

PLAN OF SUBDIVISION

EDITION

PS 913307H

LOCATION OF LAND

PARISH: PARISH OF SOUTH MELBOURNE
CITY OF SOUTH MELBOURNE

TOWNSHIP: ---

SECTION: R

CROWN ALLOTMENT: 10

CROWN PORTION: ---

TITLE REFERENCE: VOL 12465 FOL 843

LAST PLAN REFERENCE: TP 377081E

POSTAL ADDRESS: 31 QUEENS ROAD
(at time of subdivision) MELBOURNE 3004

MGA 2020 CO-ORDINATES: E 321900 ZONE: 55
(approx. centre of land in plan) N 5809700

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING
NIL	NIL	THIS IS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PDPL/00539/2024
		SURVEY THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) -- IN PROCLAIMED SURVEY AREA NO. --- DEPTH LIMITATION DOES NOT APPLY ┌ BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: INTERIOR FACE: ALL BOUNDARIES COMMON PROPERTY IS ALL THE LAND IN THE PLAN EXCEPT LOTS AND INCLUDES THE STRUCTURE OF ALL WALLS, FLOORS AND CEILINGS WHICH DEFINE BOUNDARIES ALL COLUMNS, BEAMS AND SERVICE DUCTS AND PIPE SHAFTS WHETHER OR NOT SHOWN WITHIN THIS PLAN ARE CONTAINED IN COMMON PROPERTY No.1, UNLESS OTHERWISE NOTED 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 - PROJECTION OF UNDERSIDE OF CEILING
 T - TERRACE
 B - BALCONY
 PT - PART
 CP No.1 - COMMON PROPERTY No.1
 --- DENOTES STRUCTURE (NON BOUNDARY)

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	ACCESS BY FOOT & USE FOR BUILDING MAINTENANCE AND CLEANING (LIMITED IN DEPTH & HEIGHT SEE SECTION A-A'	SEE DIAG	THIS PLAN	COMMON PROPERTY No.1

LICENSED SURVEYOR **LACHLAN JAMES McCLEARY**

DATE 17/06/25

REFERENCE 304546

ORIGINAL SHEET SIZE A3

VERSION J

DRAWING 304546-DJ

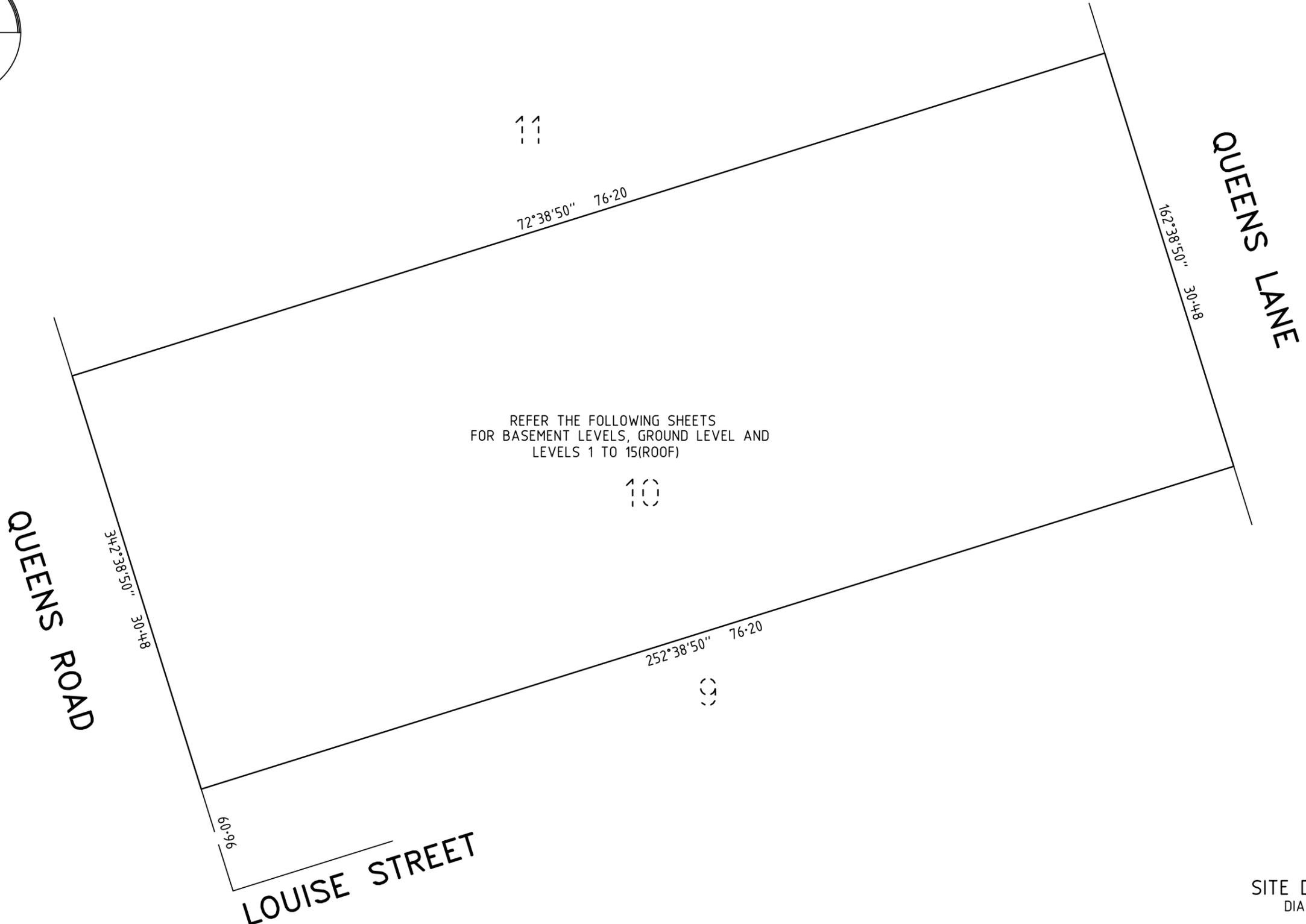
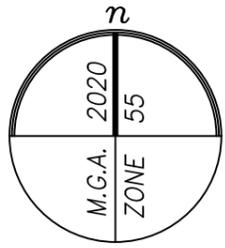
SHEET 1 OF 26 SHEETS



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SITE DIAGRAM
DIAGRAM 1

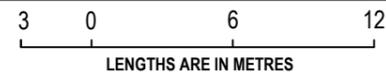


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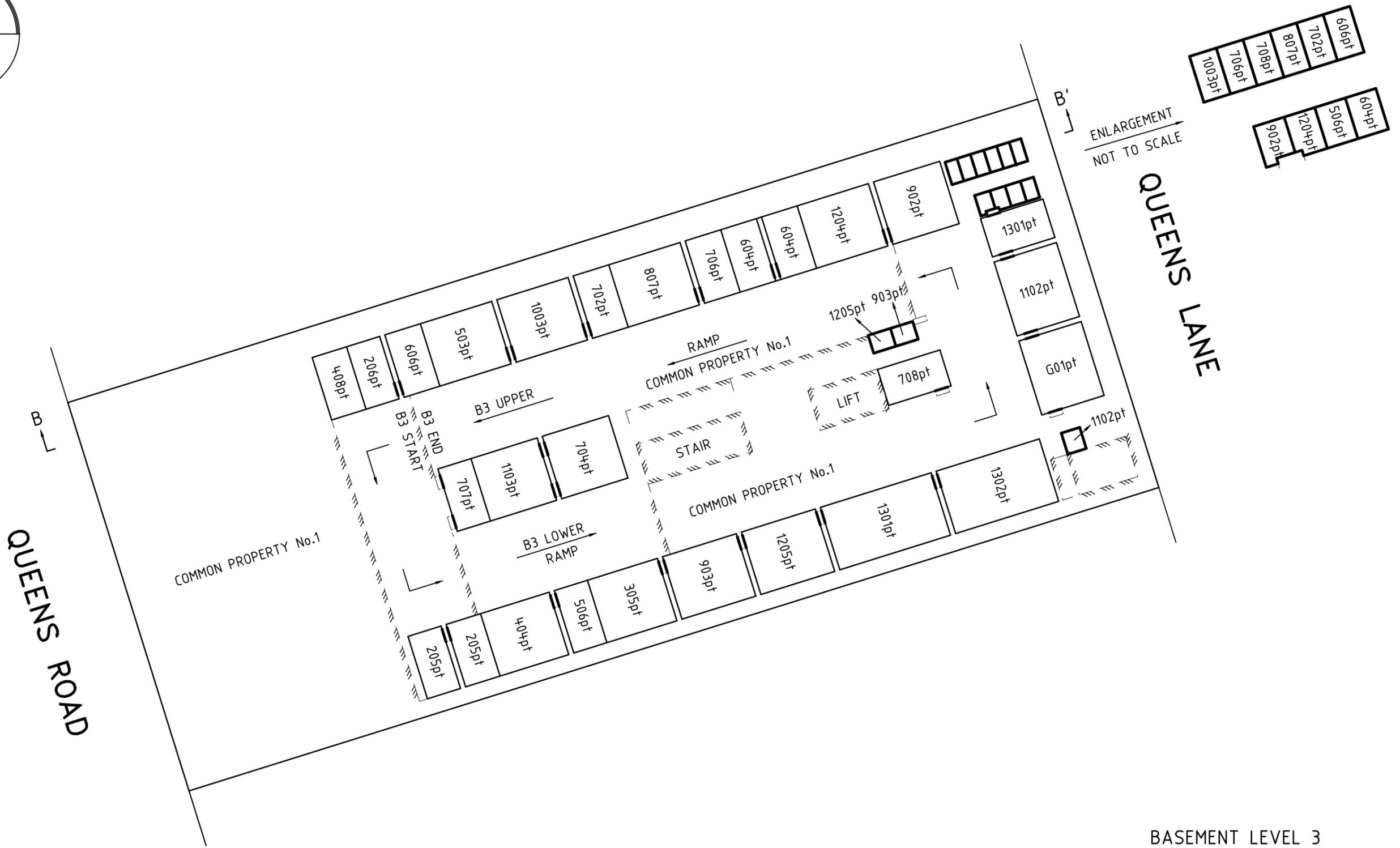
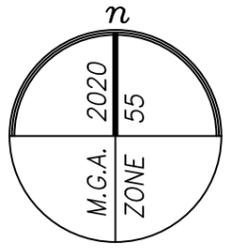


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ORIGINAL SHEET SIZE A3
SHEET 2

PLAN OF SUBDIVISION

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BASEMENT LEVEL 3
DIAGRAM 3

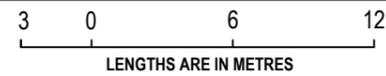


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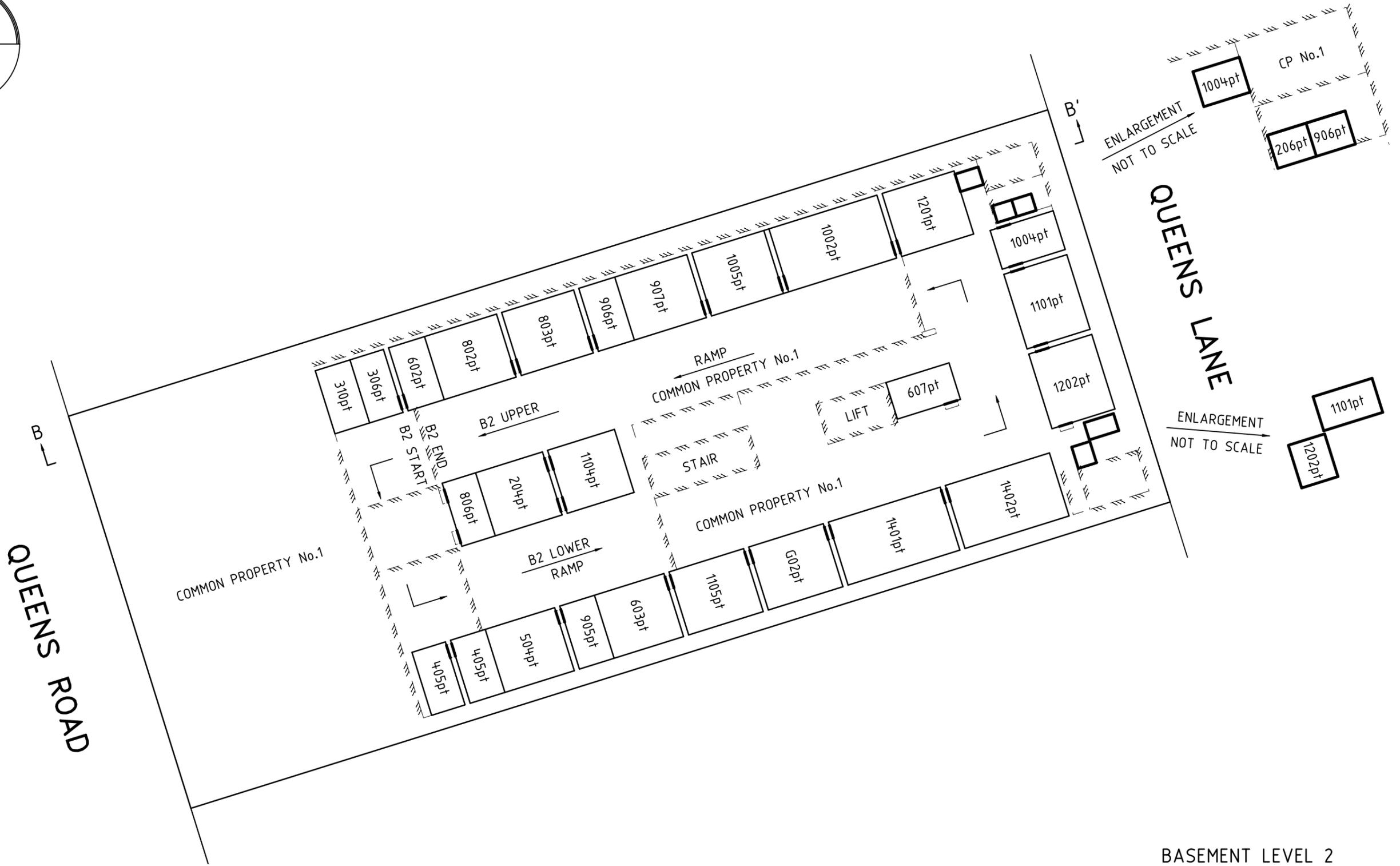
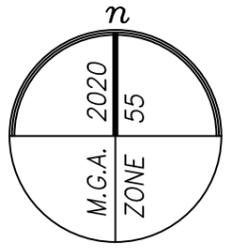


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ORIGINAL SHEET SIZE A3
SHEET 4

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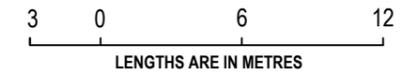


BASEMENT LEVEL 2
DIAGRAM 4



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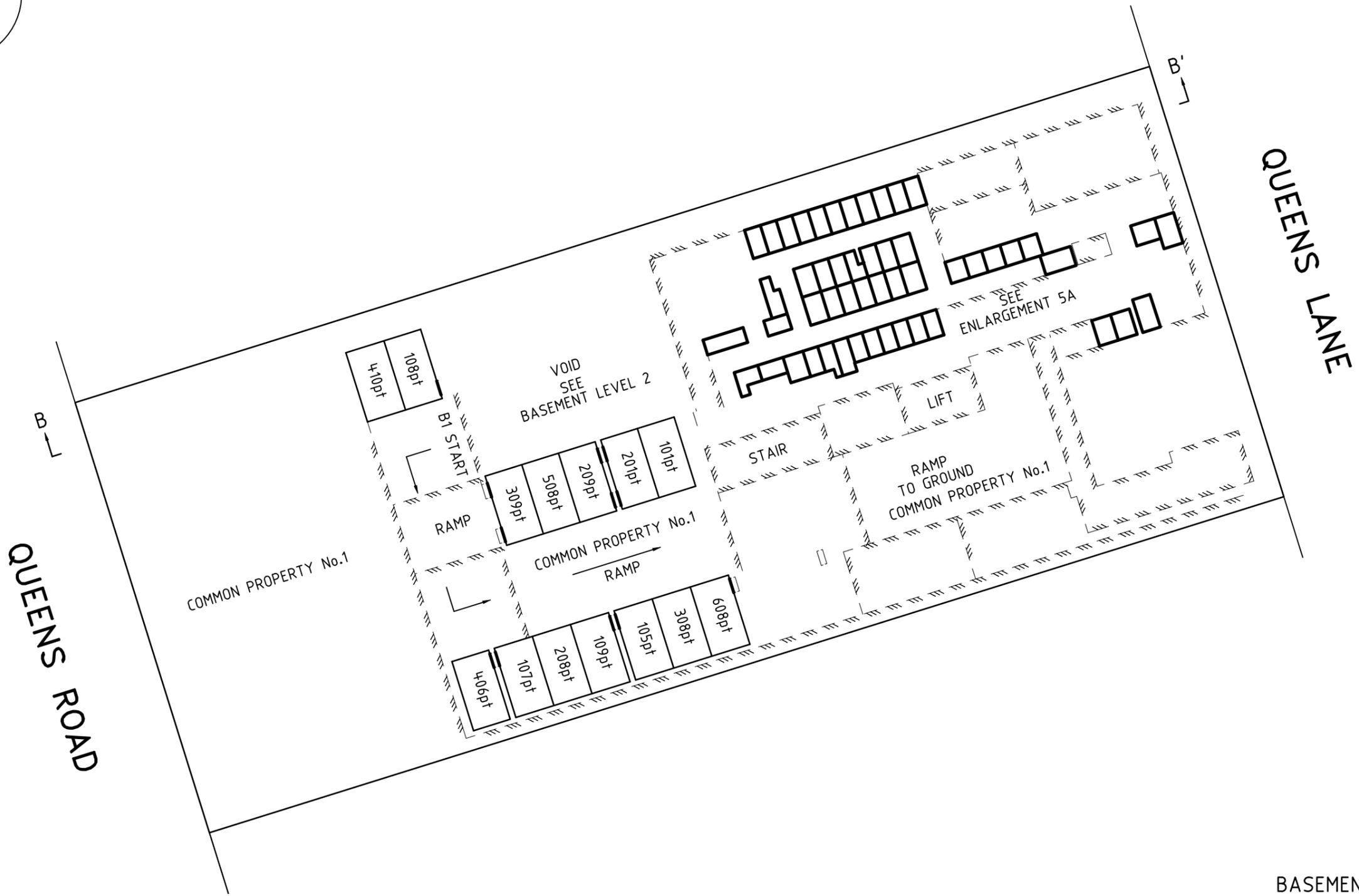
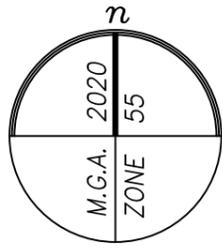


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ORIGINAL SHEET SIZE A3
SHEET 5

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BASEMENT LEVEL 1
DIAGRAM 5



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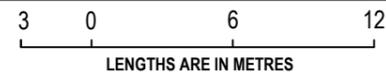
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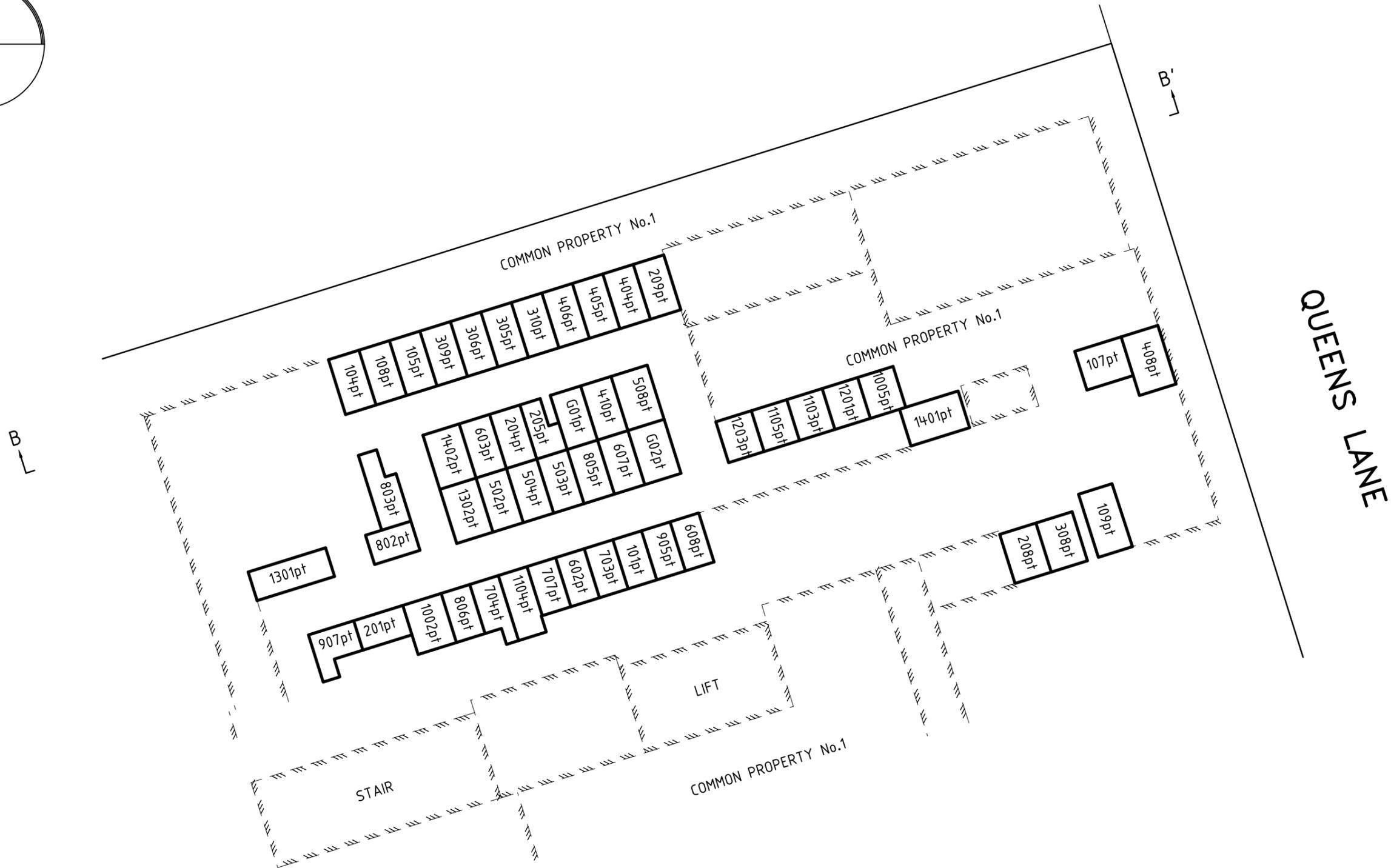
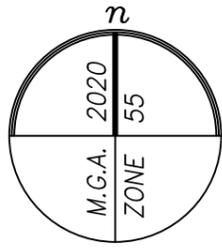
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ORIGINAL SHEET SIZE A3

SHEET 6

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BASEMENT LEVEL 1 (PART)
DIAGRAM 5A

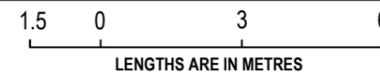


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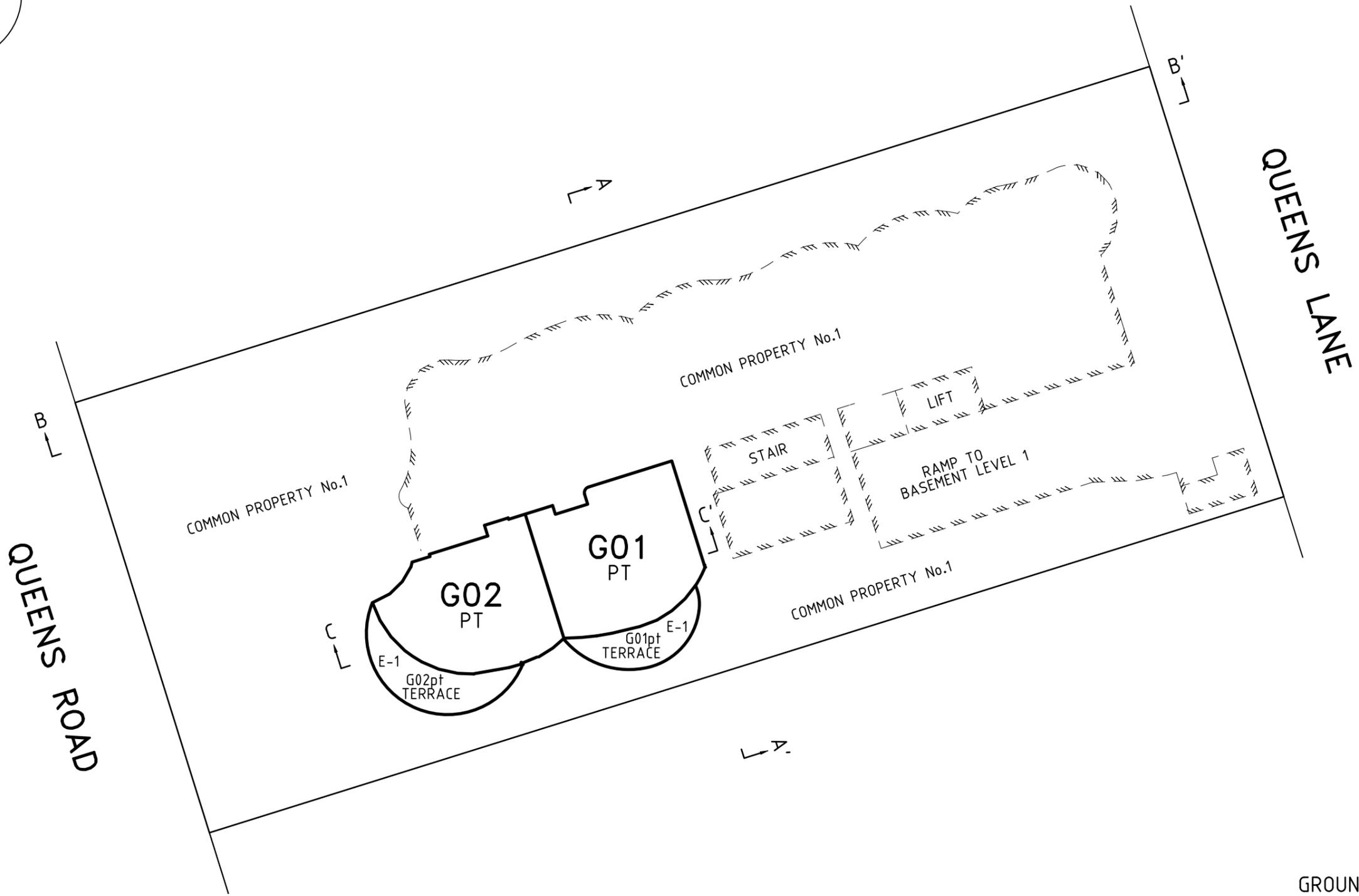
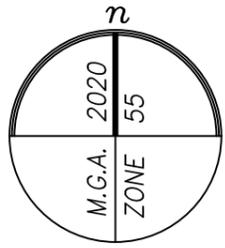


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ORIGINAL SHEET SIZE A3
SHEET 7

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GROUND LEVEL
DIAGRAM 6

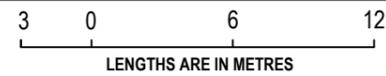


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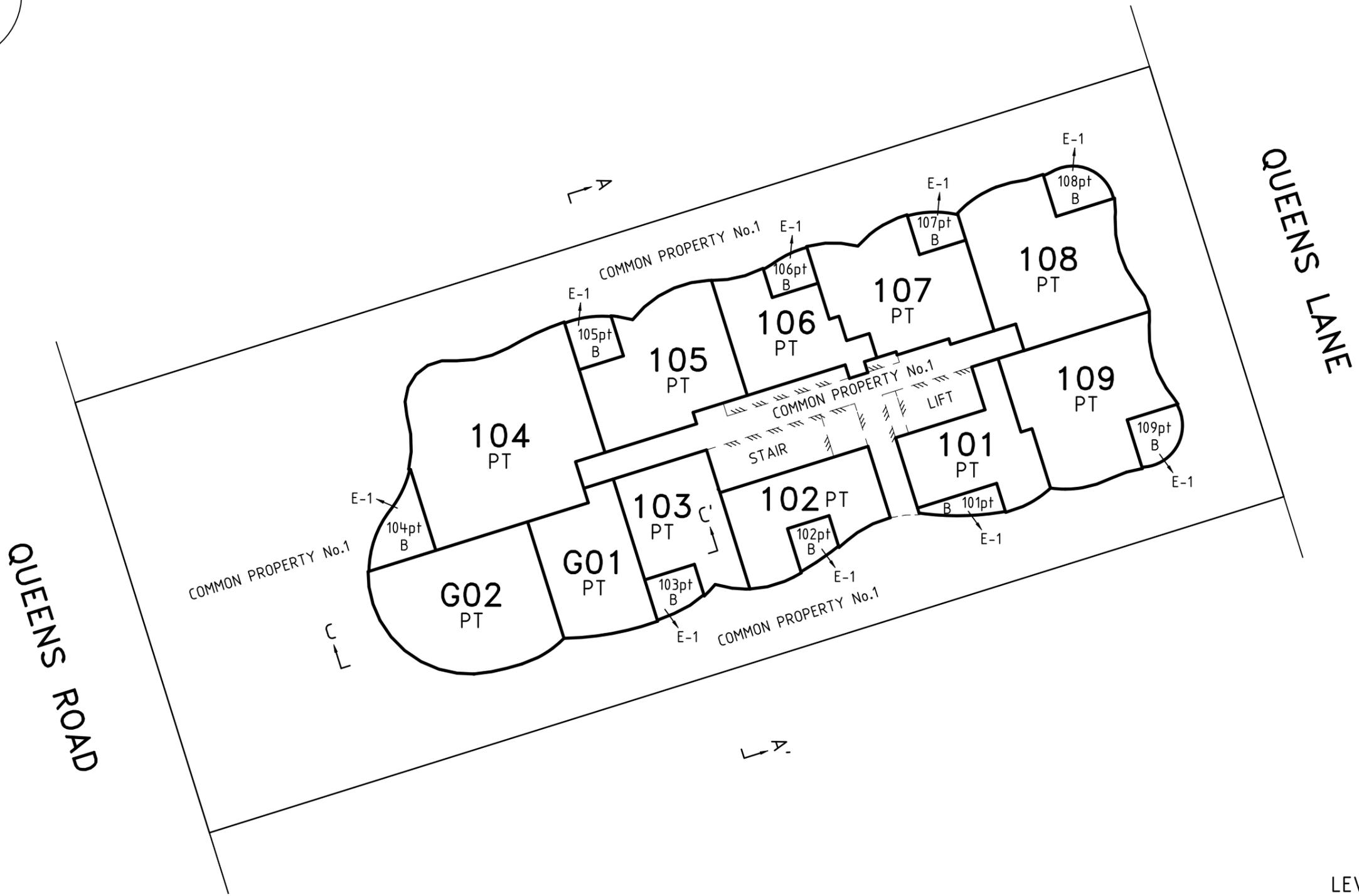
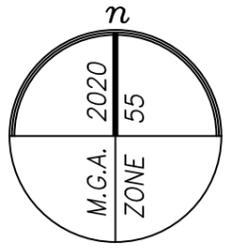


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ORIGINAL SHEET SIZE A3
 SHEET 8

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LEVEL 1
DIAGRAM 7

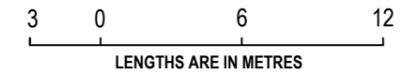


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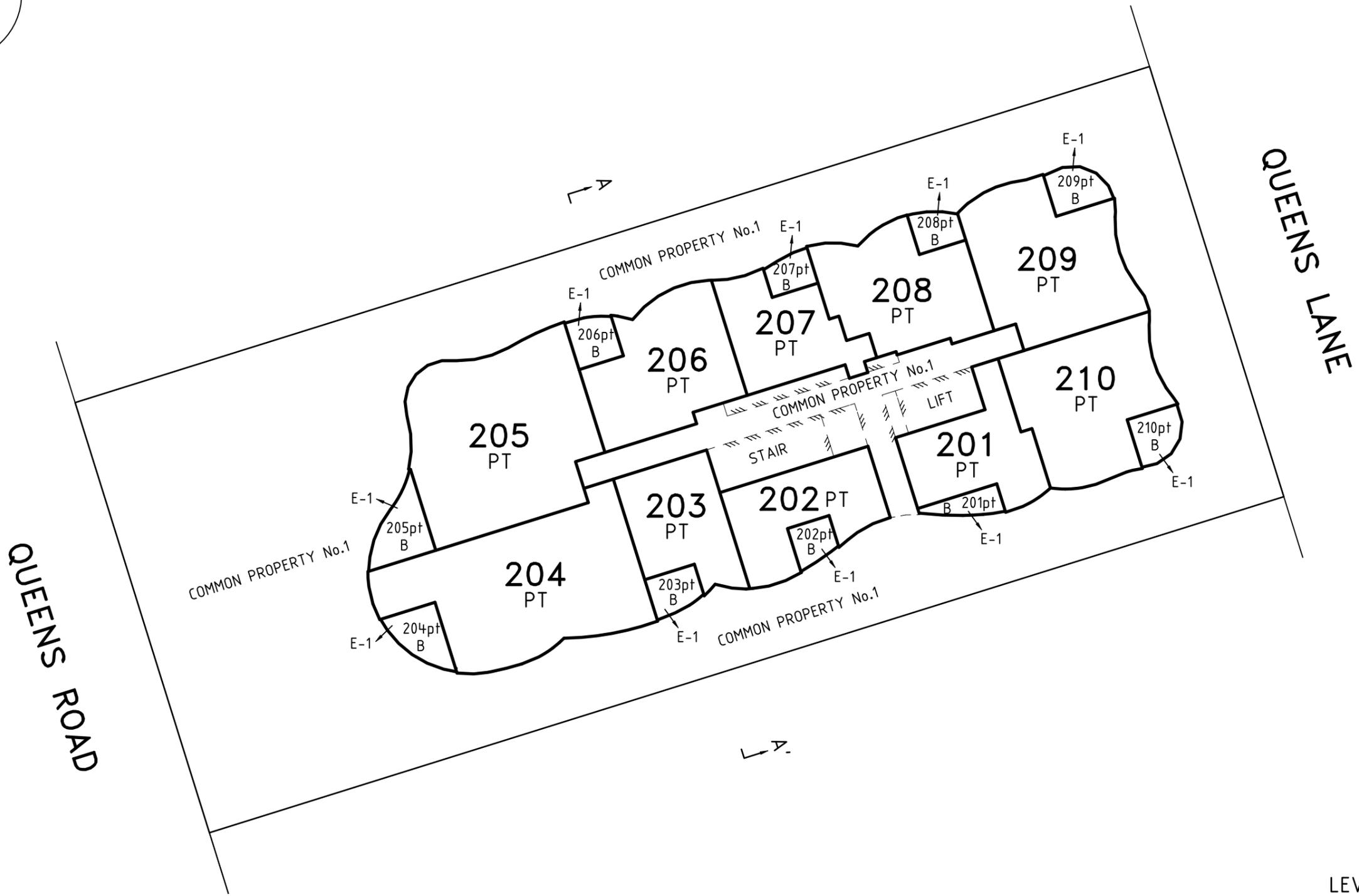
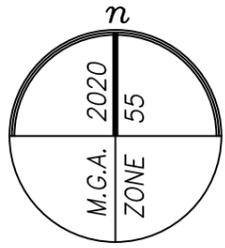


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ORIGINAL SHEET SIZE A3
SHEET 9

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LEVEL 2
DIAGRAM 8

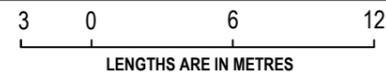


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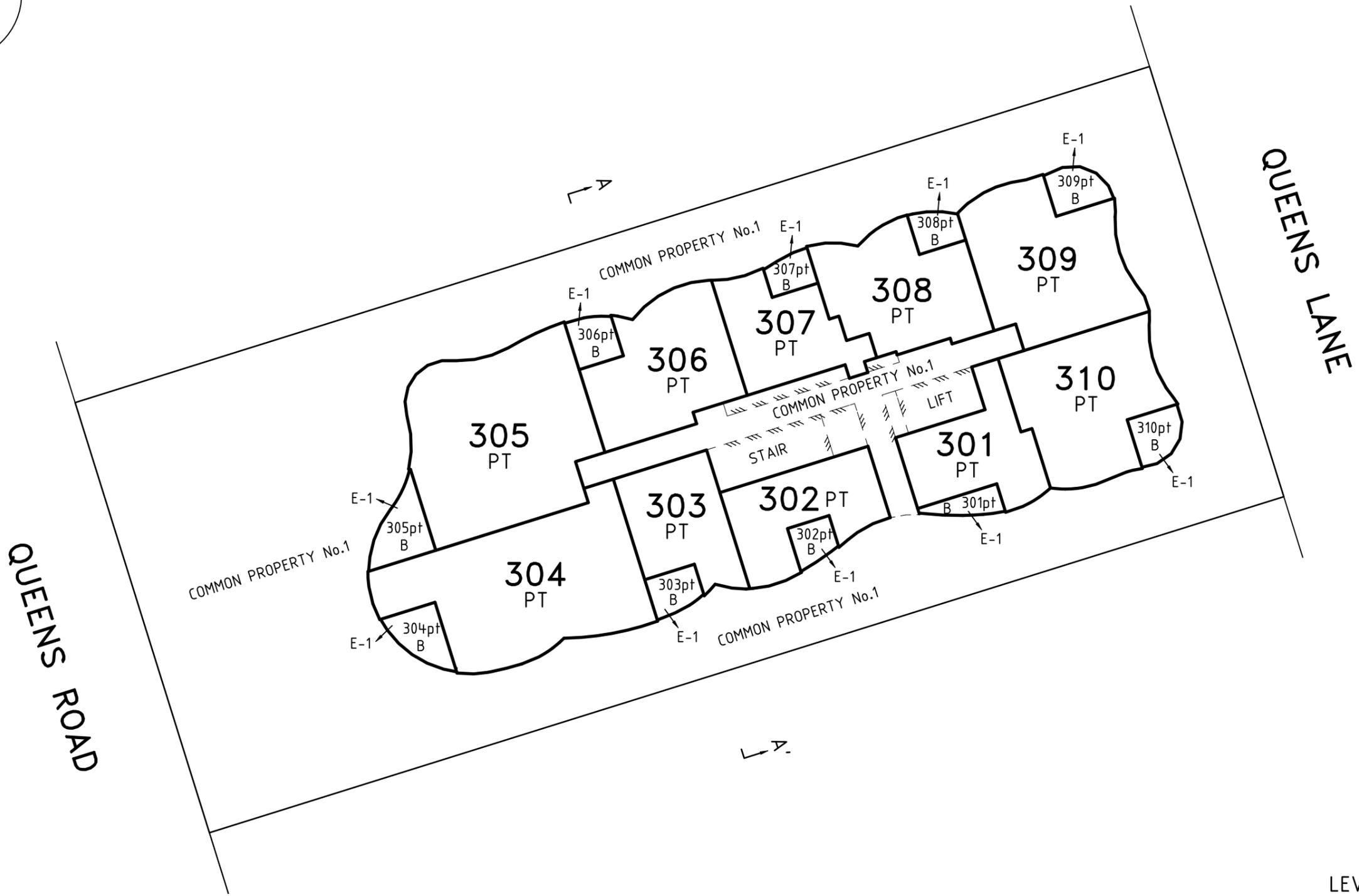
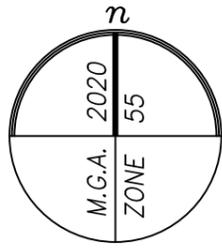


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ORIGINAL SHEET SIZE A3
SHEET 10

PLAN OF SUBDIVISION

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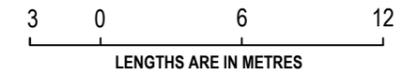
LEVEL 3
DIAGRAM 9



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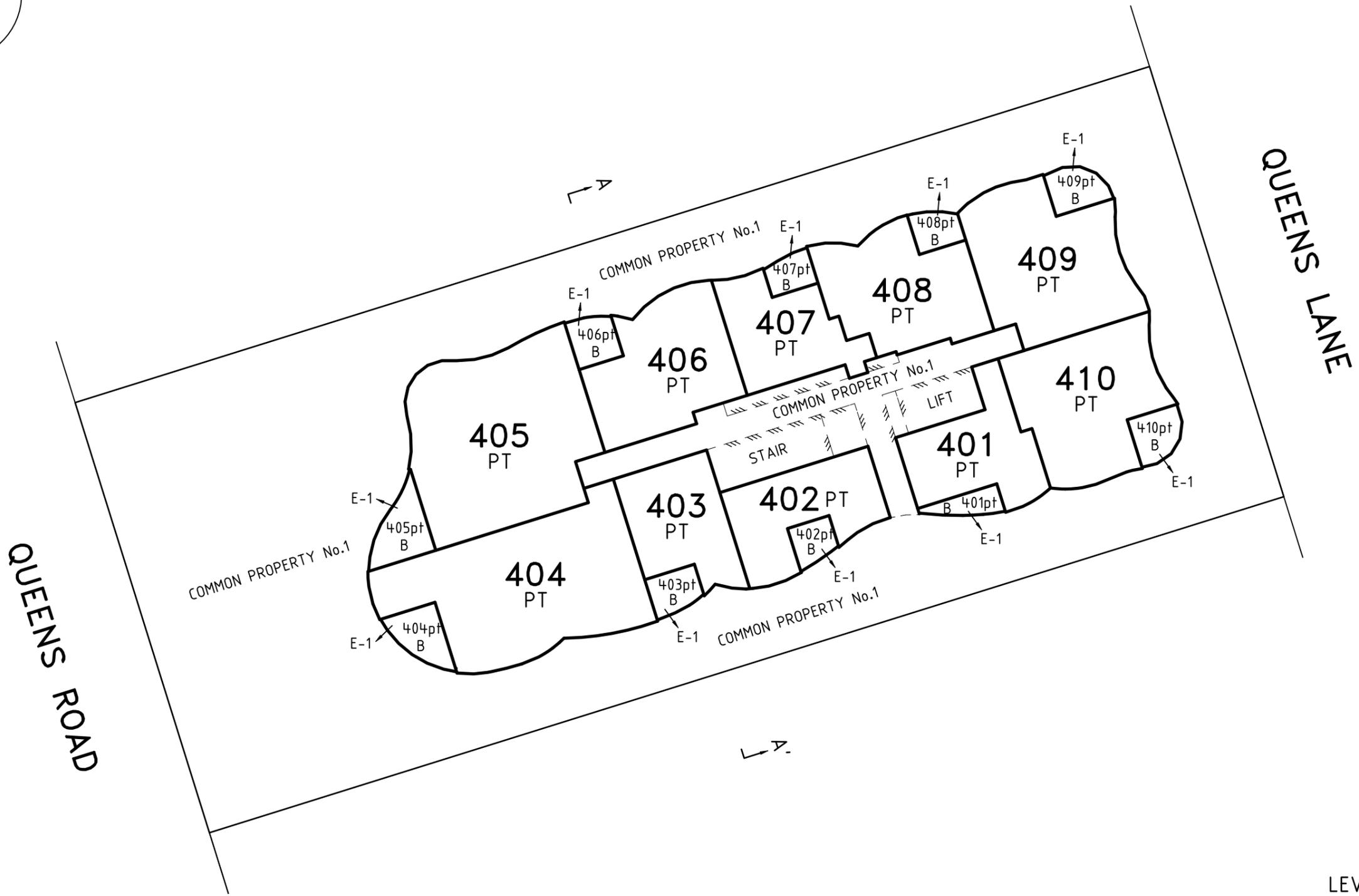
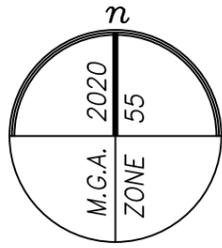


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ORIGINAL SHEET SIZE A3
SHEET 11

PLAN OF SUBDIVISION

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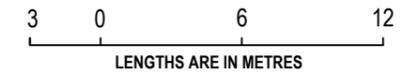
LEVEL 4
DIAGRAM 10



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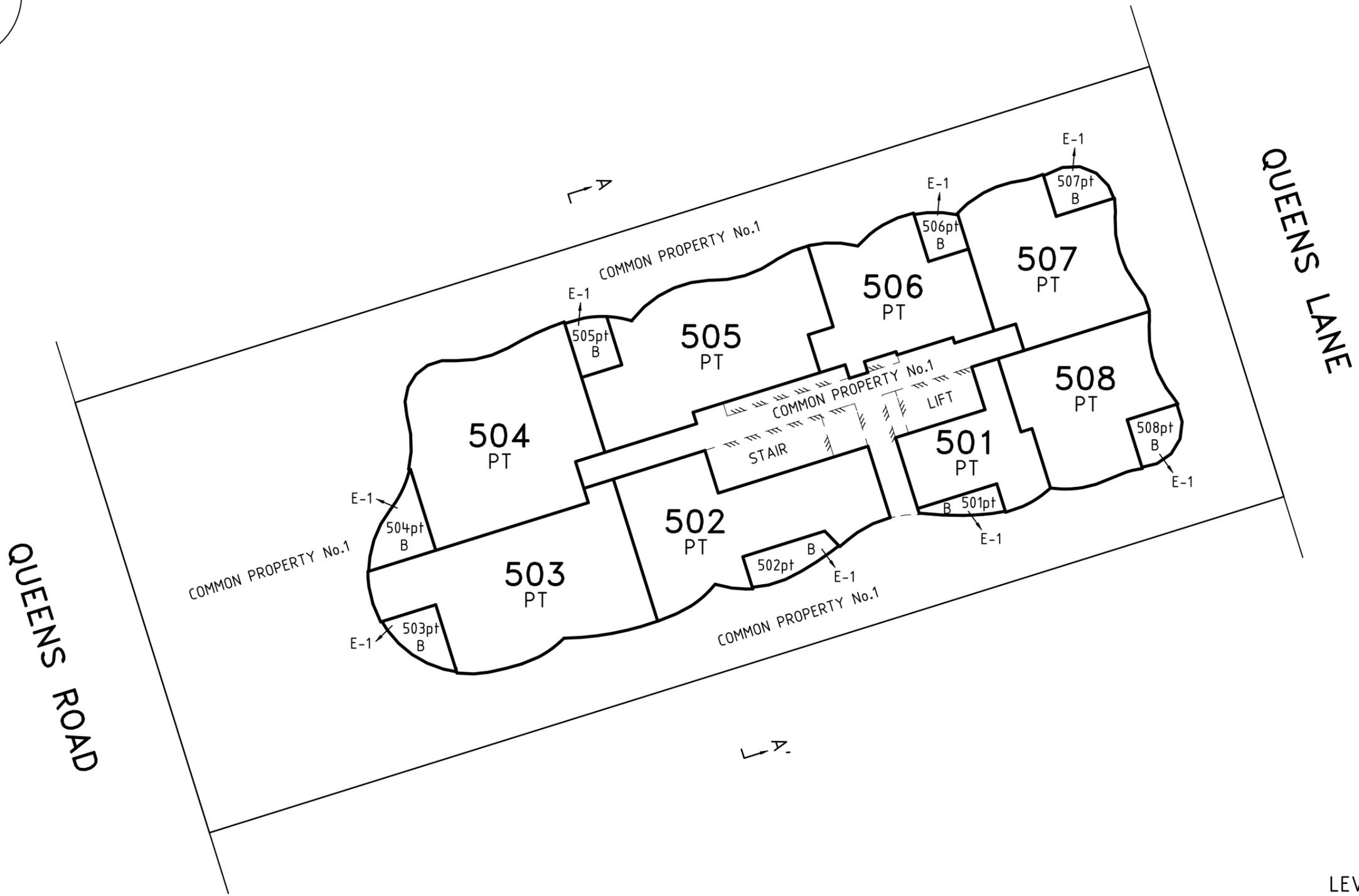
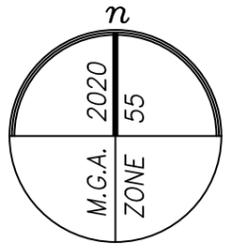


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ORIGINAL SHEET SIZE A3
SHEET 12

PLAN OF SUBDIVISION

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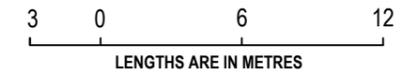


LEVEL 5
DIAGRAM 11



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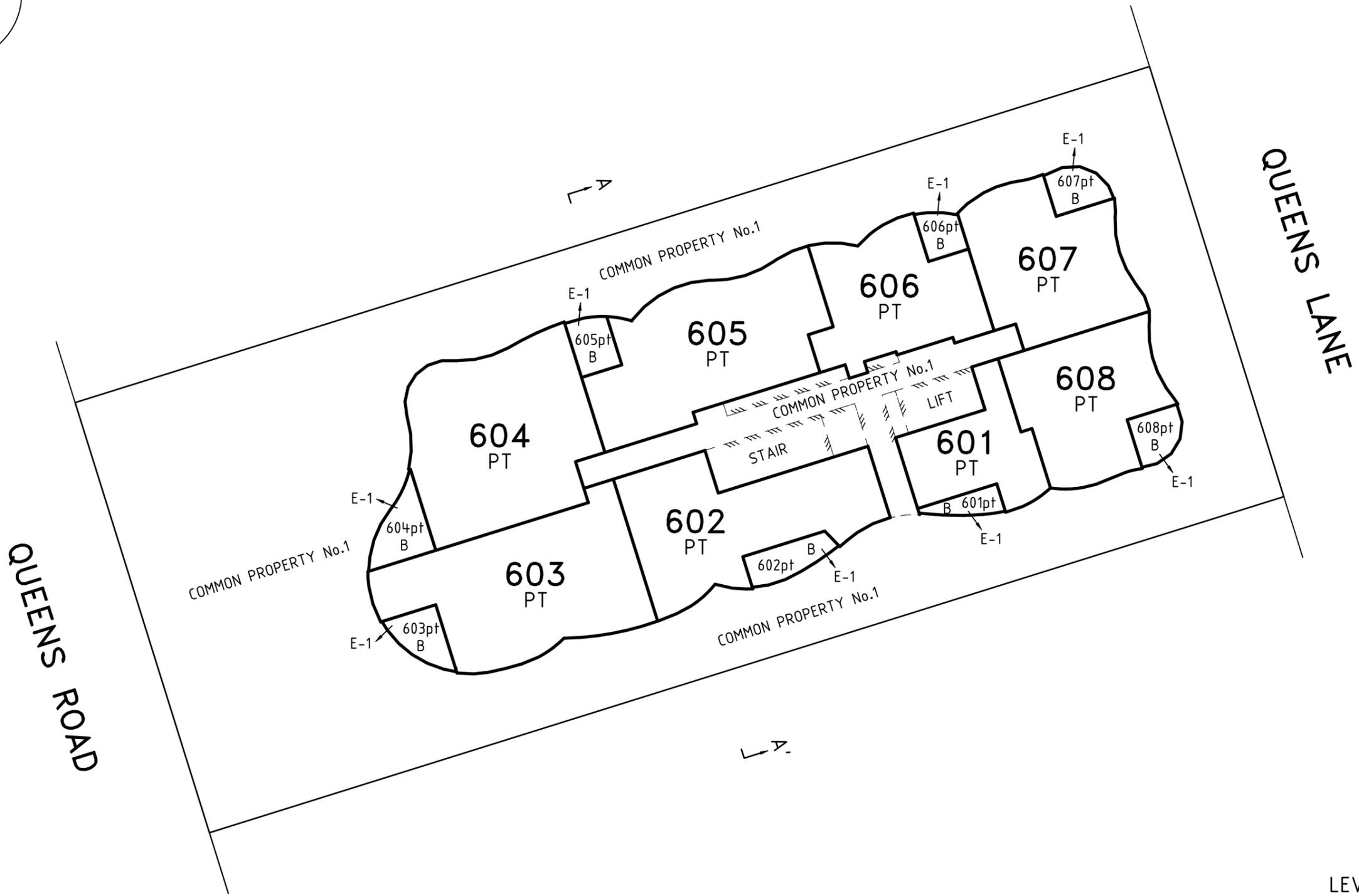
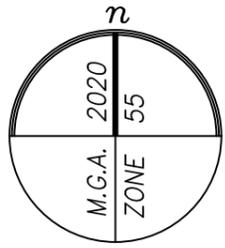


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SHEET 13

PLAN OF SUBDIVISION

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LEVEL 6
DIAGRAM 12

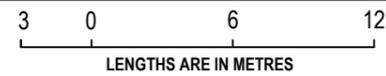


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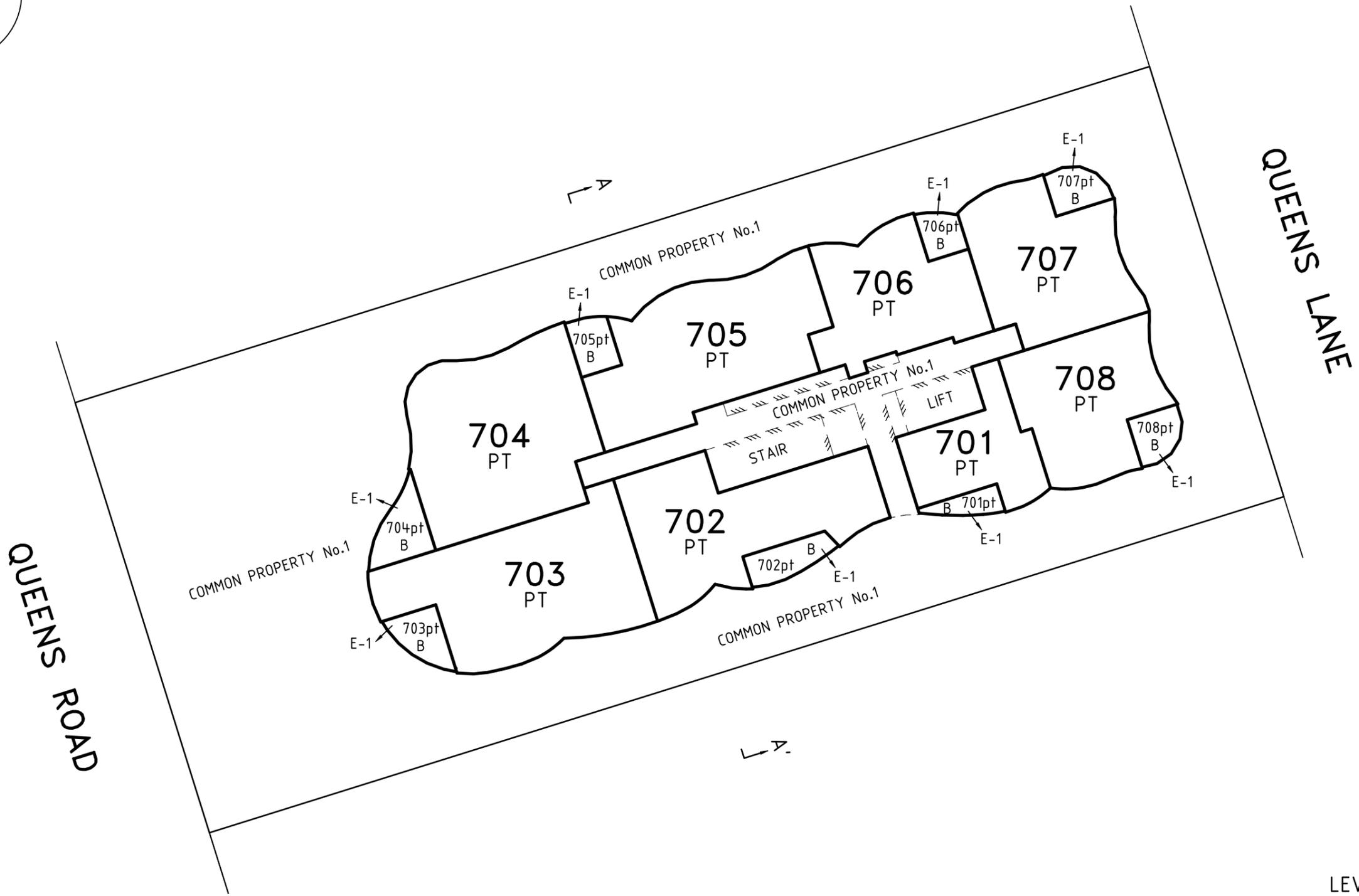
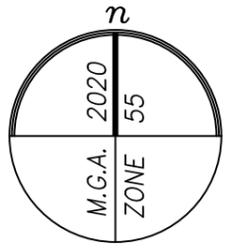


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ORIGINAL SHEET SIZE A3
SHEET 14

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LEVEL 7
DIAGRAM 13

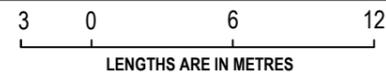


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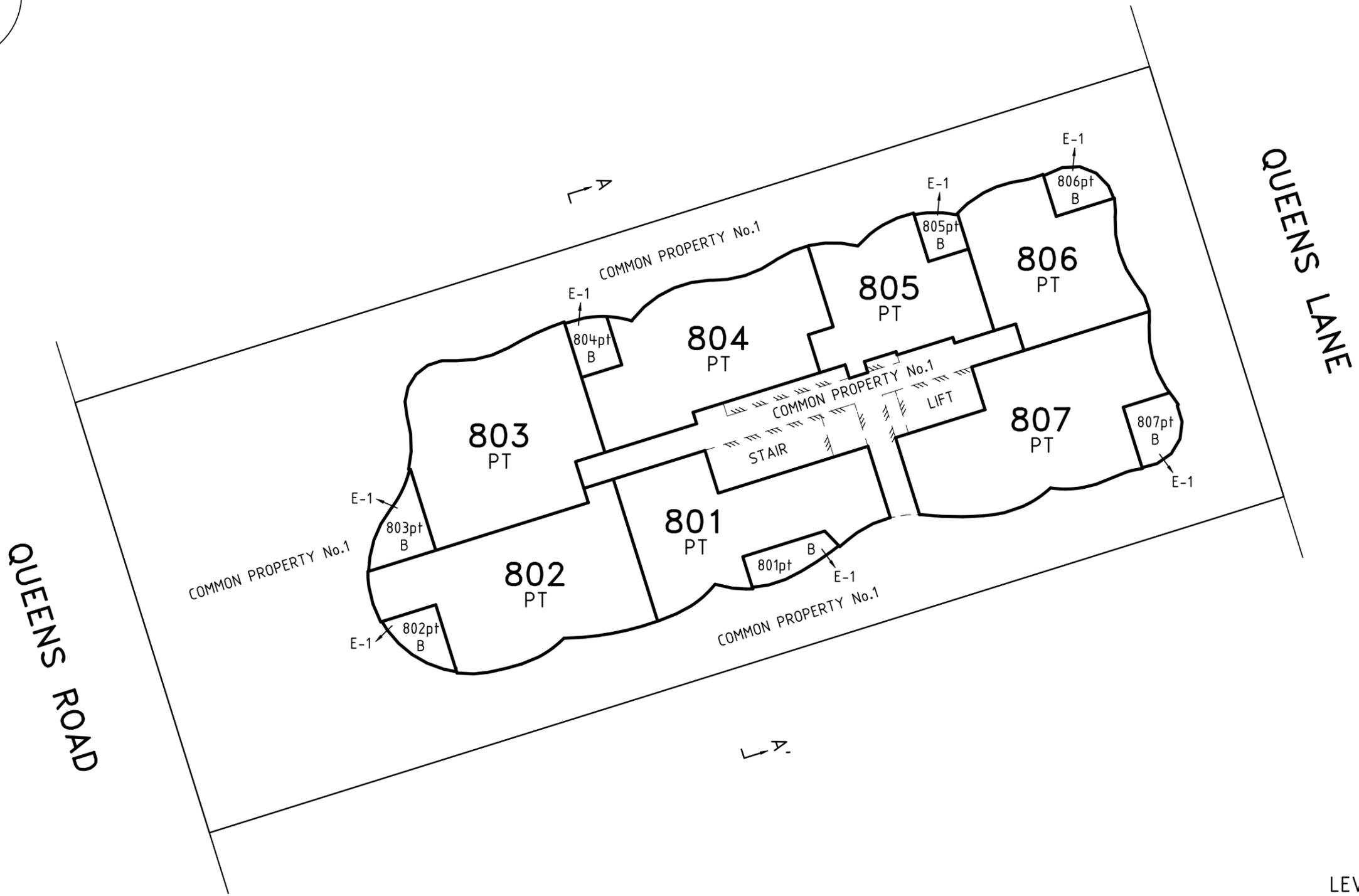
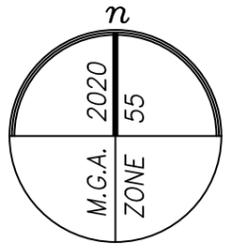


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ORIGINAL SHEET SIZE A3
SHEET 15

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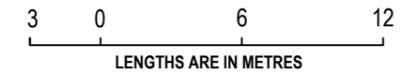


LEVEL 8
DIAGRAM 14



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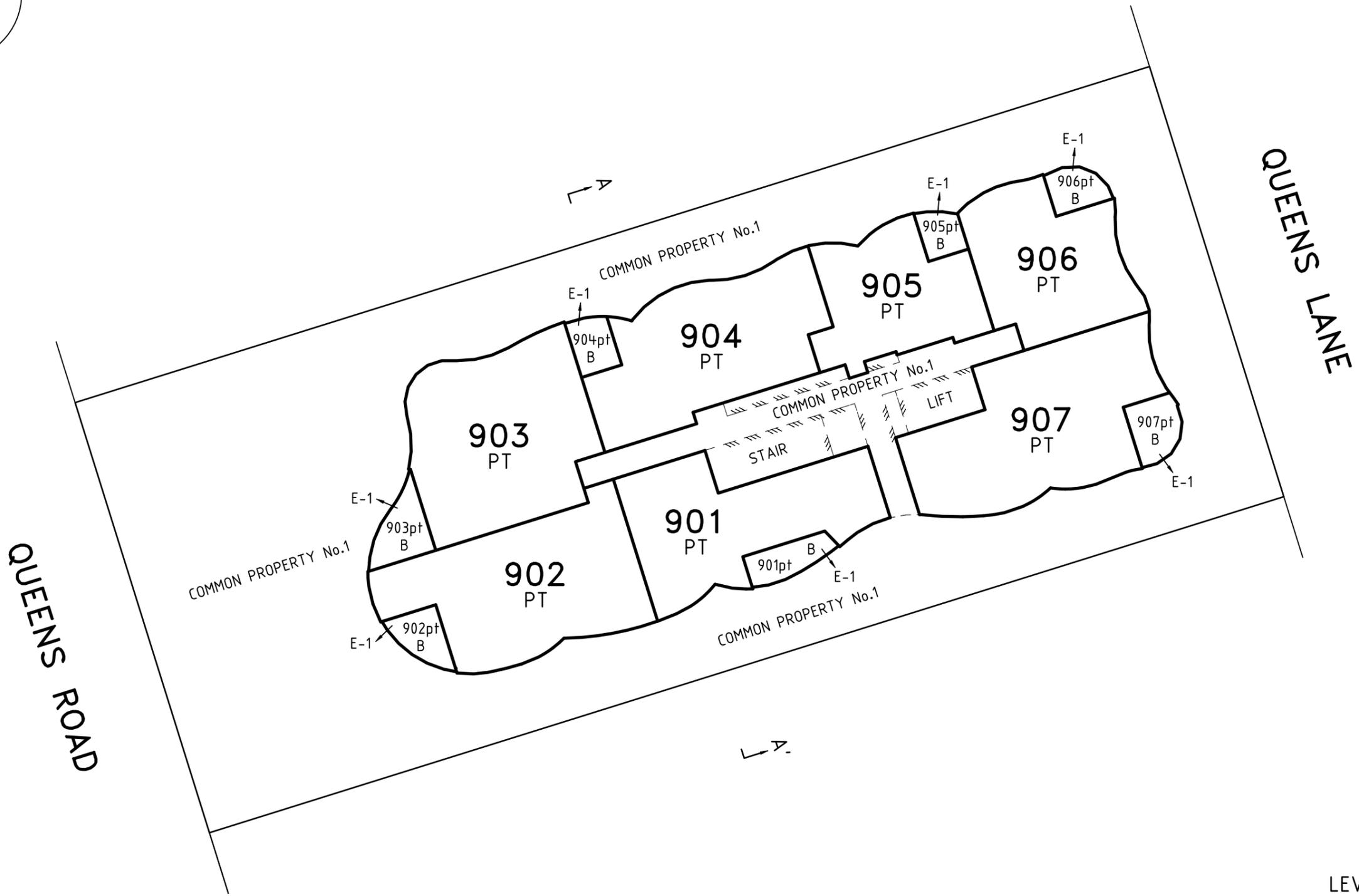
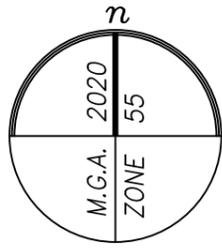


SCALE
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ORIGINAL SHEET SIZE A3
SHEET 16

PLAN OF SUBDIVISION

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LEVEL 9
DIAGRAM 15

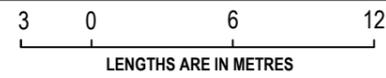


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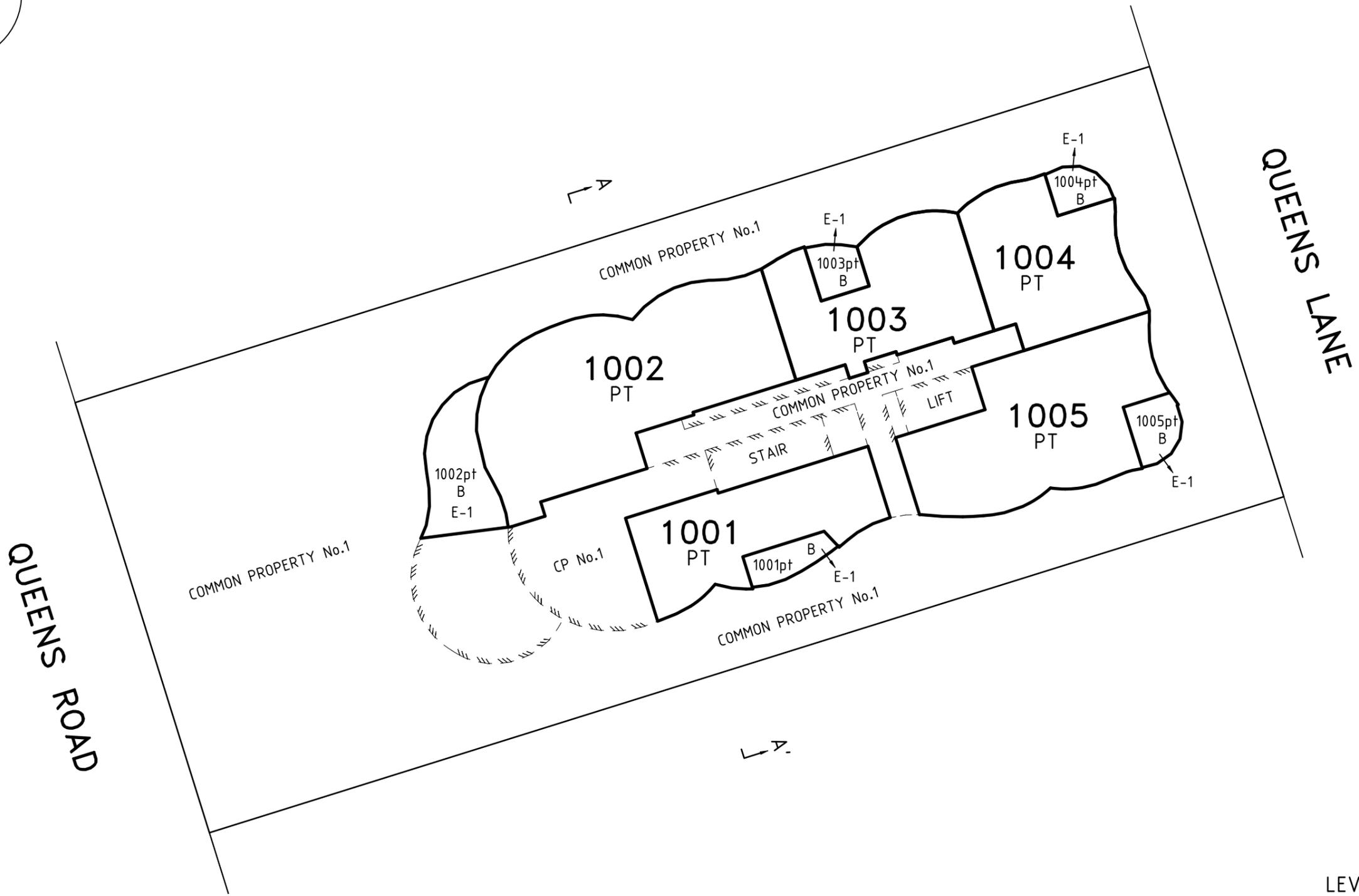
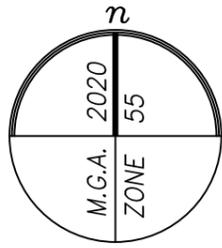


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ORIGINAL SHEET SIZE A3
SHEET 17

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LEVEL 10
DIAGRAM 16

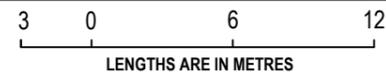


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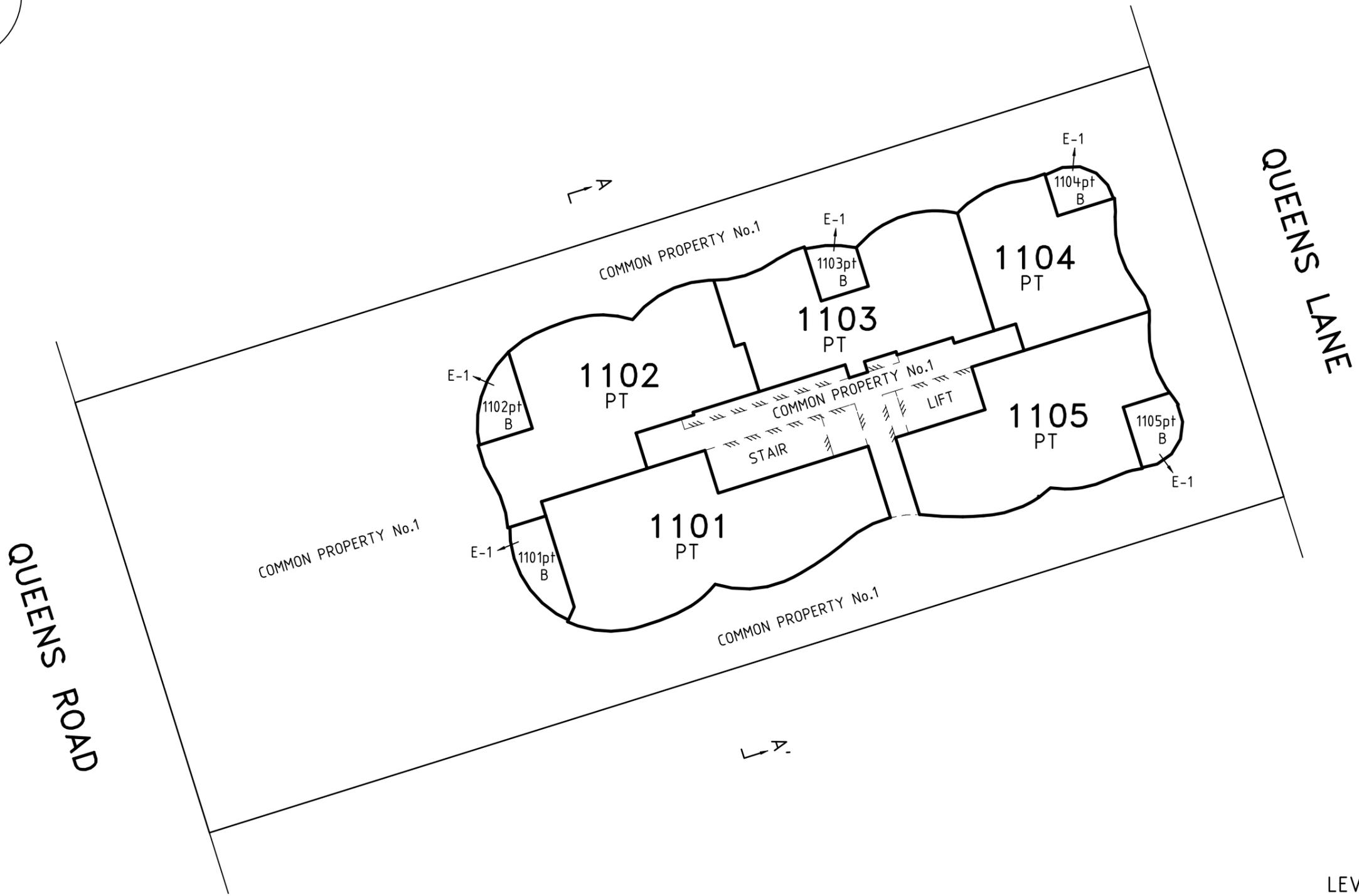
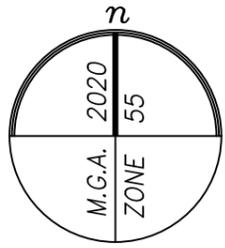


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ORIGINAL SHEET SIZE A3
SHEET 18

PLAN OF SUBDIVISION

PS 913307H



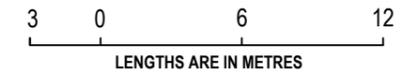
LEVEL 11
DIAGRAM 17



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LICENSED SURVEYOR **LACHLAN JAMES McCLEARY**

DATE 17/06/25 REFERENCE 304546
VERSION J DRAWING 304546-DJ

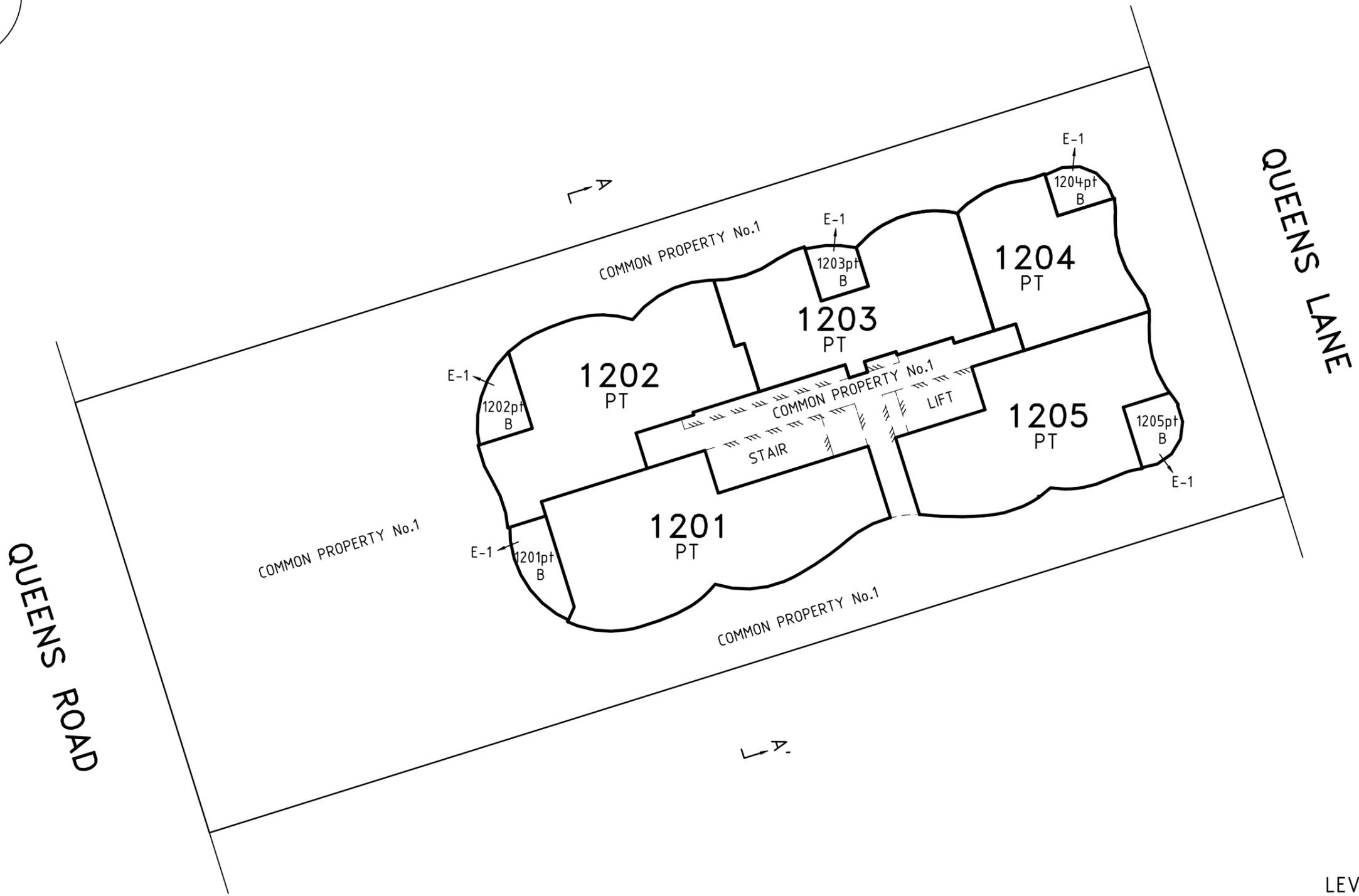
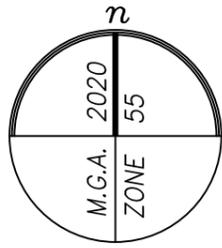


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PLAN OF SUBDIVISION

PS 913307H



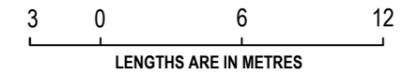
LEVEL 12
DIAGRAM 18



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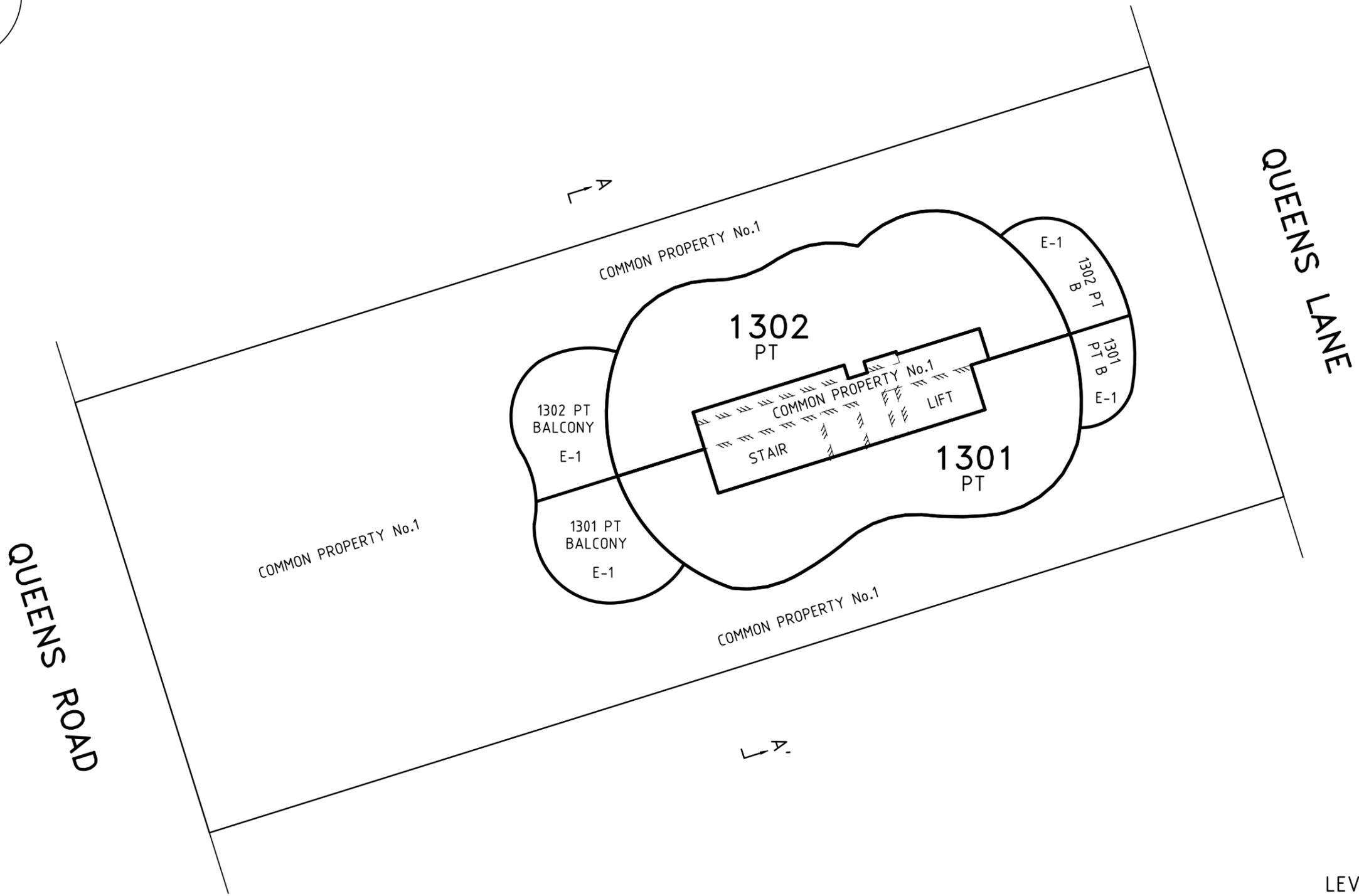
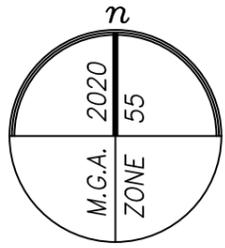


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ORIGINAL SHEET SIZE A3
SHEET 20

PLAN OF SUBDIVISION

PS 913307H



LEVEL 13
DIAGRAM 19

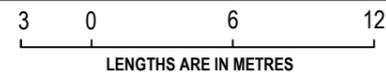


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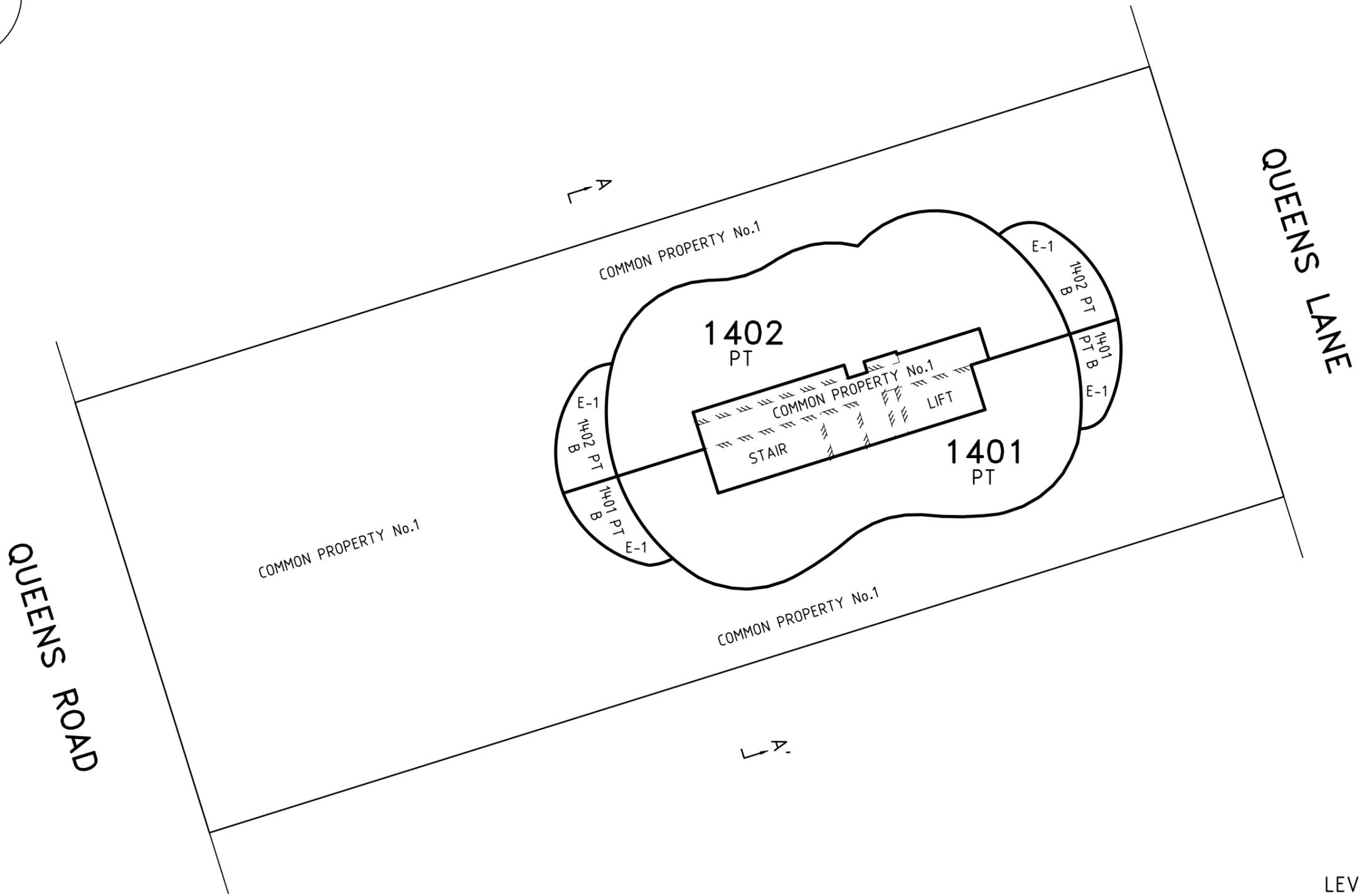
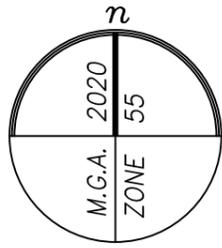


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ORIGINAL SHEET SIZE A3
SHEET 21

PLAN OF SUBDIVISION

PS 913307H

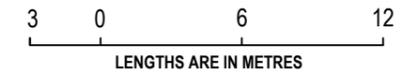


LEVEL 14
DIAGRAM 20



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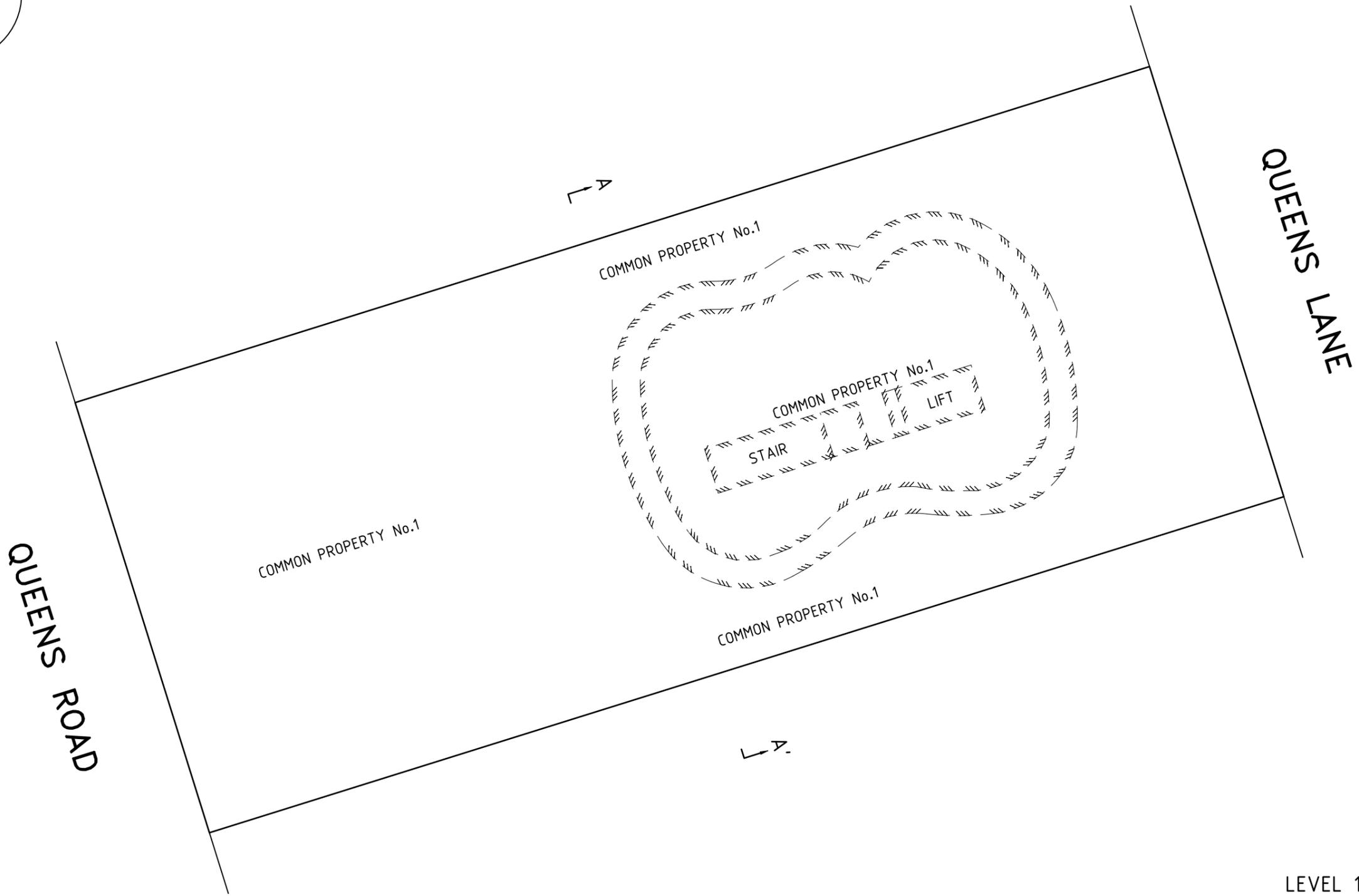
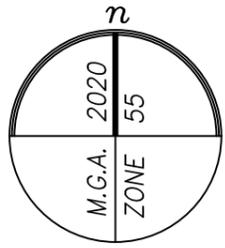


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ORIGINAL SHEET SIZE A3
SHEET 22

PLAN OF SUBDIVISION

PS 913307H



LEVEL 15 - ROOF
DIAGRAM 21

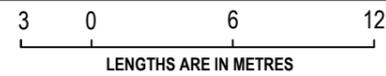


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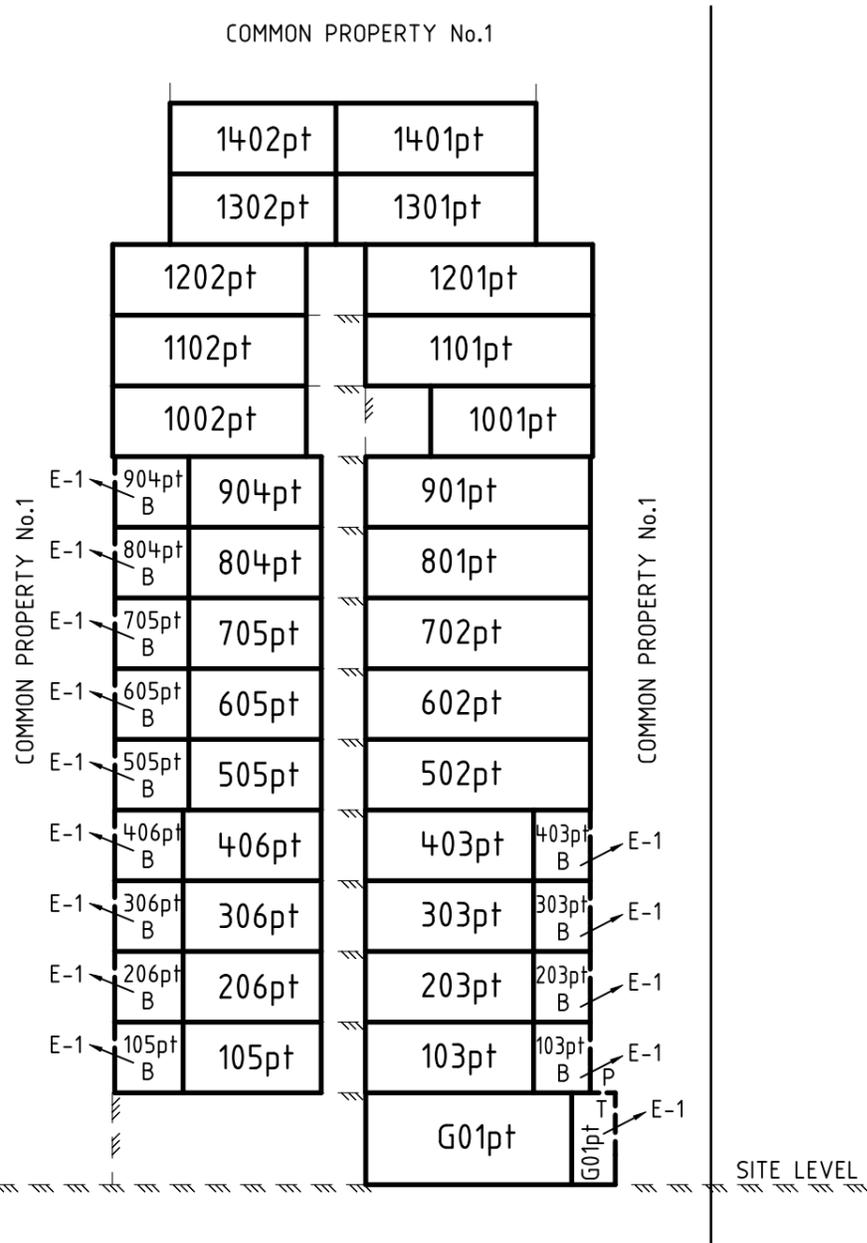


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ORIGINAL SHEET SIZE A3
SHEET 23

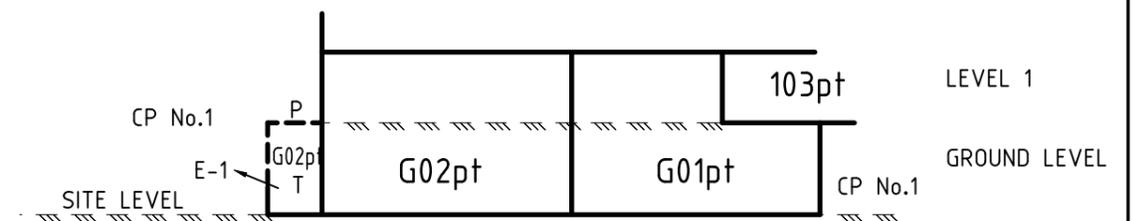
PLAN OF SUBDIVISION

PS 913307H



SECTION A-A'
NOT TO SCALE

- LEVEL 15 - ROOF
- LEVEL 14
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 13
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 12
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 11
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 10
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 9
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 8
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 7
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 6
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 5
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 4
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 3
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 2
TYPICAL FOR LOTS ON THIS LEVEL
- LEVEL 1
TYPICAL FOR LOTS ON THIS LEVEL EXCEPT FOR G02
- GROUND LEVEL



SECTION C-C'
NOT TO SCALE



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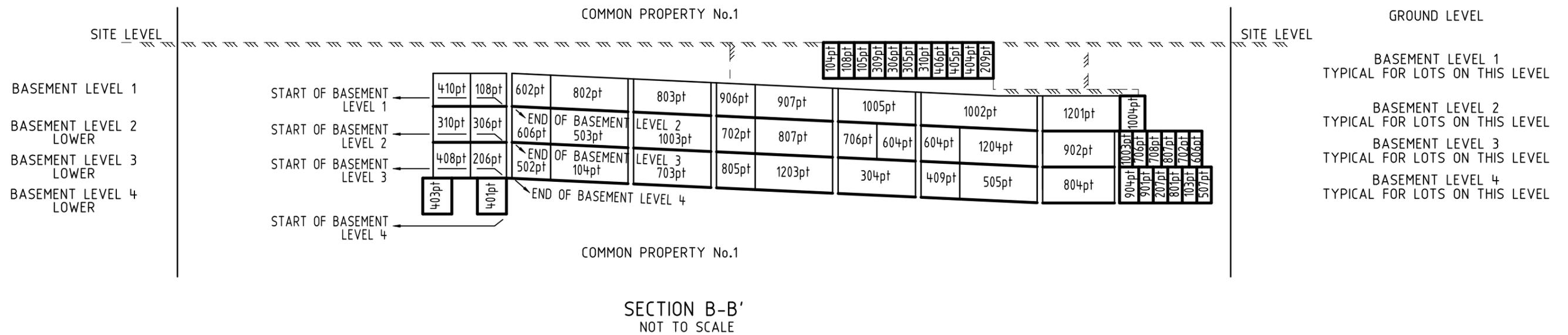


SCALE
N.T.S

ORIGINAL SHEET SIZE A3
SHEET 24

PLAN OF SUBDIVISION

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SCALE
N.T.S

ORIGINAL SHEET SIZE A3
 SHEET 25

CREATION OF RESTRICTION

For the purposes of restriction 1 and 2:

- "Mirvac" means any of Mirvac Victoria Pty Ltd or any of its related bodies corporate within the meaning of the Corporations Act 2001 (Cth).
- "Plan" means this Plan of Subdivision.
- "Planning Scheme" means the Port Phillip Planning Scheme.
- "Responsible Authority" means the responsible authority under the Planning Scheme from time to time.

CREATION OF RESTRICTION NO.1

The following restriction is to be created upon registration of this Plan by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots in the plan and Common Property No 1.

Land to be burdened: Lots in the plan and Common Property No 1.

Description of Restriction:

Except with the written consent of:

1. Mirvac or its nominees; or
2. each and every registered proprietor of a benefiting lot on the Plan except Common Property 1, the registered proprietor or proprietors for the time being of any burdened lot on the Plan or any owners corporation for any common property on the Plan burdened by this restriction, must not:
 - (a) place or erect on or affix to the exterior of any lot any part of the common property any advertising hoarding or other structure which is intended or is suitable for the display of advertisements nor permit others to do so, except where the advertising hoarding or other structure is required by law;
 - (b) use any lot or any part of the common property for any trade or business and must not allow others to do so, unless:
 - (i) the Planning Scheme allows for the trade or business to be carried on and from that lot; and
 - (ii) any requirements in respect of the trade or business required by the Responsible Authority from time to time are complied with;
 - (c) grant a lease, licence or other right to occupy a lot or any part of a lot for a period of less than 3 months and must not allow others to do so (or, if written consent is given pursuant to clause 1 or 2 above, subject to such commercially reasonable restrictions and conditions as Mirvac or the registered proprietors may establish from time to time), except where the occupier is overholding under the terms of a lease, licence or other right to occupy that had a term of at least 3 months; nor
 - (d) grant a lease, licence or other right to occupy any part of a lot which forms a car parking space independently of a lease, licence or right to occupy all of the relevant lot nor permit others to do so.

Restriction No.1 shall cease to apply to or affect the burdened land on 31st December 2040.

Nothing in this restriction applies to Mirvac.

CREATION OF RESTRICTION NO.2

The following restriction is to be created upon registration of this plan of subdivision ("Plan") by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to benefit: Lots in the plan and Common Property No 1.

Land to be burdened: Lots in the plan and Common Property No 1.

Description of Restriction:

Except with the written consent of:

1. Mirvac or its nominees; or
2. each and every registered proprietor of a benefiting lot on the Plan except Common Property 1, the registered proprietor or proprietors for the time being of any burdened lot on the Plan or any owners corporation for any common property on the Plan must not:
 - (a) install any fixtures, fittings, blinds or antennae which affect the external appearance of the burdened lot;
 - (b) install blinds, curtains or other coverings on the interior of any windows or doors which directly face the outside of a burdened lot unless the surface of the blinds, curtains or other coverings are:
 - (i) sheer curtains; in light grey colour
 - (ii) sunscreen roller blinds: manual chain operated or motorised; the fabric is to be charcoal backed fire rated polyester;
 - (iii) blackout roller blinds: equivalent to manual chain operated or motorised; flocked backing on fire rated polyester in charcoal colour; or
 - (iv) drawn curtain linings: hand drawn; in charcoal blackout liner.

Restriction No.2 shall cease to apply to or affect the burdened land on 31st December 2040.

Nothing in this restriction applies to Mirvac.

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	DATE 17/06/25 REFERENCE 304546 VERSION J DRAWING 304546-DJ	ORIGINAL SHEET SIZE A3
		SHEET 26