALE

LENGTHS ARE IN METRES
2 0 4 8

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE / DATE /
REF 1550003 20/10/00 VERSION G
DWG 155000AG

COUNCIL DELEGATE SIGNATURE

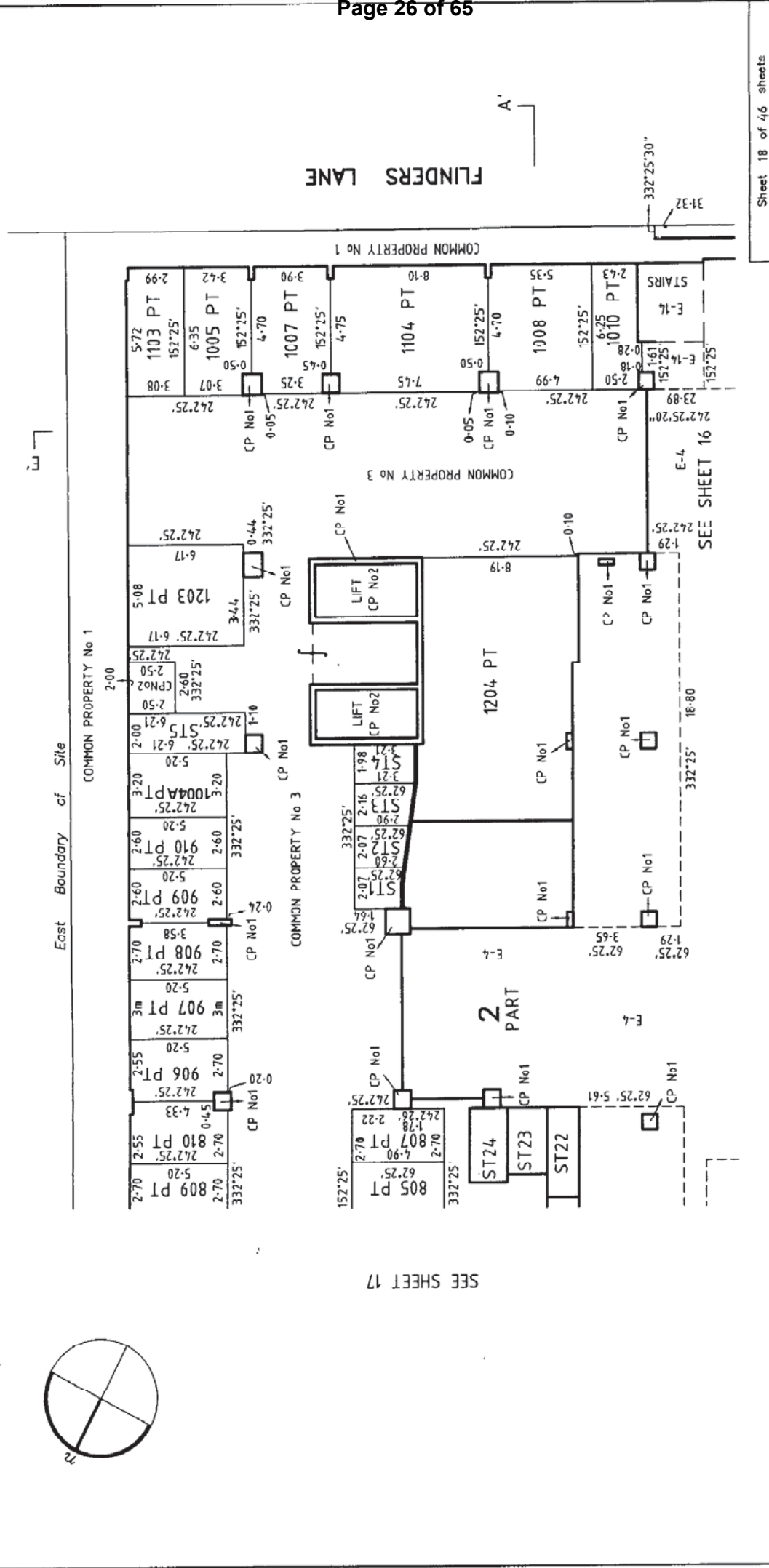
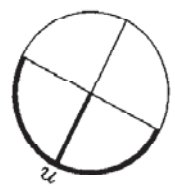
0 10 20 30 40 50 60 70 80 90 100 mm

Plan Number
PS 428405M

Stage No. /

PLAN OF SUBDIVISION

CARPARK LEVEL 3
ENLARGEMENT 2
DIAGRAM 15



Sheet 18 of 46 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE DATE / /

REF 1550003

DWG 155000AG

20/10/00 VERSION G

SCALE

ORIGINAL SCALE SHEET SIZE AS

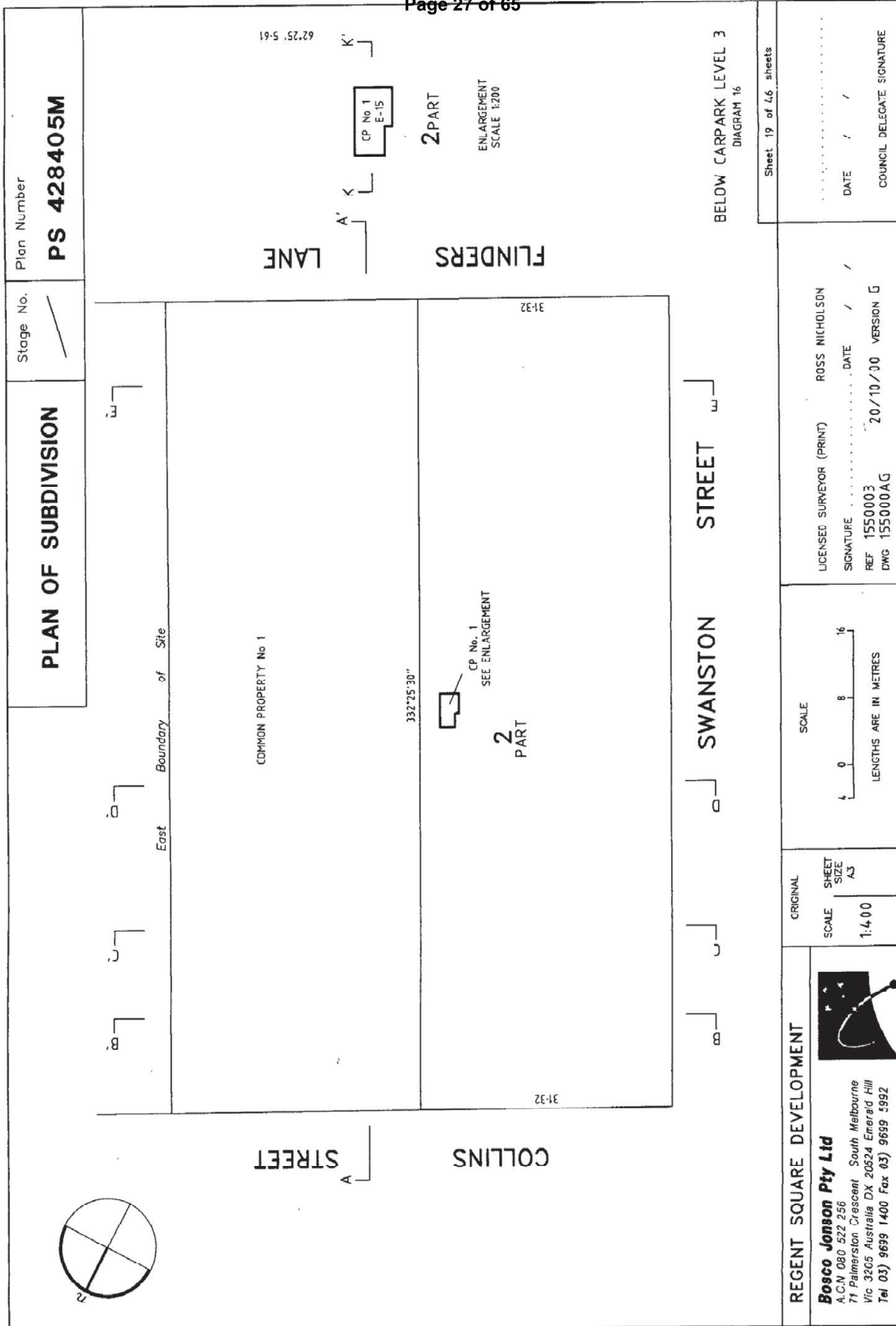
1:200

LENGTHS ARE IN METRES

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

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3206 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 428405M

East Boundary of Site

BELOW CARPARK LEVEL 3
DIAGRAM 16

Sheet 19 of 46 sheets

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992

ORIGINAL SCALE 1:4.00 SHEET SIZE A3

SCALE 0 8 16
LENGTHS ARE IN METRES

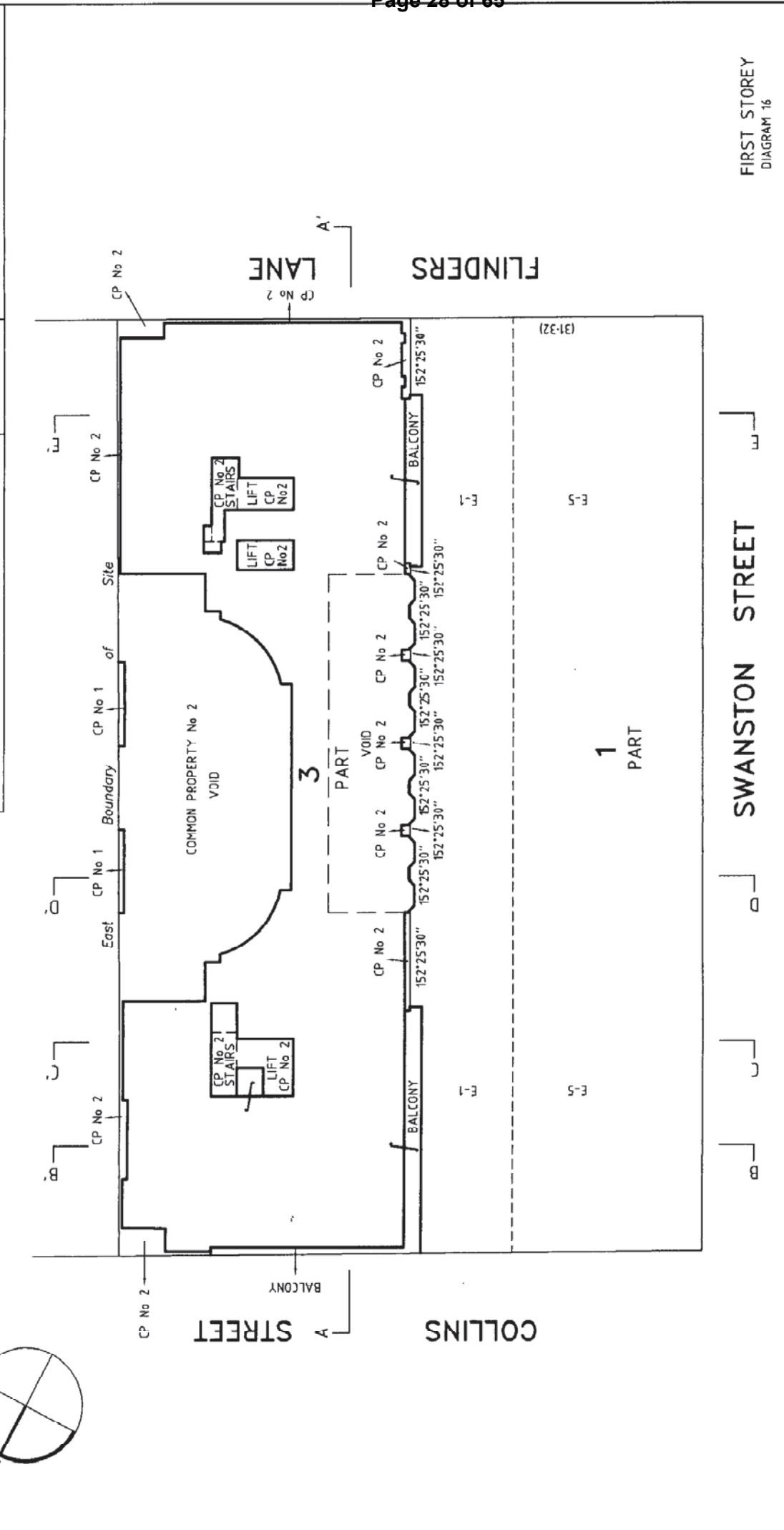
LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE DATE / /
 REF 1550003 20/10/00 VERSION G
 DWG 155000AG

DATE / /
 COUNCIL DELEGATE SIGNATURE

Plan Number
PS 428405M

Stage No. /

PLAN OF SUBDIVISION



REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

ORIGINAL SCALE SHEET SIZE A3
1:400

SCALE 0 8 16
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE / DATE /
REF 1550003
DWG 155000BG

20/10/00 VERSION G

DATE / /
COJNCIL DELEGATE SIGNATURE

Sheet 20 of 46 sheets

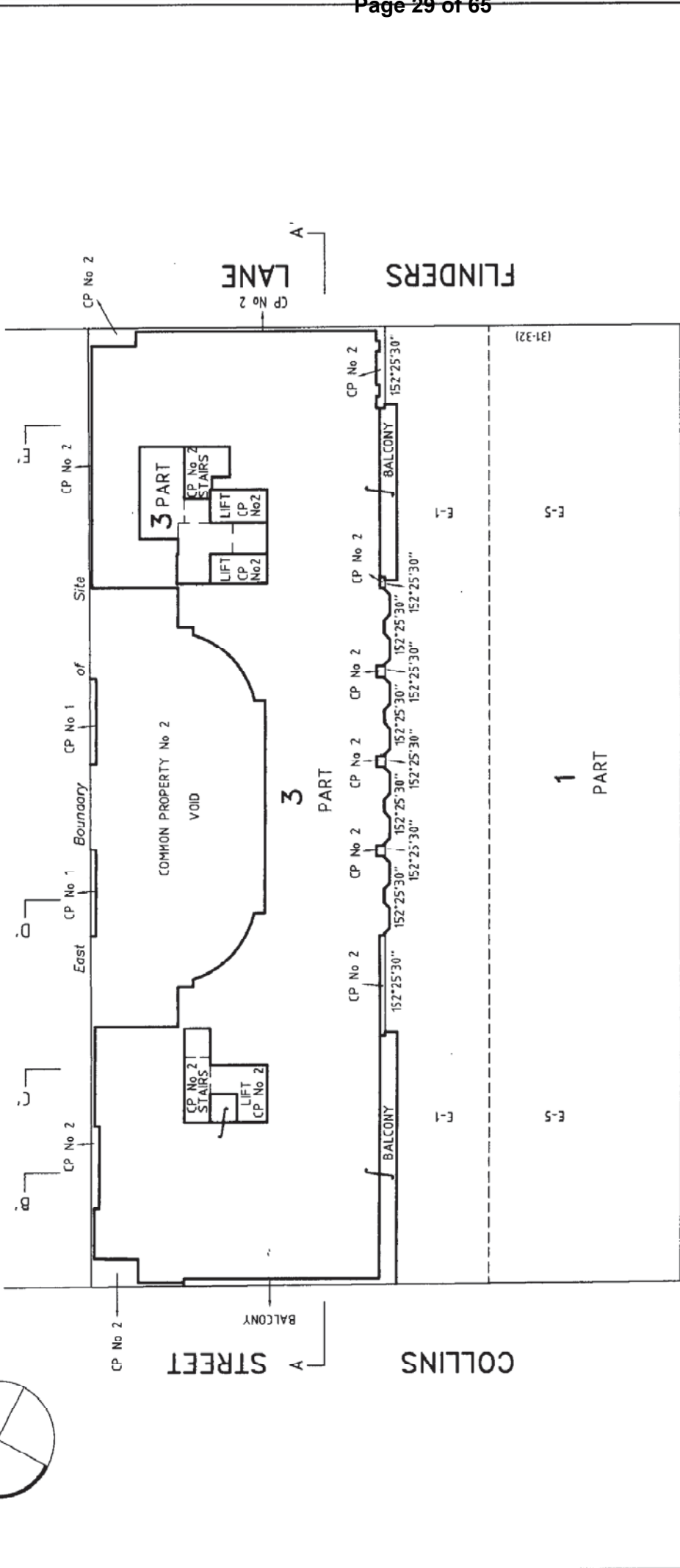
FIRST STOREY
DIAGRAM 16



Plan Number
PS 428405M

Stage No. /

PLAN OF SUBDIVISION



MEZZANINE LEVEL
DIAGRAM 17

SWANSTON STREET

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A/C/N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

ORIGINAL SCALE SHEET SIZE A3 1:400

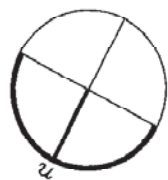
SCALE 0 3 6 METRES LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003 DATE 20/10/00 VERSION G
DWG 155000BG

Sheet 21 of 65 sheets

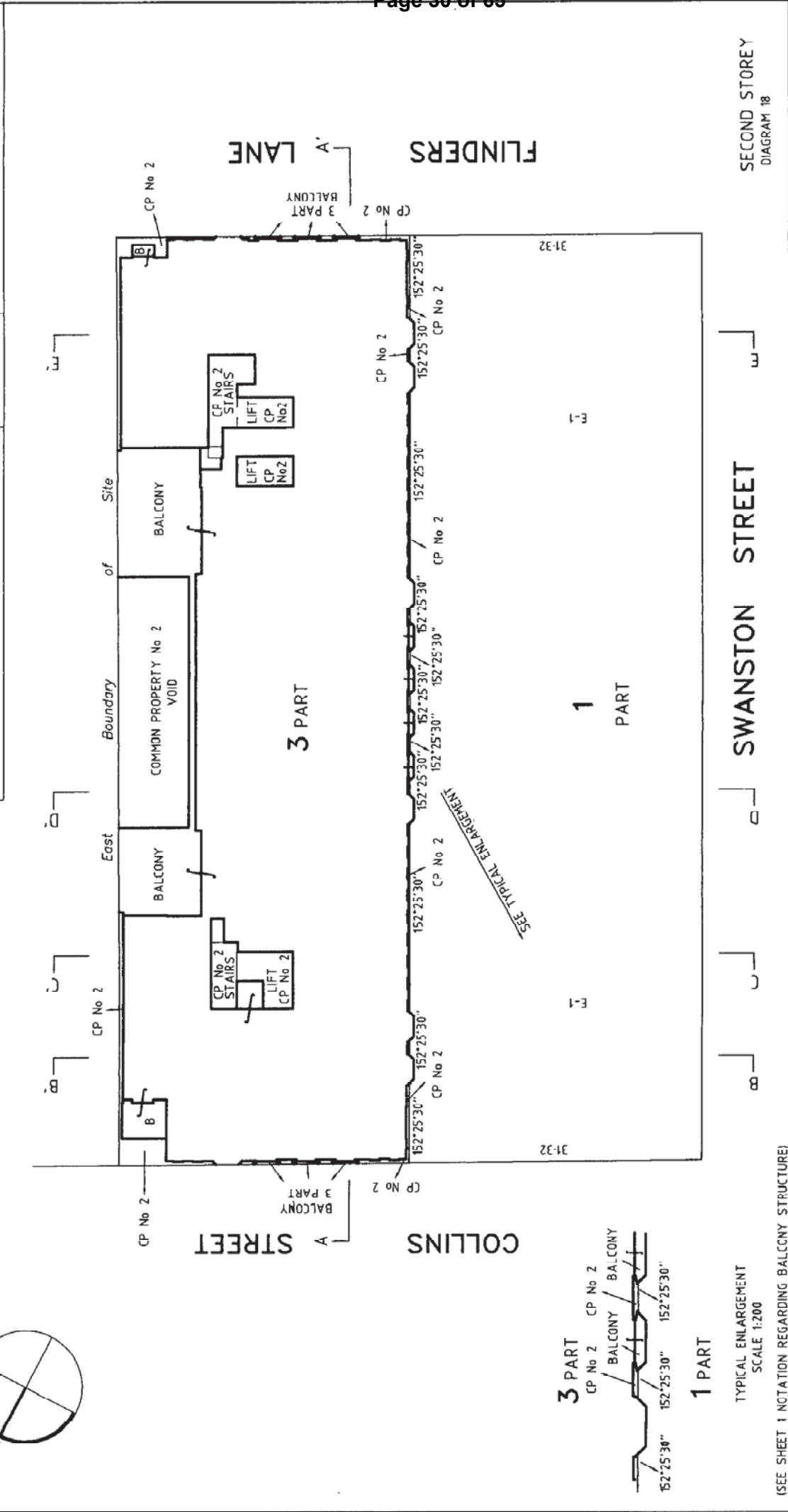
COUNCIL DELEGATE SIGNATURE

DATE / /



PLAN OF SUBDIVISION

Stage No. / Plan Number
PS 428405M



SWANSTON STREET

FLINDERS LANE

COLLINS STREET

3 PART

1 PART

31-32

SECOND STOREY
DIAGRAM 18

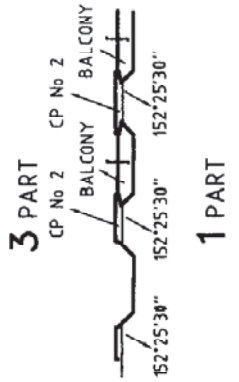
Sheet 22 of 46 sheets

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE / DATE /
REF 1550003 20/10/00 VERSION G
DWG 155000BG

SCALE 1:4.00
SHEET SIZE A3
LENGTHS ARE IN METRES

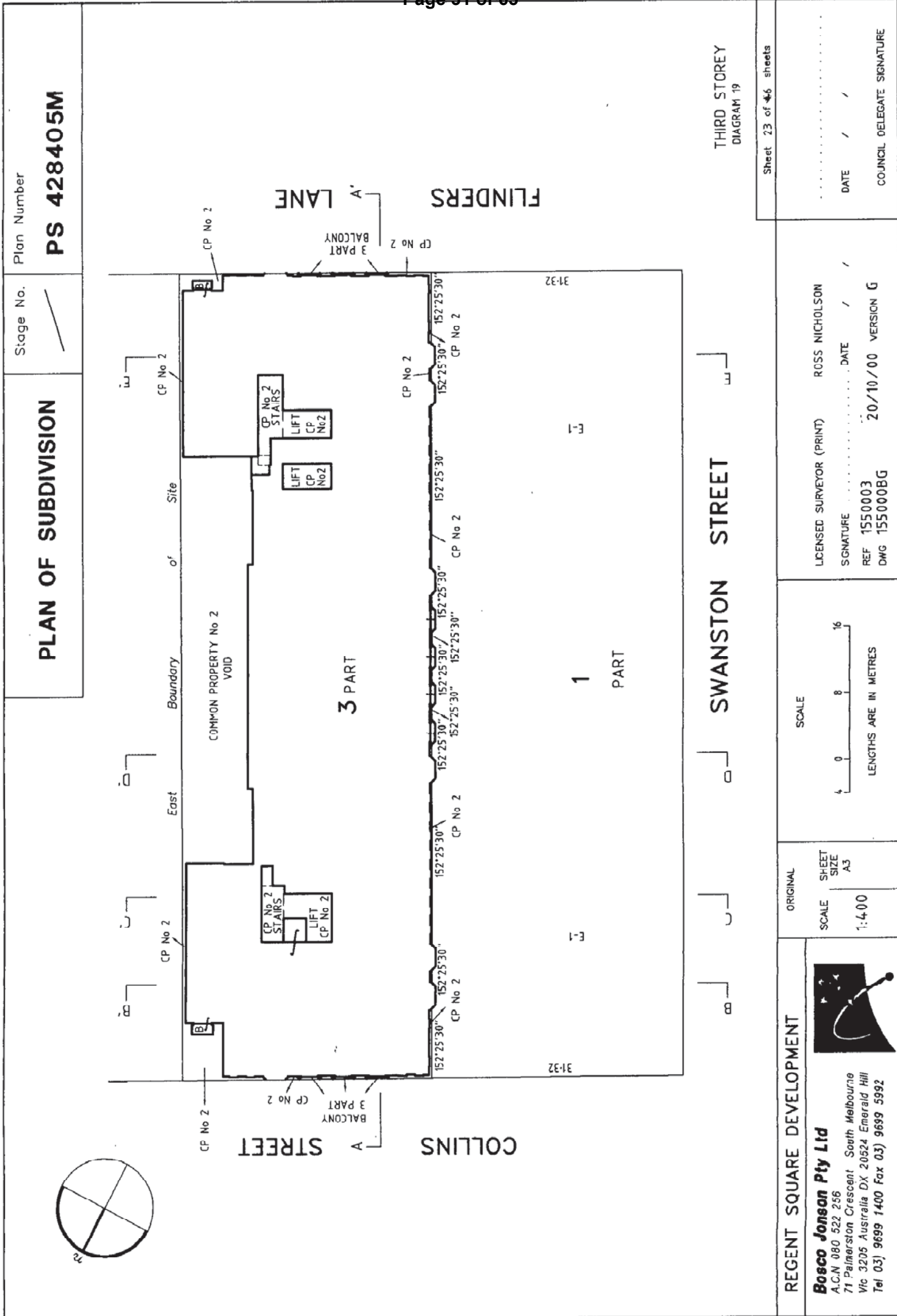
REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



TYPICAL ENLARGEMENT
SCALE 1:200
(SEE SHEET 1 NOTATION REGARDING BALCONY STRUCTURE)

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



PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 428405M

THIRD STOREY
DIAGRAM 19

Sheet 23 of 46 sheets

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003 20/10/00 VERSION G
DWG 155000BG

SCALE
1:4.00

SHEET SIZE
A3

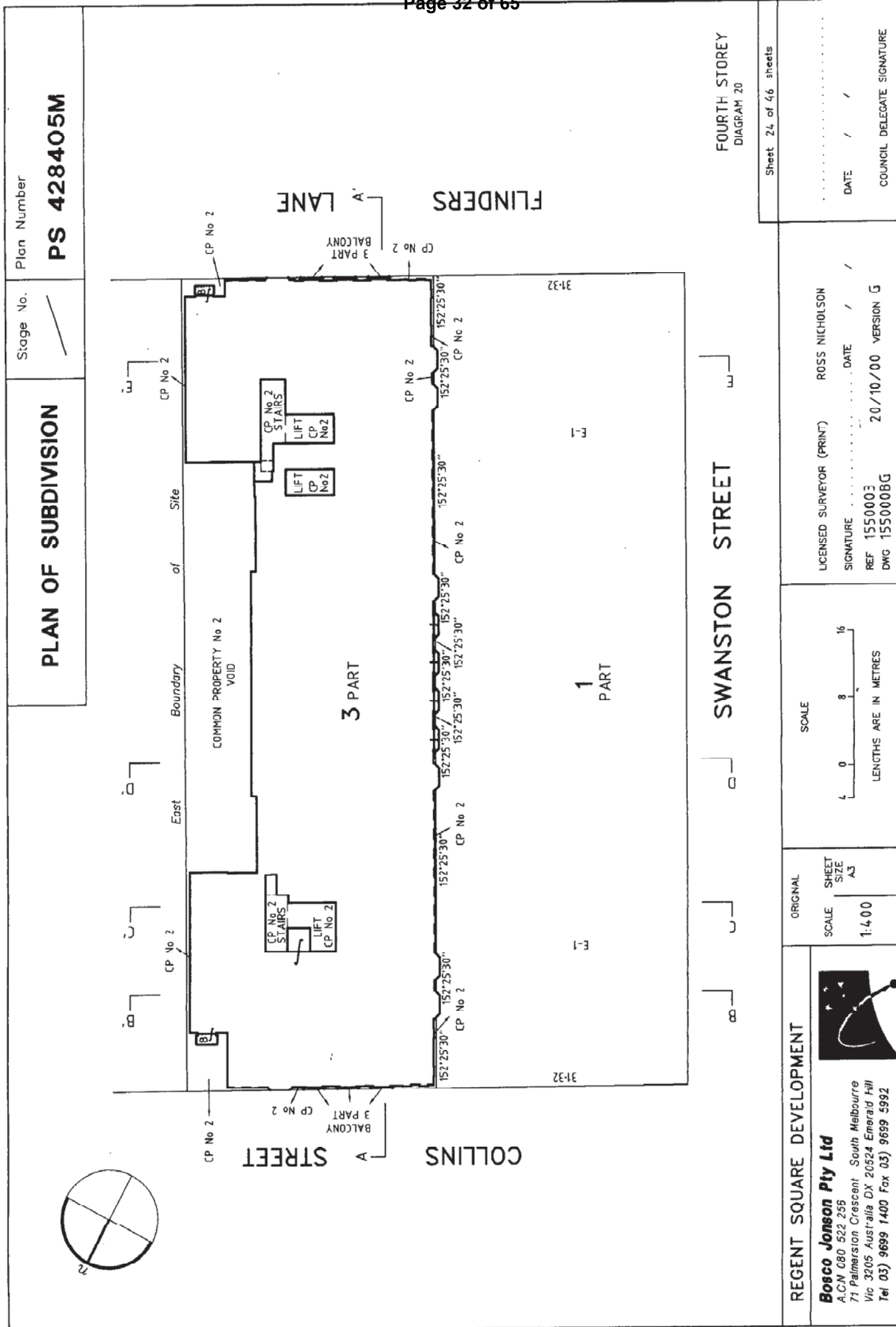
LENGTHS ARE IN METRES

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20624 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

DATE / /
COUNCIL DELEGATE SIGNATURE





FOURTH STOREY
DIAGRAM 20

Plan Number
PS 428405M

Stage No.

PLAN OF SUBDIVISION

Sheet 24 of 46 sheets

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE DATE / /
 REF 1550003 DATE 20/10/00 VERSION G
 DWG 155000BG

SCALE
 4 0 8 16
 LENGTHS ARE IN METRES

ORIGINAL
 SCALE SHEET SIZE
 1:400 A3

REGENT SQUARE DEVELOPMENT



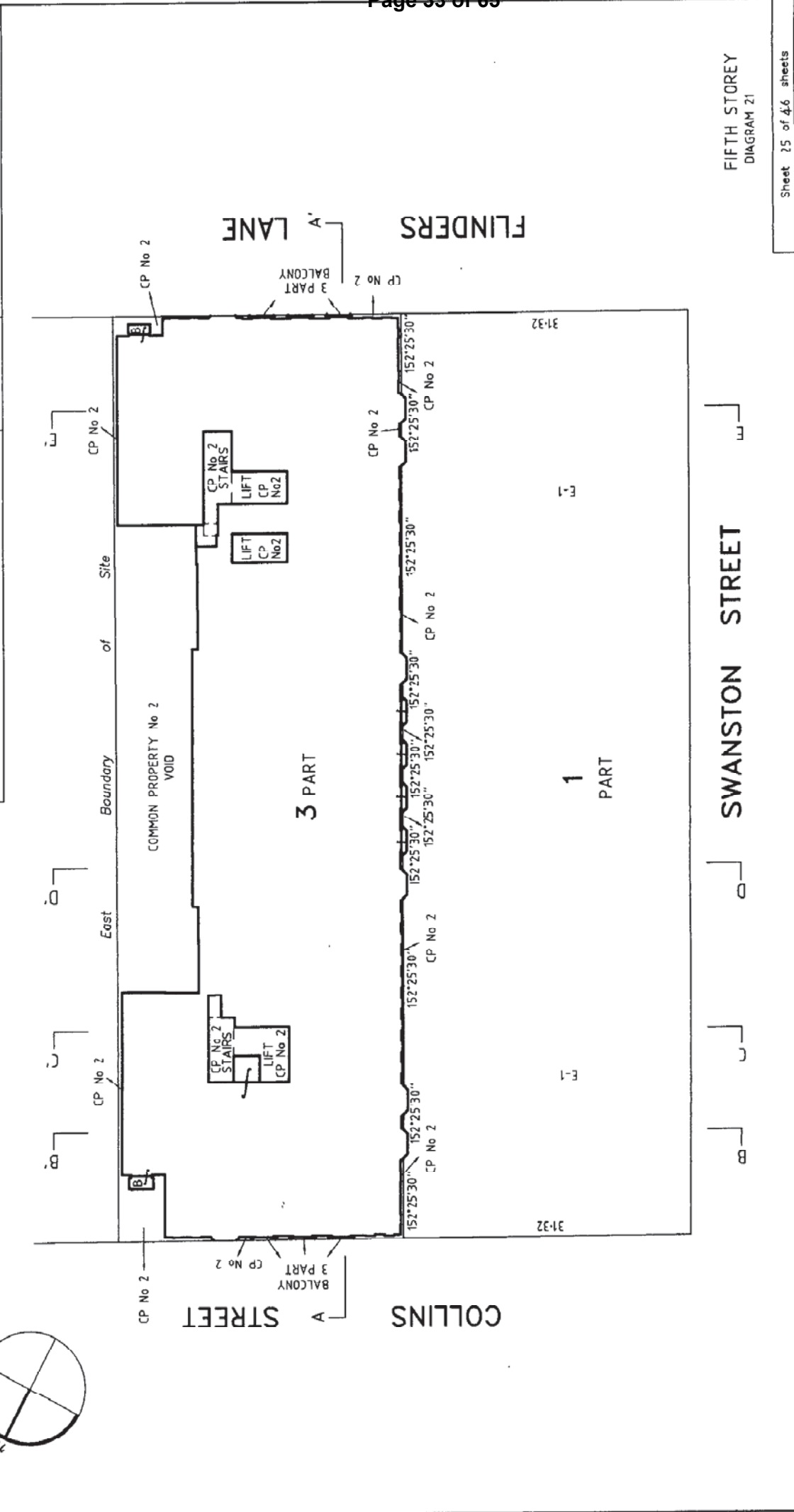
Bosco Jonson Pty Ltd
 A.C.N 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992

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

Plan Number
PS 428405M

Stage No. /

PLAN OF SUBDIVISION



FIFTH STOREY
DIAGRAM 21

Sheet 25 of 46 sheets

<p>REGENT SQUARE DEVELOPMENT</p> <p>Bosco Jonson Pty Ltd A.C.N. 080 522 256 71 Palmerston Crescent South Melbourne Vic 3205 Australia DX 20524 Emerald Hill Tel 03) 9699 1400 Fax 03) 9699 5992</p>	<p>ORIGINAL</p> <p>SCALE 1:4.00</p> <p>SHEET SIZE A3</p>	<p>SCALE</p> <p>4 0 8 16</p> <p>LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR (PRINT) ROSS NICHOLSON</p> <p>SIGNATURE _____ DATE / /</p> <p>REF 1550003</p> <p>DWG 155000BG</p> <p>20/10/00 VERSION G</p>
--	--	---	--

DATE / /

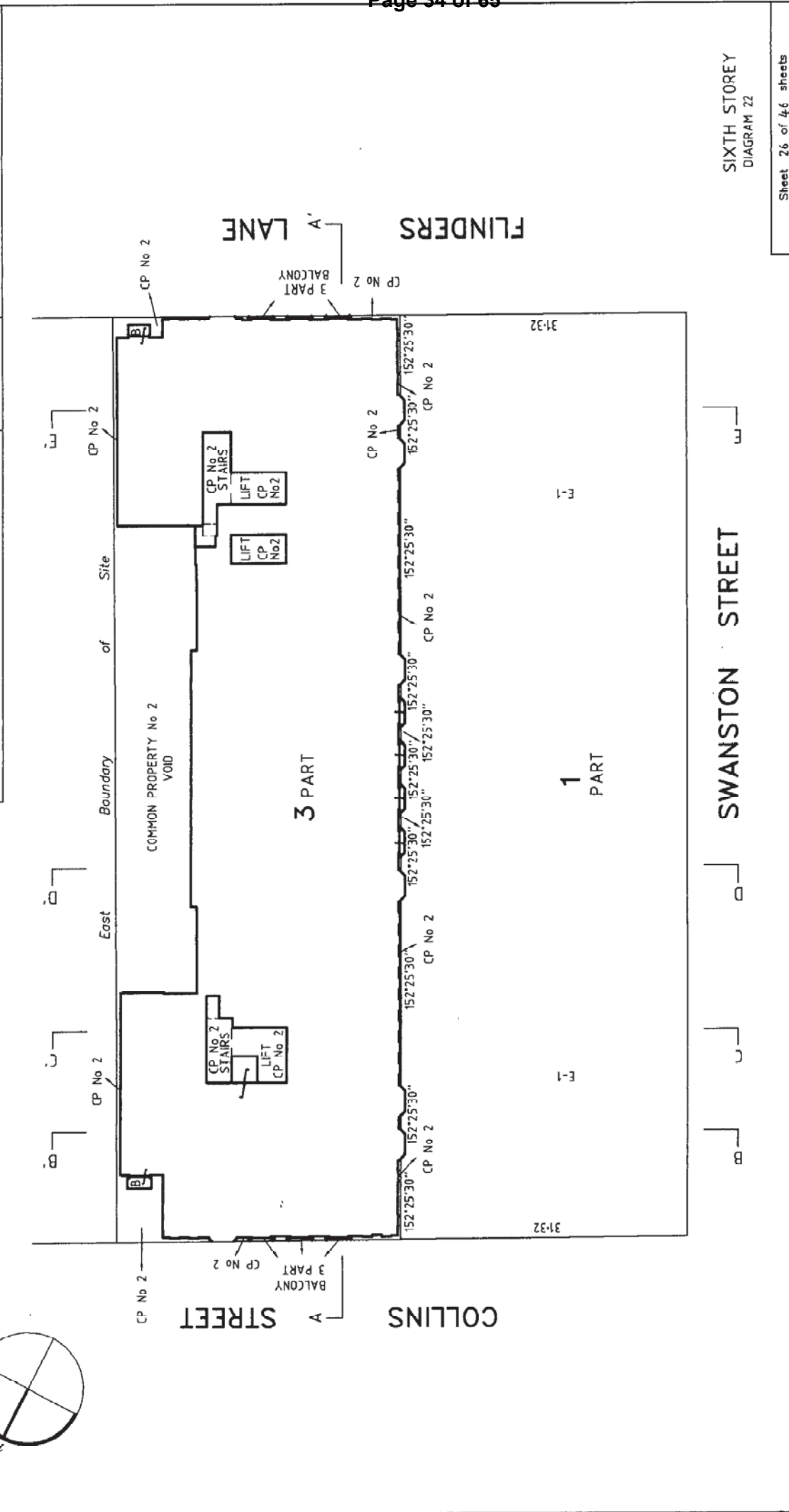
COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION

Stage No. _____

Plan Number
PS 428405M



Sheet 26 of 46 sheets

SIXTH STOREY
DIAGRAM 22

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N. 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

ORIGINAL SCALE SHEET SIZE
1:400 A3

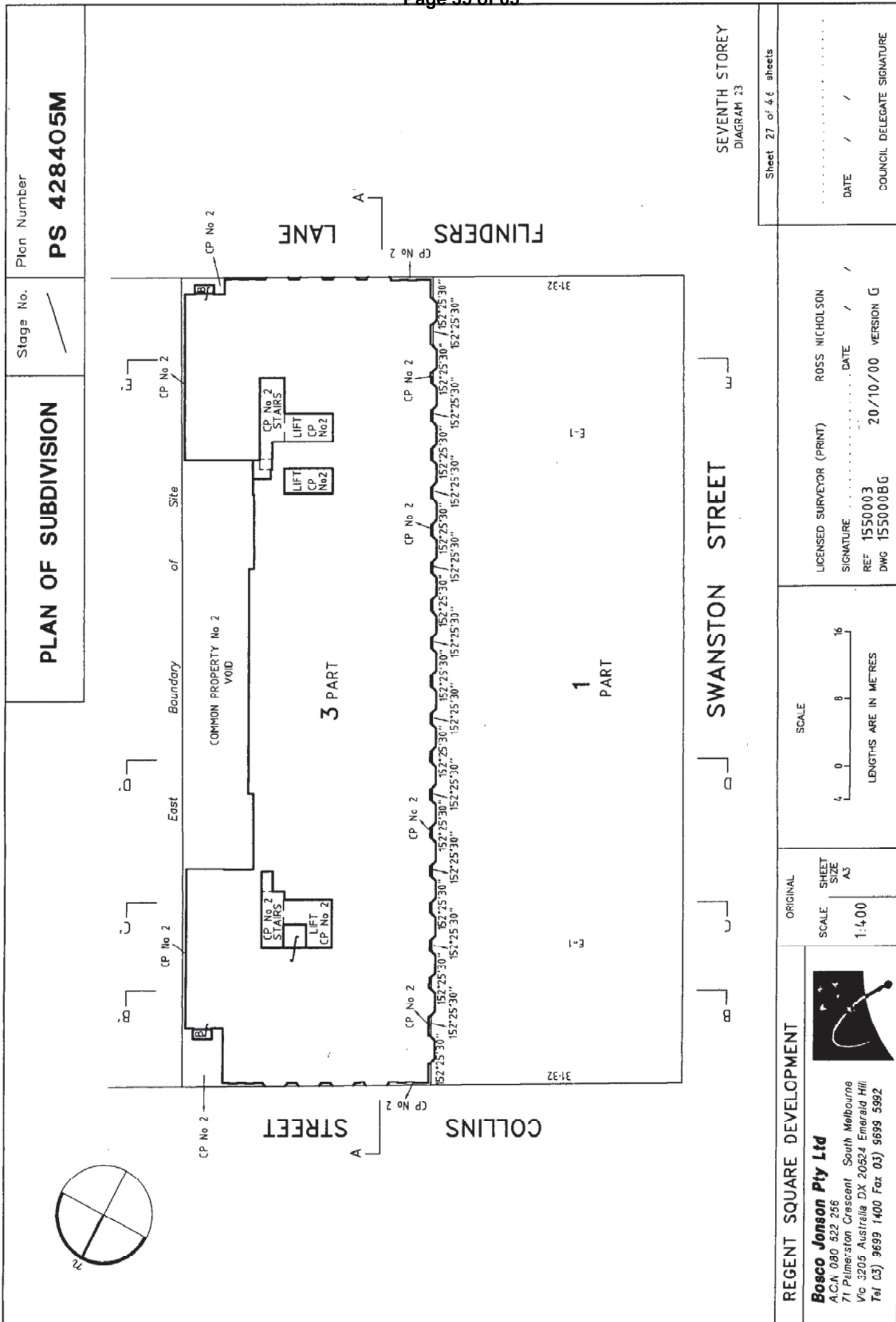
SCALE 16
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE _____ DATE / /
REF 1550003
DWG 1550008G

20/10/00 VERSION G

DATE / /
COUNCIL DELEGATE SIGNATURE





SEVENTH STOREY
DIAGRAM 23

Sheet 27 of 46 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE DATE / /

REF 1550003 20/10/00 VERSION G

DWG 155000BG

SCALE

4 0 8 16

LENGTHS ARE IN METRES


ORIGINAL

SCALE SHEET SIZE

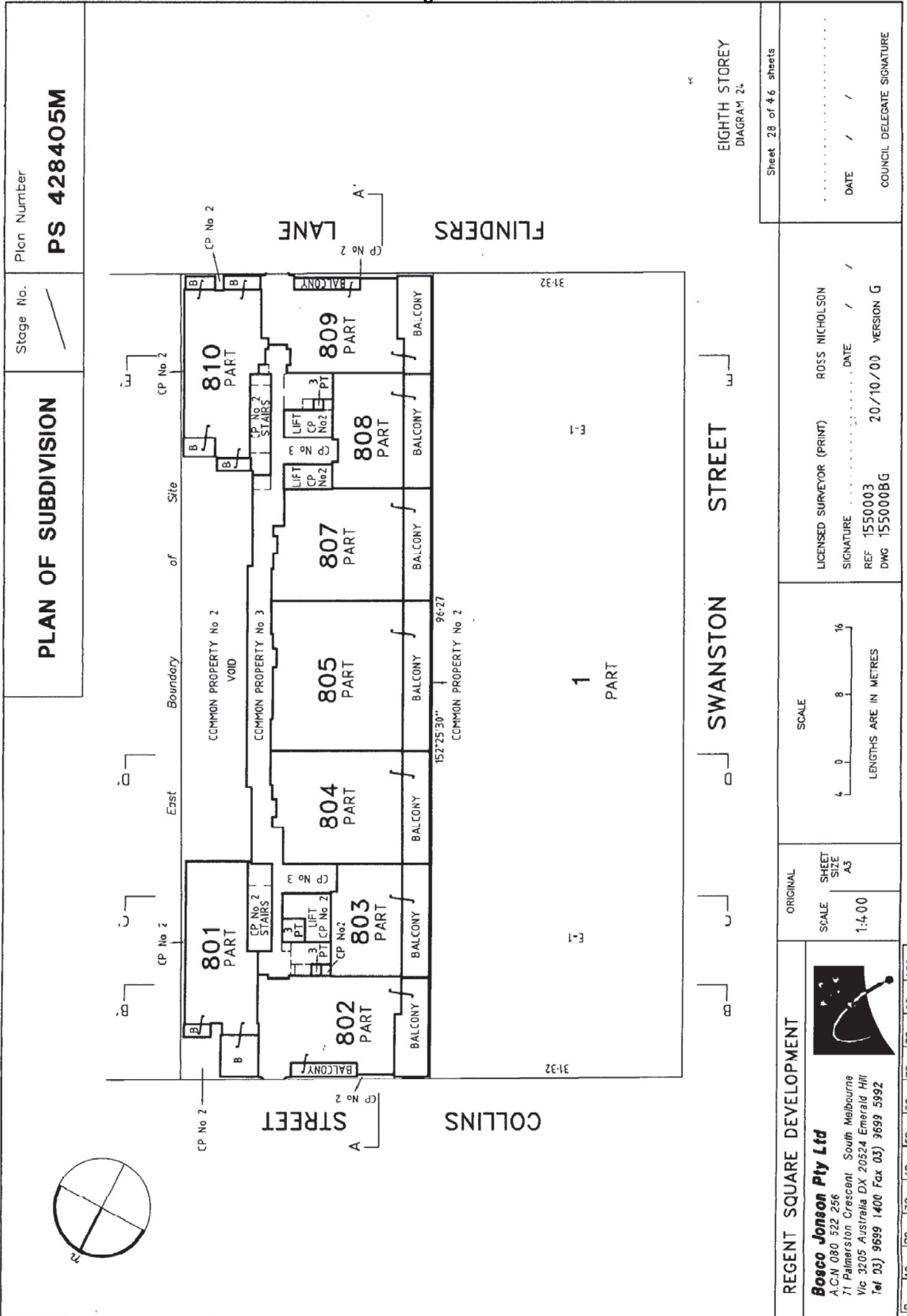
1:400 A3

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N. 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel (03) 9699 1400 Fax (03) 9699 5992



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



Plan Number
PS 428405M

Stage No.
/

PLAN OF SUBDIVISION

EIGHTH STOREY
DIAGRAM 24

Sheet 28 of 46 sheets

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003
DWG 155000BG

SCALE
4 0 8 16
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:4.00
SHEET SIZE A3

REGENT SQUARE DEVELOPMENT
Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

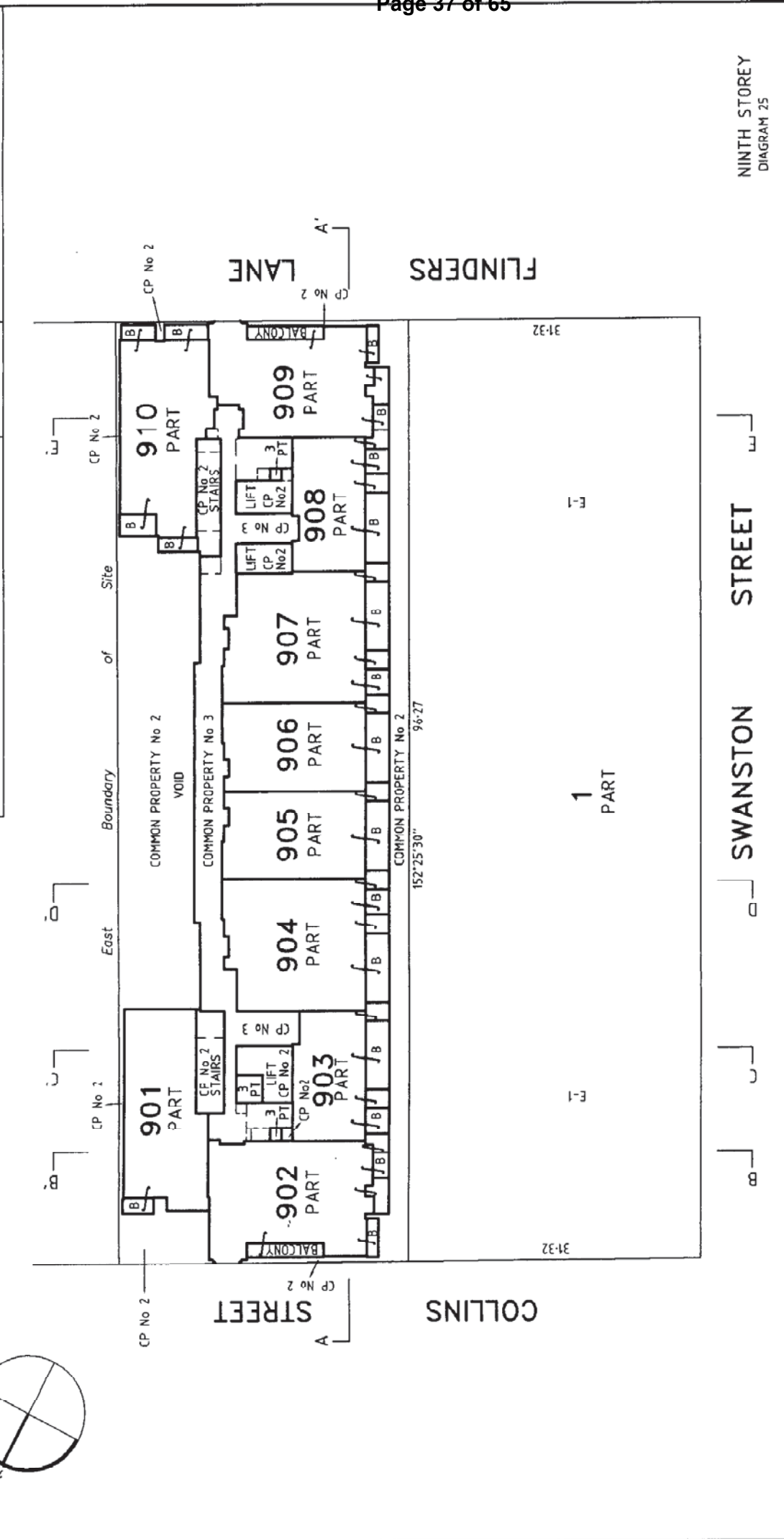
DATE / /
COUNCIL DELEGATE SIGNATURE



Plan Number
PS 428405M

Stage No. /

PLAN OF SUBDIVISION



NINTH STOREY
DIAGRAM 25

Sheet 29 of 46 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE DATE / /

REF 1550003 20/10/00 VERSION G

DWG 155000BG

SCALE

1:400

SHEET SIZE A3

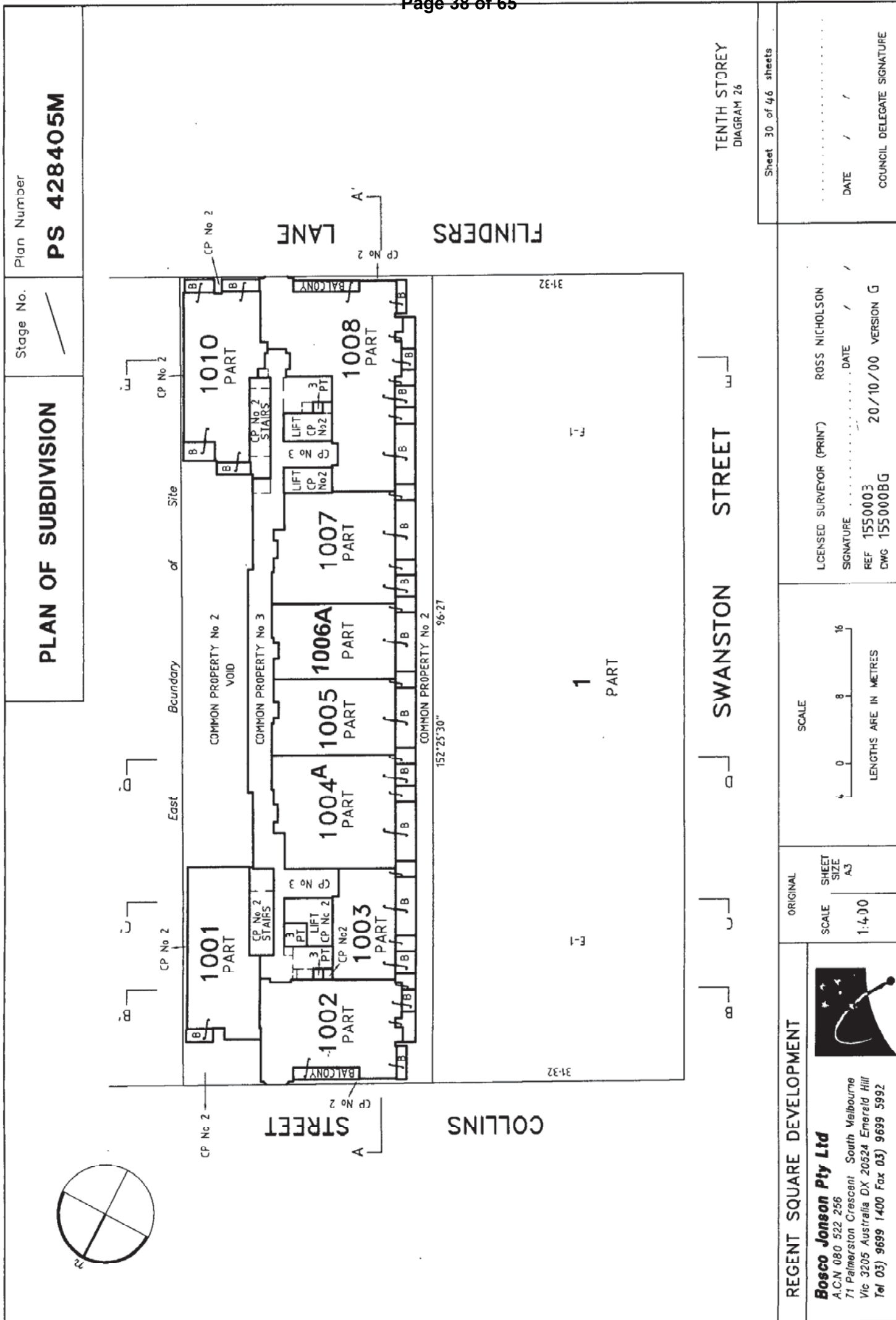
ORIGINAL

LENGTHS ARE IN METRES

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

REGENT SQUARE DEVELOPMENT

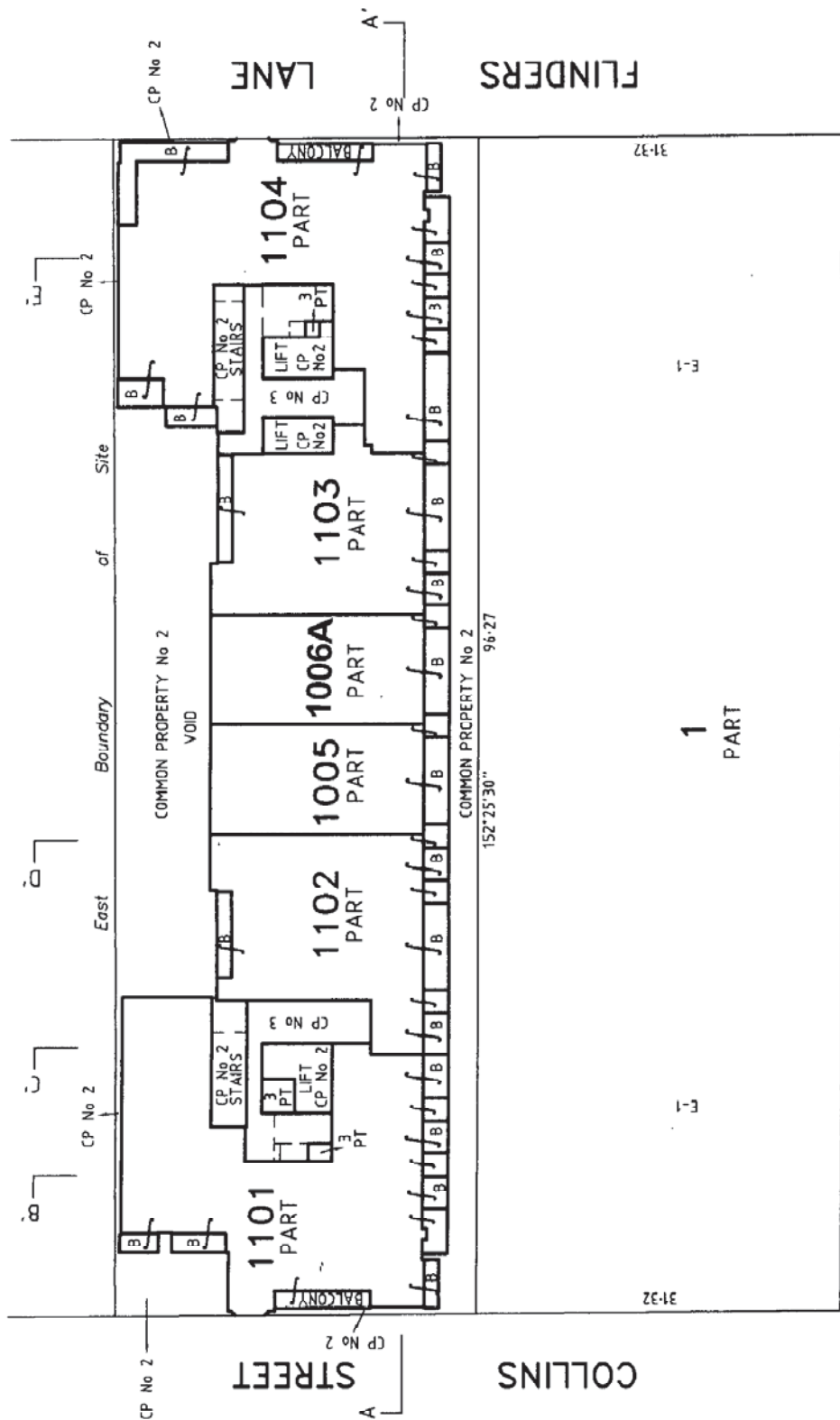
Bosco Jonson Pty Ltd
 A.C.N. 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992



PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 428405M



ELEVENTH STOREY
DIAGRAM 27

Sheet 31 of 46 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON

SIGNATURE DATE / /

REF 1550003 20/0/00 VERSION G

DWG 1550008G

SCALE

4 0 8 16

LENGTHS ARE IN METRES

ORIGINAL

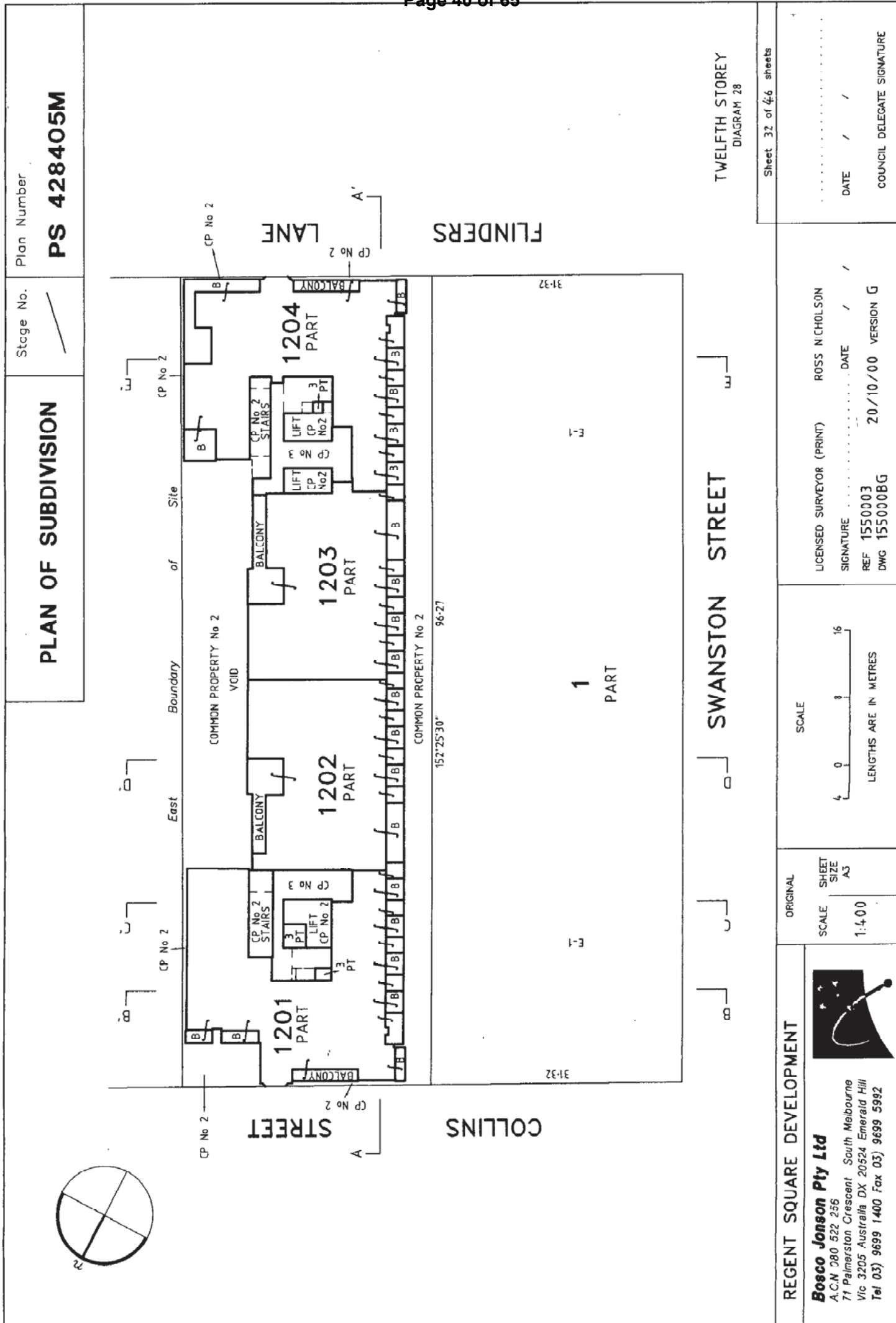
SCALE 1:400

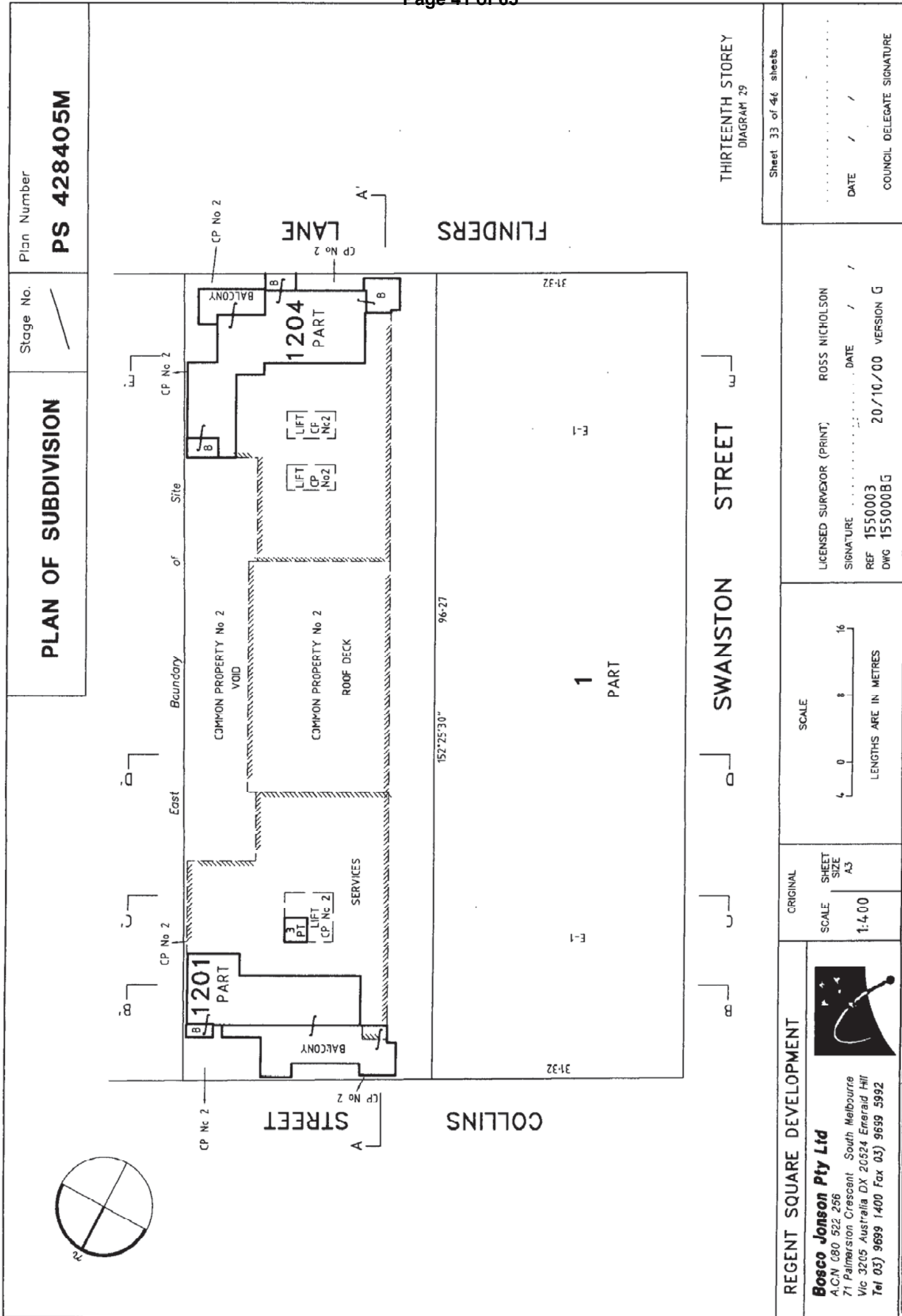
SHEET SIZE A3

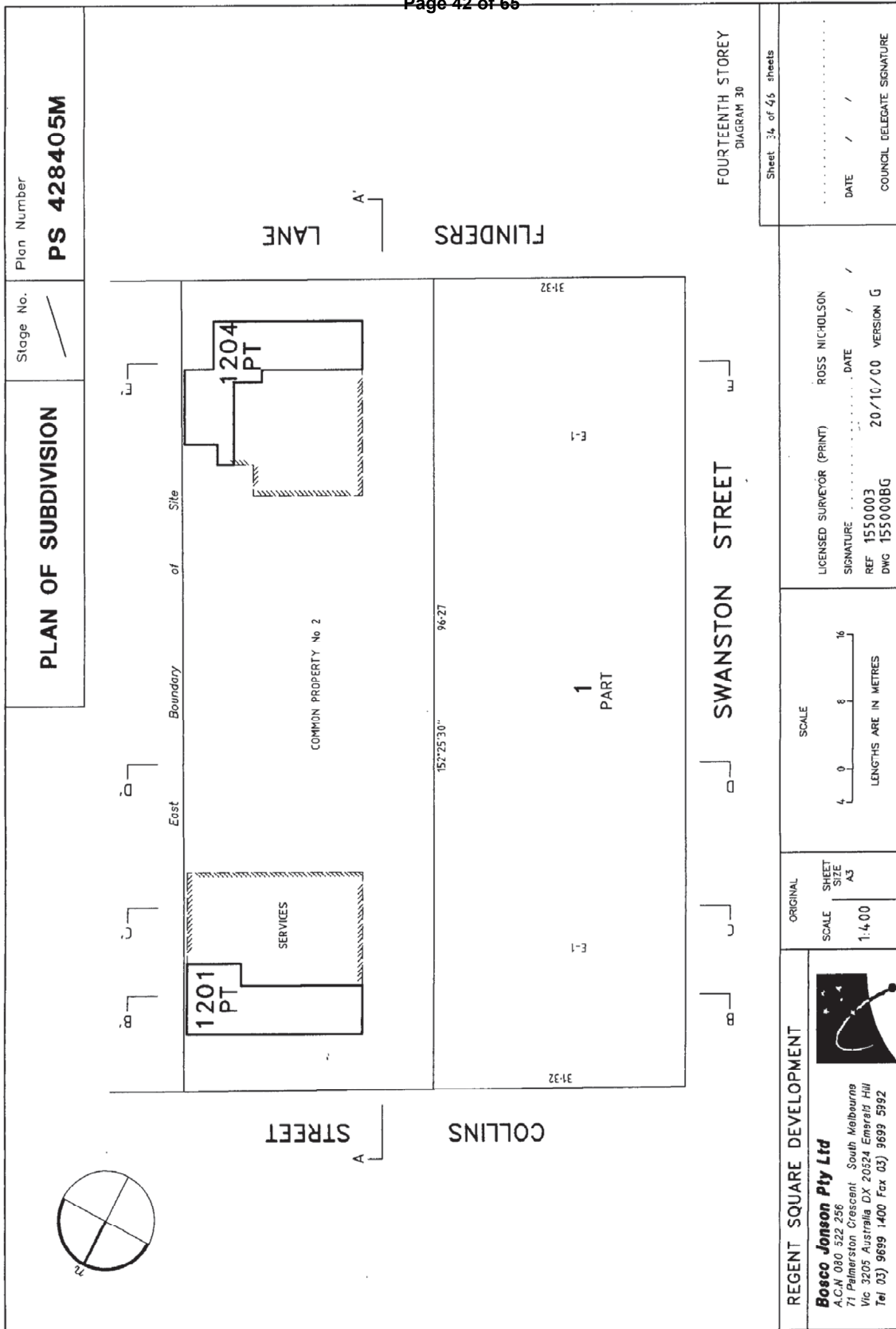
REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N. 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992

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







REGENT SQUARE DEVELOPMENT
Bosco Jonson Pty Ltd
 A.C.N 080 522 256
 71 Palmerston Crescent - South Melbourne
 Vic 3205 Australia DX 20624 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992

ORIGINAL
 SCALE 1:4.00
 SHEET SIZE A3

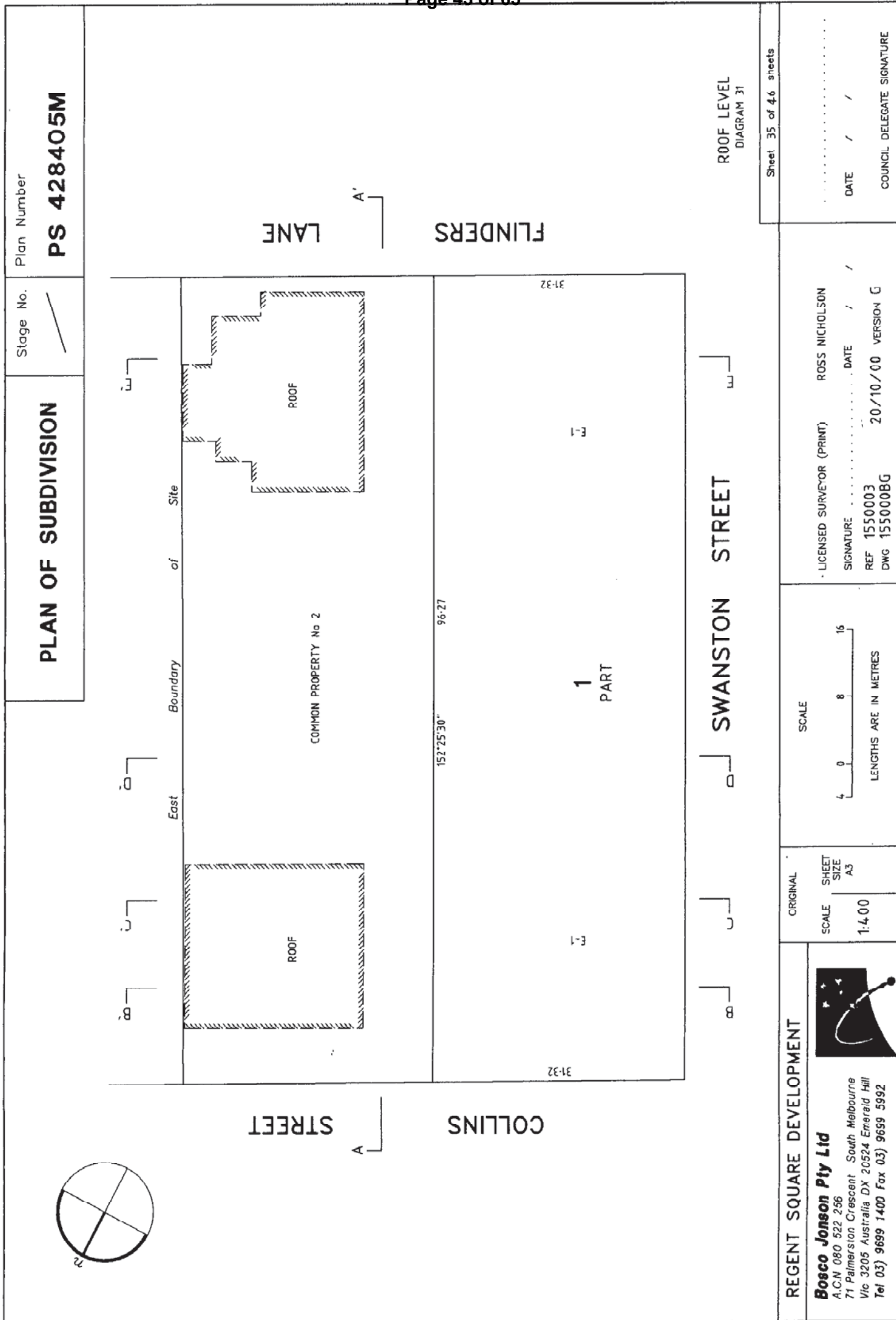
SCALE
 4 0 8 16
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE DATE / /
 REF 1550003
 DWG 155000BG
 20/10/00 VERSION G

Sheet 34 of 46 sheets
 DATE / /
 COUNCIL DELEGATE SIGNATURE

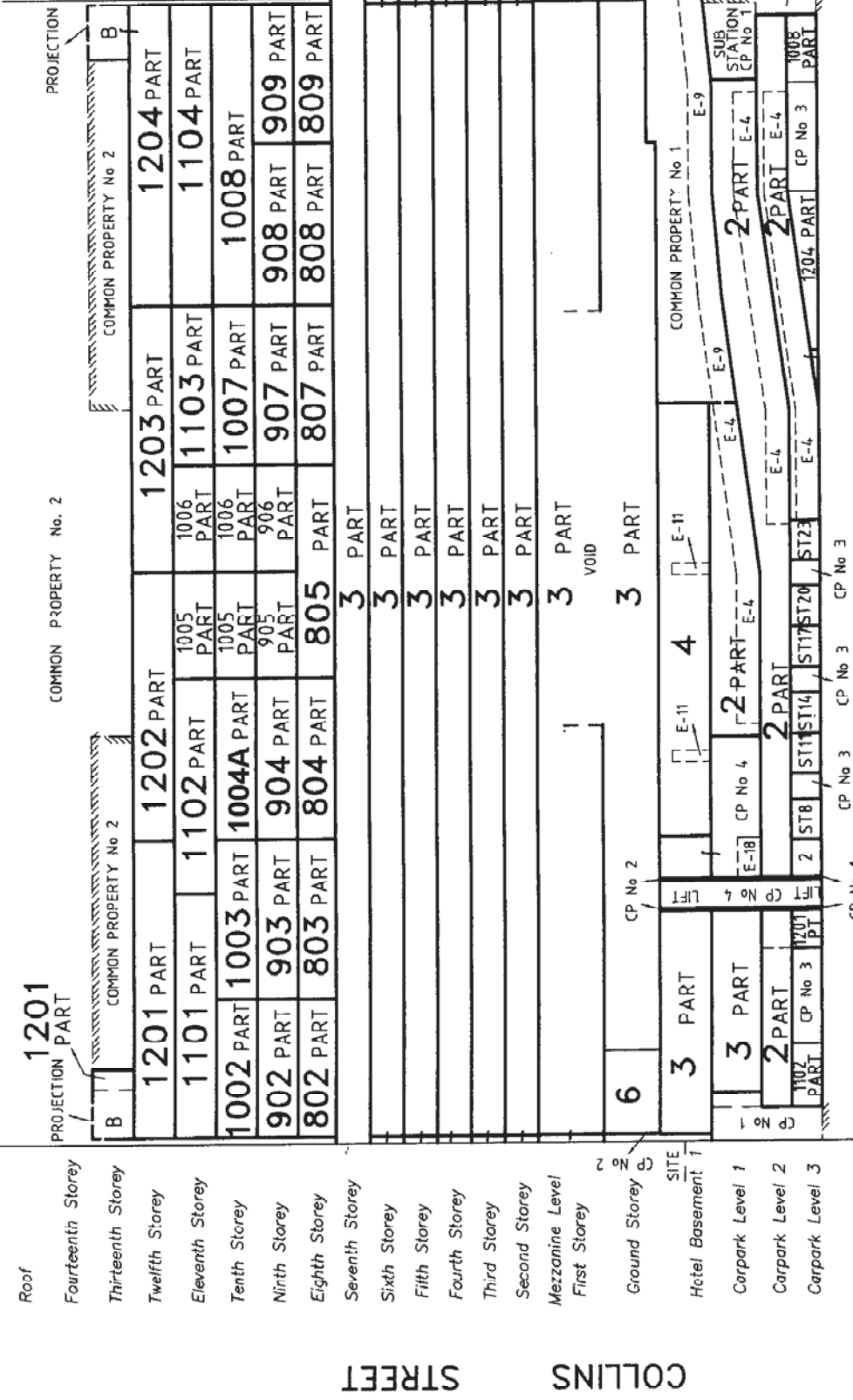


SWANSTON STREET
 COLLINS STREET
 FLINDERS LANE
 FOURTEENTH STOREY
 DIAGRAM 30



PLAN OF SUBDIVISION

Stage No. _____ Plan Number **PS 428405M**



Roof	1201 PART	1202 PART	1203 PART	1204 PART
Fourteenth Storey	1101 PART	1102 PART	1103 PART	1104 PART
Thirteenth Storey	1002 PART	1003 PART	1004A PART	1007 PART
Twelfth Storey	902 PART	903 PART	904 PART	905 PART
Eleventh Storey	802 PART	803 PART	804 PART	805 PART
Tenth Storey	3 PART			
Ninth Storey	3 PART			
Eighth Storey	3 PART			
Seventh Storey	3 PART			
Sixth Storey	3 PART			
Fifth Storey	3 PART			
Fourth Storey	3 PART			
Third Storey	3 PART			
Second Storey	3 PART			
Mezzanine Level	3 PART			
First Storey	VOID			
Ground Storey	6	3 PART	3 PART	3 PART
Hotel Basement 1	3 PART	4	E-11	E-11
Carpark Level 1	3 PART	2 PART	E-4	E-4
Carpark Level 2	2 PART	2 PART	E-4	E-4
Carpark Level 3	1107 PART	CP No 3	1201 PART	1008 PART

SECTION A-A'
NOT TO SCALE

SCALE

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

LICENCED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE _____ DATE / /
REF 1550003 20/10/00 VERSION G
DWG 1550008G

COUNCIL DELEGATE SIGNATURE

Sheet 36 of 46 sheets

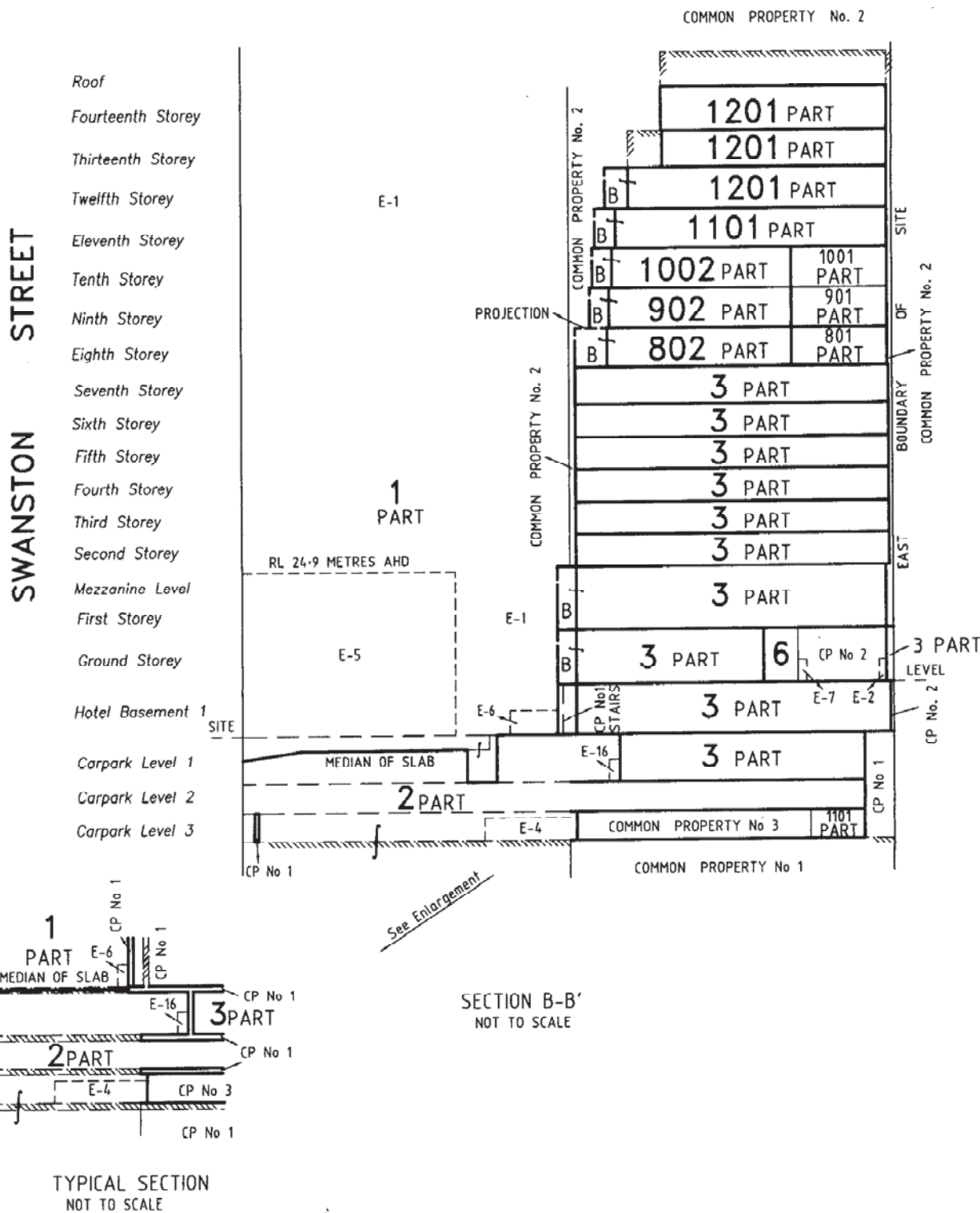
REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992

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

mm

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number: PS 428405M
----------------------------	---	-----------------------------------



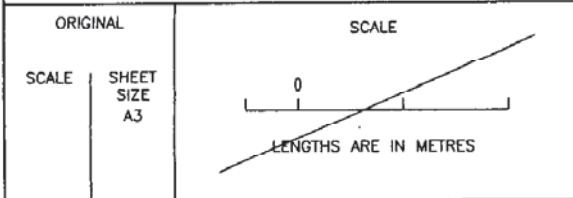
REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd

A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



Sheet 37 of 46 sheets



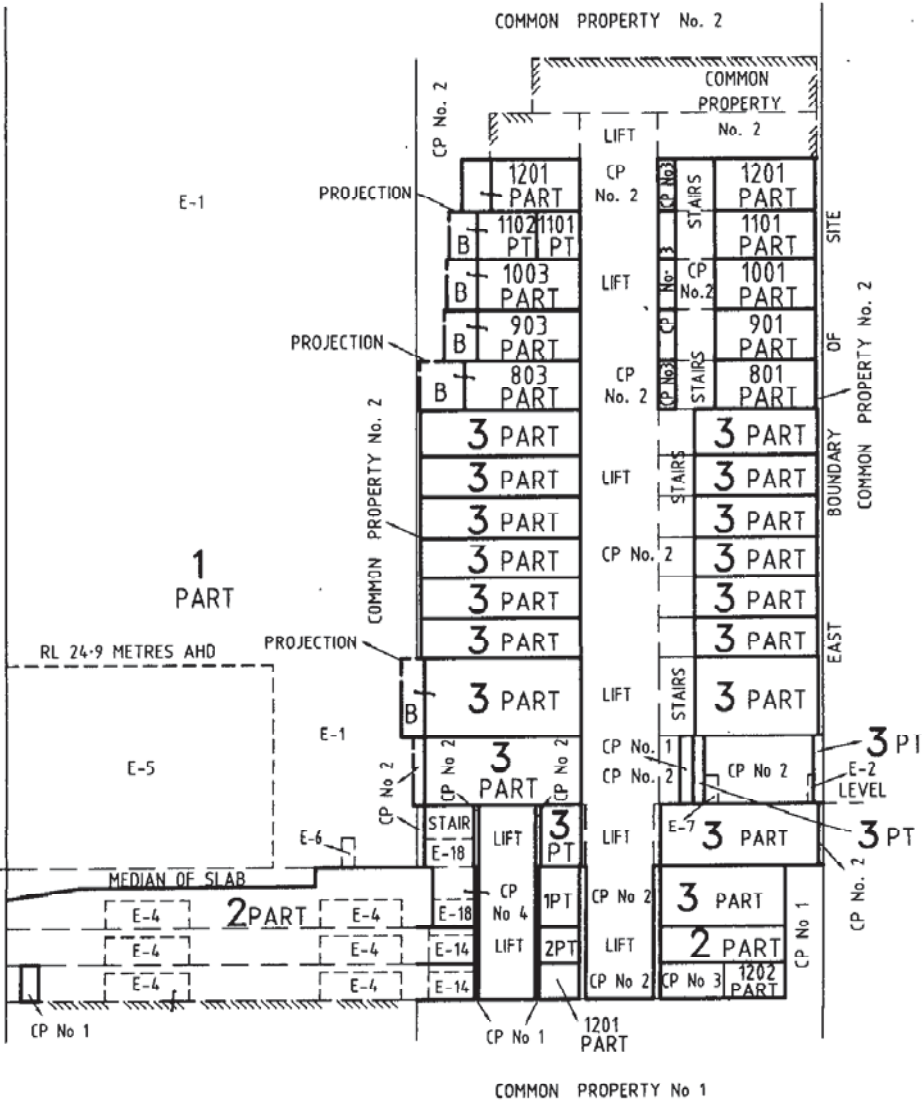
LICENSED SURVEYOR (PRINT) RUSS NICHOLSON
SIGNATURE DATE / /
REF 1550003 20/10/00 VERSION G
DWG 155000BG

.....
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 428405M
----------------------------	---	----------------------------------

SWANSTON STREET

- Roof
- Fourteenth Storey
- Thirteenth Storey
- Twelfth Storey
- Eleventh Storey
- Tenth Storey
- Ninth Storey
- Eighth Storey
- Seventh Storey
- Sixth Storey
- Fifth Storey
- Fourth Storey
- Third Storey
- Second Storey
- Mezzanine Level
- First Storey
- Ground Storey
- Hotel Basement 1
- Carpark Level 1
- Carpark Level 2
- Carpark Level 3



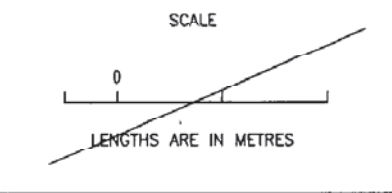
SECTION C-C'
NOT TO SCALE

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel (03) 9699 1400 Fax (03) 9699 5992



ORIGINAL	SCALE
SCALE	SHEET SIZE A3



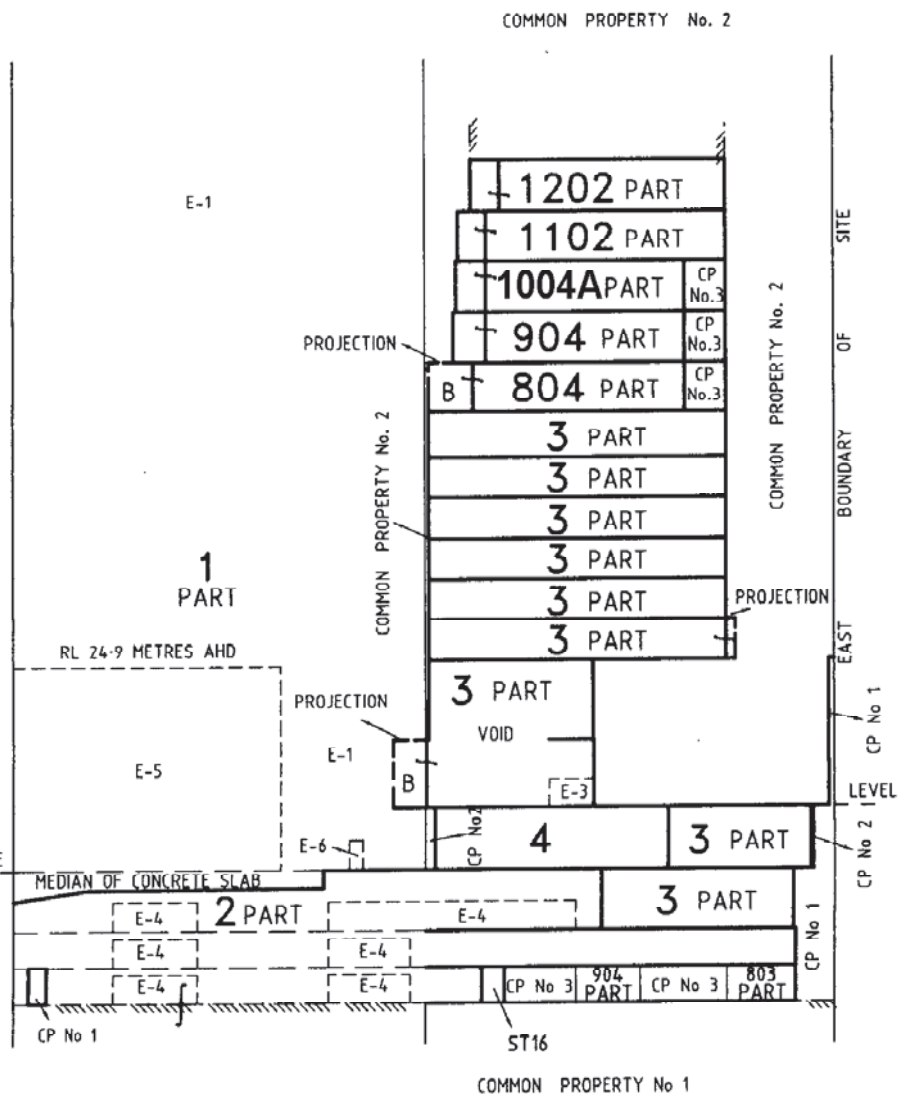
LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE DATE / /
 REF 1550003 20/10/00 VERSION G
 DWG 155000BG

Sheet 38 of 46 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 428405M
----------------------------	---	----------------------------------

SWANSTON STREET

- Roof
- Fourteenth Storey
- Thirteenth Storey
- Twelfth Storey
- Eleventh Storey
- Tenth Storey
- Ninth Storey
- Eighth Storey
- Seventh Storey
- Sixth Storey
- Fifth Storey
- Fourth Storey
- Third Storey
- Second Storey
- Mezzanine Level
- First Storey
- Ground Storey
- Hotel Basement 1
- Carpark Level 1
- Carpark Level 2
- Carpark Level 3



SECTION D-D'
NOT TO SCALE

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992



Sheet 39 of 46 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

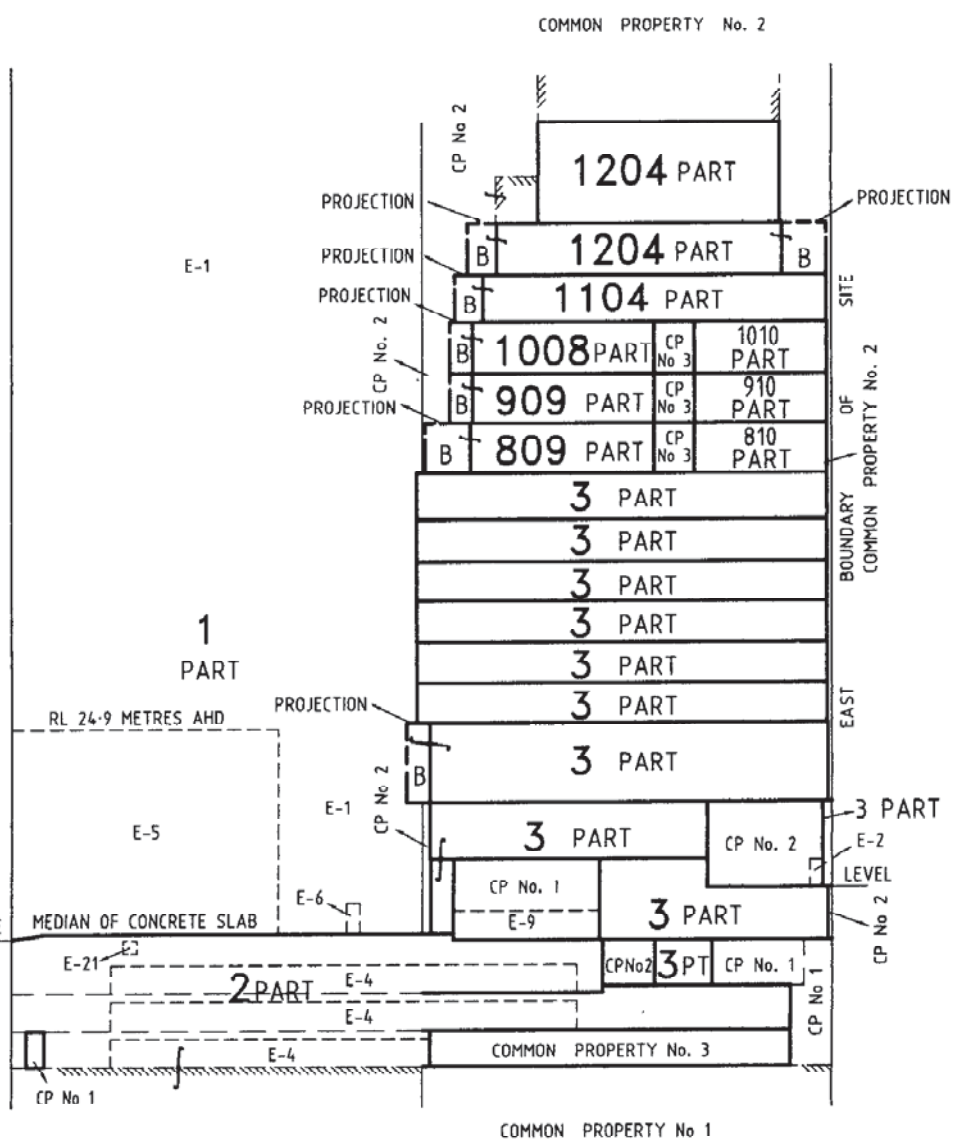
ORIGINAL	SCALE	<p>LENGTHS ARE IN METRES</p>
SCALE	SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE DATE / /
 REF 1550003 20/10/00 VERSION G
 DWG 155000BG

PLAN OF SUBDIVISION	Stage No. _____	Plan Number PS 428405M
----------------------------	--------------------	----------------------------------

SWANSTON STREET

- Roof
- Fourteenth Storey
- Thirteenth Storey
- Twelfth Storey
- Eleventh Storey
- Tenth Storey
- Ninth Storey
- Eighth Storey
- Seventh Storey
- Sixth Storey
- Fifth Storey
- Fourth Storey
- Third Storey
- Second Storey
- Mezzanine Level
- First Storey
- Ground Storey
- Hotel Basement 1
- Carpark Level 1
- Carpark Level 2
- Carpark Level 3



SECTION E-E'
NOT TO SCALE

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



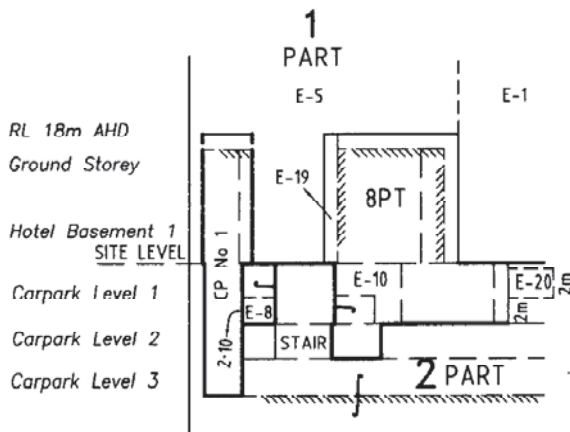
Sheet 40 of 46 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

ORIGINAL	SCALE	<p>LENGTHS ARE IN METRES</p>
SCALE	SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE _____ DATE / /
REF 1550003 20/10/00 VERSION G
DWG 155000BG

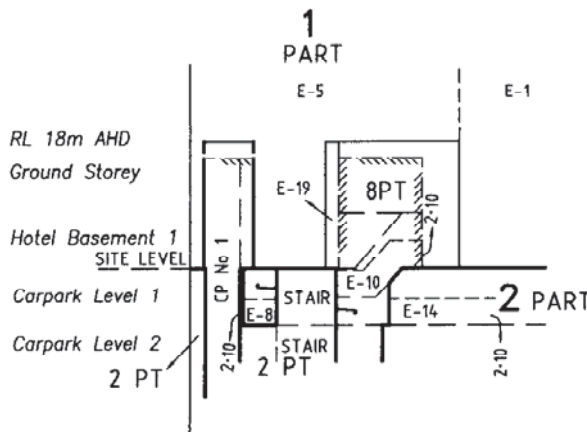
PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 428405M
----------------------------	---	----------------------------------

SWANSTON STREET



SECTION F-F'
NOT TO SCALE

SWANSTON STREET



SECTION G-G'
NOT TO SCALE

REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
 A.C.N 080 522 256
 71 Palmerston Crescent South Melbourne
 Vic 3205 Australia DX 20524 Emerald Hill
 Tel 03) 9699 1400 Fax 03) 9699 5992

Sheet 41 of 46 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

ORIGINAL	SCALE	
SCALE	SHEET SIZE A3	

LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
 SIGNATURE DATE / /
 REF 1550003 20/10/00 VERSION G
 DWG 155000BG

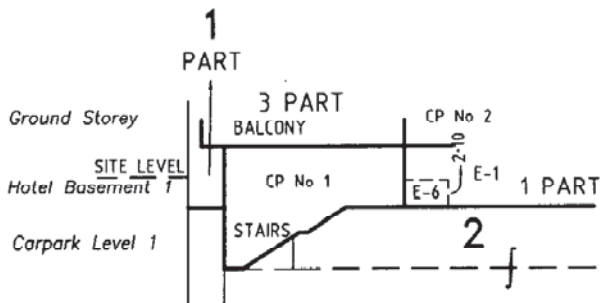
PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 428405M
----------------------------	---	----------------------------------

COLLINS STREET



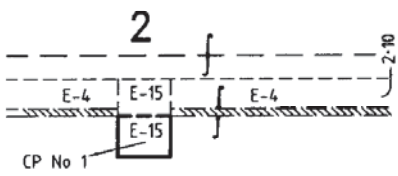
SECTION H-H'
NOT TO SCALE

COLLINS STREET



SECTION J-J'
NOT TO SCALE

Carpark Level 2
Carpark Level 3



SECTION K-K'
NOT TO SCALE

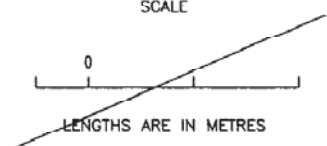
REGENT SQUARE DEVELOPMENT

Bosco Jonson Pty Ltd
A.C.N 080 522 256
71 Palmerston Crescent South Melbourne
Vic 3205 Australia DX 20524 Emerald Hill
Tel 03) 9699 1400 Fax 03) 9699 5992



Sheet 42 of 46 sheets

ORIGINAL
SCALE
SHEET SIZE
A3



LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 1550003 20/10/00 VERSION G
DWG 155000BG

DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

PS428405M

**Owners corporation information
formerly contained on Sheets**

43, 44, 45, 46

**of this plan is now available in the Owners
Corporation Search Report**

Sheets

44, 45, 46

have been removed from this plan



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright 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 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 REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced: 18/05/2016 12:24:24 PM

OWNERS CORPORATION 1
PLAN NO. PS428405M

The land in PS428405M is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Properties 1 - 4, Lots 2 - 4, 6, 8, 801 - 805, 807 - 810, 901 - 910, 1001 - 1003, 1004A, 1005, 1006A, 1007, 1008, 1010, 1101 - 1104, 1201 - 1204, ST1, ST2, ST3, ST4, ST5, ST6, ST7, ST8, ST9, ST10, ST11, ST12, ST13, ST14, ST15, ST16, ST17, ST18, ST19, ST20, ST21, ST22, ST23, ST24.

Limitations on Owners Corporation:

Unlimited

Postal Address for Service of Notices:

LEVEL 2 2 GLENFERRIE ROAD MALVERN VIC 3144
AG837113V 27/10/2009

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. PS428405M 13/12/2000
2. X405605X 27/04/2001

Notations:

Members of Owners Corporation 1 are also affected by Owners Corporation 2, Owners Corporation 3, Owners Corporation 4.
Only the members of Owners Corporation 2, Owners Corporation 3 & Owners Corporation 4 are entitled to use Common Property No. 2, Owners Corporation 3 and Owners Corporation 4 respectively.

Entitlement and Liability:



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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

Land Parcel	Entitlement	Liability
Common Property 1	0.00	0.00
Common Property 2	0.00	0.00
Common Property 3	0.00	0.00
Common Property 4	0.00	0.00
Lot 2	1989.00	1989.00
Lot 3	64444.00	64444.00
Lot 4	1091.00	1091.00
Lot 6	100.00	100.00
Lot 8	60.00	60.00
Lot 801	613.00	613.00
Lot 802	725.00	725.00
Lot 803	535.00	535.00
Lot 804	799.00	799.00
Lot 805	1083.00	1083.00
Lot 807	797.00	797.00
Lot 808	545.00	545.00
Lot 809	624.00	624.00
Lot 810	714.00	714.00
Lot 901	597.00	597.00
Lot 902	703.00	703.00
Lot 903	508.00	508.00
Lot 904	767.00	767.00
Lot 905	581.00	581.00
Lot 906	581.00	581.00
Lot 907	785.00	785.00
Lot 908	486.00	486.00
Lot 909	669.00	669.00
Lot 910	664.00	664.00
Lot 1001	583.00	583.00
Lot 1002	688.00	688.00
Lot 1003	477.00	477.00
Lot 1004A	743.00	743.00
Lot 1005	1035.00	1035.00
Lot 1006A	1035.00	1035.00
Lot 1007	755.00	755.00
Lot 1008	1049.00	1049.00
Lot 1010	653.00	653.00
Lot 1101	1370.00	1370.00
Lot 1102	860.00	860.00
Lot 1103	871.00	871.00
Lot 1104	1377.00	1377.00
Lot 1201	1837.00	1837.00
Lot 1202	1249.00	1249.00
Lot 1203	1199.00	1199.00
Lot 1204	1871.00	1871.00
Lot ST1	5.00	5.00
Lot ST2	5.00	5.00
Lot ST3	5.00	5.00
Lot ST4	5.00	5.00
Lot ST5	5.00	5.00
Lot ST6	5.00	5.00
Lot ST7	5.00	5.00
Lot ST8	5.00	5.00
Lot ST9	5.00	5.00
Lot ST10	5.00	5.00
Lot ST11	5.00	5.00
Lot ST12	5.00	5.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Lot ST13	5.00	5.00
Lot ST14	5.00	5.00
Lot ST15	5.00	5.00
Lot ST16	5.00	5.00
Lot ST17	5.00	5.00
Lot ST18	5.00	5.00
Lot ST19	5.00	5.00
Lot ST20	5.00	5.00
Lot ST21	5.00	5.00
Lot ST22	5.00	5.00
Lot ST23	5.00	5.00
Lot ST24	5.00	5.00
Total	98232.00	98232.00

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

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright 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 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 REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced: 18/05/2016 12:24:26 PM

OWNERS CORPORATION 2
PLAN NO. PS428405M

The land in PS428405M is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 2, Lots 3, 4, 6, 801 - 805, 807 - 810, 901 - 910, 1001 - 1003, 1004A, 1005, 1006A, 1007, 1008, 1010, 1101 - 1104, 1201 - 1204, ST1, ST2, ST3, ST4, ST5, ST6, ST7, ST8, ST9, ST10, ST11, ST12, ST13, ST14, ST15, ST16, ST17, ST18, ST19, ST20, ST21, ST22, ST23, ST24.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Service of Notices:

LEVEL 2 2 GLENFERRIE ROAD MALVERN VIC 3144
AG837113V 27/10/2009

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. PS428405M 13/12/2000
2. X405606U 27/04/2001

Notations:

Folio of the Register for Common Property No. 2 is in the name of Owners Corporation 1.
Only the members of Owners Corporation 2 are entitled to use Common Property No. 2.

Entitlement and Liability:



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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

Land Parcel	Entitlement	Liability
Common Property 2	0.00	0.00
Lot 3	64444.00	64444.00
Lot 4	1091.00	1091.00
Lot 6	100.00	100.00
Lot 801	613.00	613.00
Lot 802	725.00	725.00
Lot 803	535.00	535.00
Lot 804	799.00	799.00
Lot 805	1083.00	1083.00
Lot 807	797.00	797.00
Lot 808	545.00	545.00
Lot 809	624.00	624.00
Lot 810	714.00	714.00
Lot 901	597.00	597.00
Lot 902	703.00	703.00
Lot 903	508.00	508.00
Lot 904	767.00	767.00
Lot 905	581.00	581.00
Lot 906	581.00	581.00
Lot 907	785.00	785.00
Lot 908	486.00	486.00
Lot 909	669.00	669.00
Lot 910	664.00	664.00
Lot 1001	583.00	583.00
Lot 1002	688.00	688.00
Lot 1003	477.00	477.00
Lot 1004A	743.00	743.00
Lot 1005	1035.00	1035.00
Lot 1006A	1035.00	1035.00
Lot 1007	755.00	755.00
Lot 1008	1049.00	1049.00
Lot 1010	653.00	653.00
Lot 1101	1370.00	1370.00
Lot 1102	860.00	860.00
Lot 1103	871.00	871.00
Lot 1104	1377.00	1377.00
Lot 1201	1837.00	1837.00
Lot 1202	1249.00	1249.00
Lot 1203	1199.00	1199.00
Lot 1204	1871.00	1871.00
Lot ST1	5.00	5.00
Lot ST2	5.00	5.00
Lot ST3	5.00	5.00
Lot ST4	5.00	5.00
Lot ST5	5.00	5.00
Lot ST6	5.00	5.00
Lot ST7	5.00	5.00
Lot ST8	5.00	5.00
Lot ST9	5.00	5.00
Lot ST10	5.00	5.00
Lot ST11	5.00	5.00
Lot ST12	5.00	5.00
Lot ST13	5.00	5.00
Lot ST14	5.00	5.00
Lot ST15	5.00	5.00
Lot ST16	5.00	5.00
Lot ST17	5.00	5.00
Lot ST18	5.00	5.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Lot ST19	5.00	5.00
Lot ST20	5.00	5.00
Lot ST21	5.00	5.00
Lot ST22	5.00	5.00
Lot ST23	5.00	5.00
Lot ST24	5.00	5.00
Total	96183.00	96183.00

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

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright 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 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 REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced: 18/05/2016 12:24:28 PM

OWNERS CORPORATION 3
PLAN NO. PS428405M

The land in PS428405M is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 3, Lots 801 - 805, 807 - 810, 901 - 910, 1001 - 1003, 1004A, 1005, 1006A, 1007, 1008, 1010, 1101 - 1104, 1201 - 1204, ST1, ST2, ST3, ST4, ST5, ST6, ST7, ST8, ST9, ST10, ST11, ST12, ST13, ST14, ST15, ST16, ST17, ST18, ST19, ST20, ST21, ST22, ST23, ST24.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Service of Notices:

LEVEL 2 2 GLENFERRIE ROAD MALVERN VIC 3144
AG837113V 27/10/2009

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. PS428405M 13/12/2000
2. X405649S 27/04/2001
3. AC165106W 02/07/2003

Notations:

Folio of the Register for Common Property No. 3 is in the name of Owners Corporation 1.
Only the members of Owners Corporation 3 are entitled to use Common Property No. 3.

Entitlement and Liability:



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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

Land Parcel	Entitlement	Liability
Common Property 3	0.00	0.00
Lot 801	613.00	613.00
Lot 802	725.00	725.00
Lot 803	535.00	535.00
Lot 804	799.00	799.00
Lot 805	1083.00	1083.00
Lot 807	797.00	797.00
Lot 808	545.00	545.00
Lot 809	624.00	624.00
Lot 810	714.00	714.00
Lot 901	597.00	597.00
Lot 902	703.00	703.00
Lot 903	508.00	508.00
Lot 904	767.00	767.00
Lot 905	581.00	581.00
Lot 906	581.00	581.00
Lot 907	785.00	785.00
Lot 908	486.00	486.00
Lot 909	669.00	669.00
Lot 910	664.00	664.00
Lot 1001	583.00	583.00
Lot 1002	688.00	688.00
Lot 1003	477.00	477.00
Lot 1004A	743.00	743.00
Lot 1005	1035.00	1035.00
Lot 1006A	1035.00	1035.00
Lot 1007	755.00	755.00
Lot 1008	1049.00	1049.00
Lot 1010	653.00	653.00
Lot 1101	1370.00	1370.00
Lot 1102	860.00	860.00
Lot 1103	871.00	871.00
Lot 1104	1377.00	1377.00
Lot 1201	1837.00	1837.00
Lot 1202	1249.00	1249.00
Lot 1203	1199.00	1199.00
Lot 1204	1871.00	1871.00
Lot ST1	5.00	5.00
Lot ST2	5.00	5.00
Lot ST3	5.00	5.00
Lot ST4	5.00	5.00
Lot ST5	5.00	5.00
Lot ST6	5.00	5.00
Lot ST7	5.00	5.00
Lot ST8	5.00	5.00
Lot ST9	5.00	5.00
Lot ST10	5.00	5.00
Lot ST11	5.00	5.00
Lot ST12	5.00	5.00
Lot ST13	5.00	5.00
Lot ST14	5.00	5.00
Lot ST15	5.00	5.00
Lot ST16	5.00	5.00
Lot ST17	5.00	5.00
Lot ST18	5.00	5.00
Lot ST19	5.00	5.00
Lot ST20	5.00	5.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Lot ST21	5.00	5.00
Lot ST22	5.00	5.00
Lot ST23	5.00	5.00
Lot ST24	5.00	5.00
Total	30548.00	30548.00

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

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright 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 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 REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced: 18/05/2016 12:24:30 PM

OWNERS CORPORATION 4
PLAN NO. PS428405M

The land in PS428405M is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 4, Lots 2, 4.

Limitations on Owners Corporation:

Limited to Common Property

Postal Address for Service of Notices:

LEVEL 2 2 GLENFERRIE ROAD MALVERN VIC 3144
AG837113V 27/10/2009

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. PS428405M 13/12/2000

Notations:

Folio of the Register for Common Property No. 4 is in the name of Owners Corporation 1.
Only the members of Owners Corporation 4 are entitled to use Common Property No. 4.

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability



Department of Environment, Land, Water & Planning

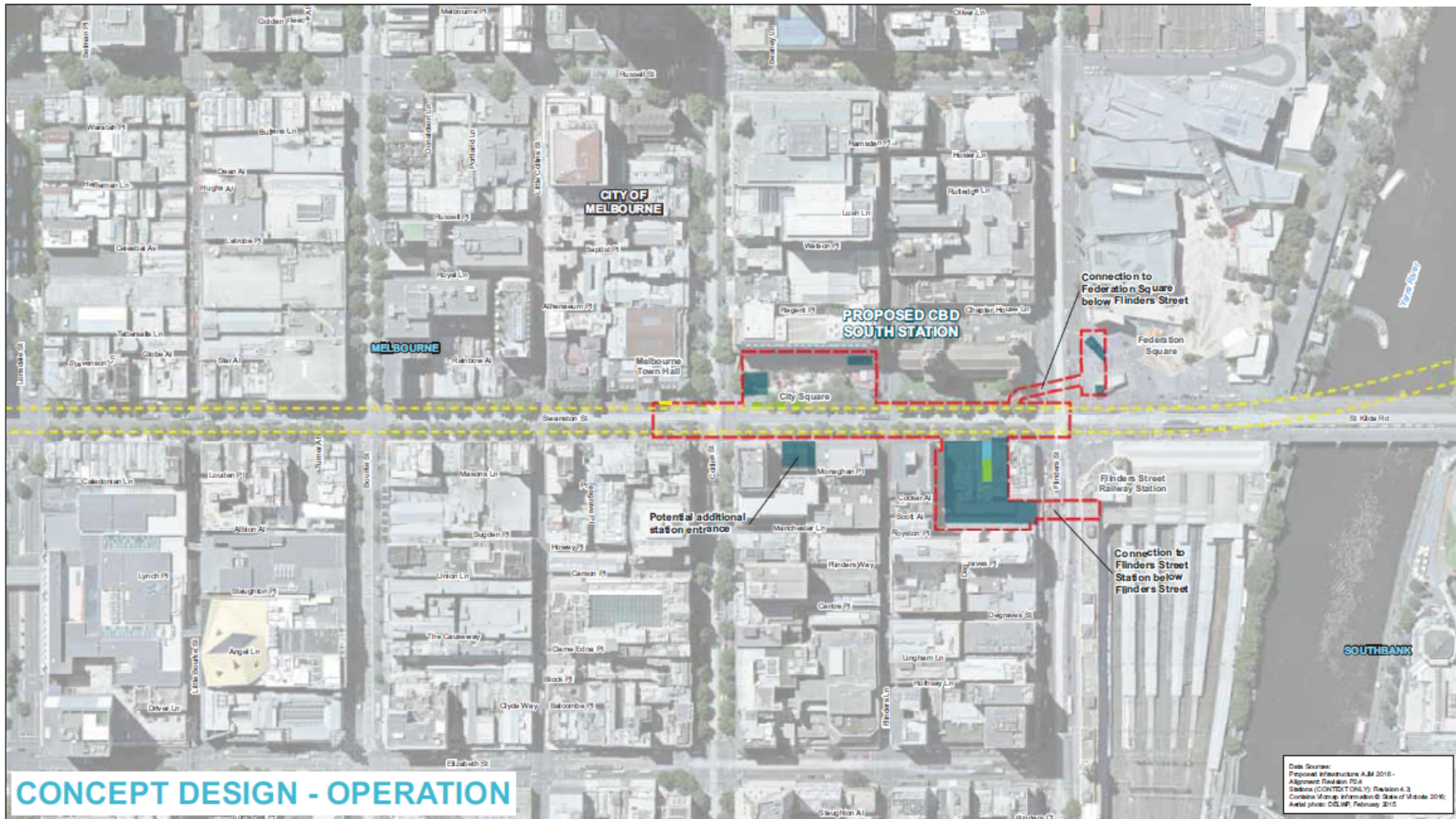
Owners Corporation Search Report

Common Property 4	0.00	0.00
Lot 2	75.00	75.00
Lot 4	25.00	25.00
Total	100.00	100.00

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

Statement End.

CBD South Station Concept Design (Environmental Effects Statement Map Book)



CONCEPT DESIGN - OPERATION

Date: Sources:
Proposed Infrastructure AJM 2016 -
Alignment Revision P04
Stations (CONTEXT ONLY): Revision 4.3
Context Maps: Infrastructure State of Victoria 2016
Aerial photo: DGLWP, February 2015

- Legend**
- Proposed Concept Design
 - Proposed Alignment Below Ground
 - Proposed Station Below Ground (Indicative)
 - Proposed Above Ground Structures
 - Emergency Access Structure
 - Station Entrance Structure
 - Ventilation Structure
 - Local Government Area

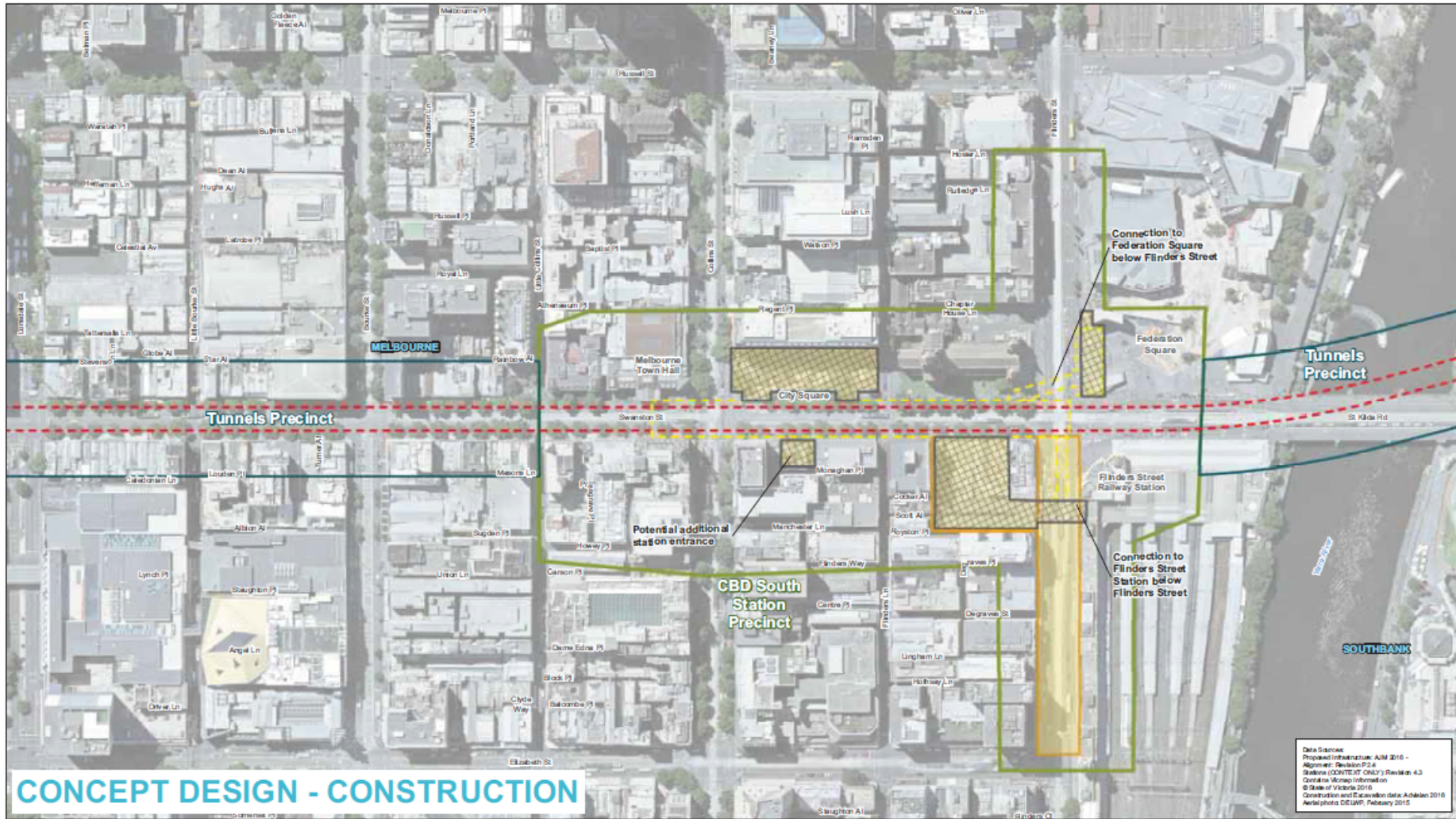
Note: Proposed footprint of post-construction structures is indicative only and may be subject to change



Melbourne Metro Rail Project
Title: Environmental and Planning Precincts -
Operation / Post Construction
Map 8 of 15

Drawing Number: MMR-AJM-UGAA-MP-NN-500288		Drawing Revision: C1	
Drawn By: A. French	Approved By: M. Tansley	Date: 20 April 2016	



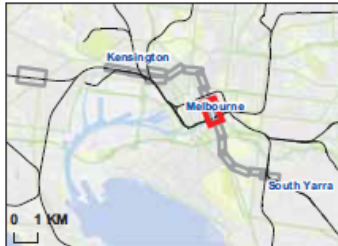


CONCEPT DESIGN - CONSTRUCTION

Data Source:
 Proposed Infrastructure: AJM 2016 -
 Alignment: Revision P2.4
 Station: CONCEPT ONLY; Revision: 4.3
 Contour: Vicmap Information
 © State of Victoria 2016
 Construction and Excavation data: Aekolan 2016
 Aerial photo: DEWLP, February 2015

- Legend**
- Proposed Concept Design
 - Proposed rail alignment
 - Precinct Boundaries
 - Tunnels Precinct
 - Station Precinct
 - Proposed temporary construction work site
 - Proposed excavation area - from surface
 - Proposed sub-surface excavation

Note: Proposed footprint of construction areas is indicative only and may be subject to change



Melbourne Metro Rail Project
 Title: Environmental and Planning Precincts - Construction
 Map 8 of 15

Drawing Number: MMR-AJM-UGAA-MP-NN-500295
 Drawing Revision: C1
 Drawn By: A. Berman
 Approved By: M. Tansley
 Date: 20 April 2016

