

24 April 2026

Department of Transport and Planning
Attn: Ms Julia Smith
GPO Box 2392
Melbourne VIC 3001

ADVERTISED PLAN

By Online Portal

Dear Julia,

SECTION 72 AMENDMENT APPLICATION PLANNING PERMIT – PA2403365-1 RESPONSE TO REQUEST FOR FURTHER INFORMATION NEERIM ROAD, MURRUMBEENA VIC 3163

We continue to act for *HHP Make NRM 1 Pty Ltd*, in relation to Planning Permit PA2403365 ('Planning Permit') and the proposed amendment made pursuant to section 72 of the *Planning and Environment Act 1987* ('Act').

We write in response to the Department of Transport and Planning ('Department') correspondence dated 30 March 2026, requesting further information pursuant to section 54 of the Act.

This response seeks to address the matters raised in the request for further information and is accompanied by updated application material for the proposed development. To assist your consideration, please find herewith the following documentation in support of the application:

- Updated land title information at **Appendix A**;
- Updated Architectural Plans prepared by *Fieldwork* (23 April 2026);
- Updated Façade Strategy prepared by *Fieldwork* (23 April 2026);
- Updated Landscape Plan prepared by *Mala* (23 April 2026);
- Updated Wind Impact Assessment prepared by *Vipac Engineers & Scientists* (24 April 2026); and
- Studio precedent analysis prepared by *Fieldwork* (23 April 2026).

We request that this information replace any corresponding information lodged with the application and that it form the basis of any decision on the application.

Since submitting the amendment application, our client has now formally secured a builder *Ironside* and has subsequently submitted a suite of additional material to relevant authorities as required by the Planning Permit in preparation of construction commencing in the near future. This includes the Construction Management Plan being submitted to Glen Eira Council as required by Condition 28 and various material being prepared to shortly be submitted in responding to referral authority Conditions 33 to 49 given the adjoining railway interface.

In context of this pending construction commencement and need for additional housing in such locations, we respectfully request the opportunity to meet and discuss this matter with you further and the below responses provided to the Department's request for additional information as follows:

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Information required as part of the application

Section 72 Amendment:

1. **Appendix A** contains updated and full copies of existing titles, including for additional land to the south included as part of this amendment application.

Specifically the land forming part of this application and thus the Planning Unit is commonly referred to as Neerim Road, Murrumbeena and Railway Parade, Murrumbeena and comprises the following allotments:

Neerim Road, Murrumbeena

- Crown Allotment 2012 Parish of Prahran East of Elsternwick (being the allotment the existing Planning Permit applies to) and commonly referred to as Neerim Road, Murrumbeena;
- Part of Lot 1 on TP94602X
- Part of Crown Allotments 2033 and 2035 Parish of Elsternwick

Railway Parade, Murrumbeena

- Part of Lot 1 on TP968098R

Appendix B contains a letter from *Vida Rail* informing the status of these additional allotments which are being sold to our client to facilitate the proposed development with this letter containing a draft plan of subdivision informing the extent of the additional land being Lots 2 and 3 on draft plan of subdivision 932204L.

2. Given the status of the land transaction for the above existing allotments, the address of the land currently stated in the Planning Permit will need to be amended to capture the additional land parcels.

Endorsement request

3. Enclosed is an updated landscape plan prepared by *MALA* (31 March 2026) in response to Condition 7 requirements of the Planning Permit, which has notably progressed through the detailed design phase in anticipation of construction shortly commencing. The updated architectural plans prepared by *Fieldwork* further capture relevant background landscaping for consistency purposes and as required by Condition 1k) of the Planning Permit.
4. Enclosed is an updated façade strategy prepared by *Fieldwork* providing the following additional detail as requested by the Department:
 - Additional detail for the development's rear, through a coloured elevation at Drawing No. TP5010 and which includes material references, descriptions of treatments and successful precedent images as stated within Condition 5 requirements.
 - Additional 1:50 elevations of the following ground level areas to further inform the façade detail and treatments in these locations:
 - the western elevation to the under croft (Drawing No. TP5008)
 - the northern and southern supermarket entrances (Drawing No. TP5008)
 - the northern elevation of the loading dock and services area (Drawing No. TP5009)
 - the north-eastern retail tenancy (Drawing No. TP5009)
5. The ground floor plan has been updated to capture the various landscape treatments and response to the western under-croft area, including wind mitigation measures informed by *Vipac Engineers & Scientists*. The submitted wind report has further been updated to reference and include this latest ground floor plan in order for it to be endorsed as part of this submission pursuant to Condition 16 of the Planning Permit.

6. The draft 173 agreement as required by Condition 32 of the Planning Permit was provided in word format to enable the Department review and provide any necessary track-changes.

It is noted that this draft 173 agreement and Condition 32 requirements do not form part of the town planning endorsement conditions with the various material submitted able to be endorsed independent of this agreement. We will however separately upload the drafted agreement so it is separate to this process.

Preliminary Concerns

1. As noted in the original amendment application planning submission, the dwelling typology and diversity has been revised in direct response to market feedback, with a clear increase in demand for one-bedroom and studio apartments. This purchaser demand has arisen primarily due to their more affordable price point, particularly when a comparison is made to the former three-bedroom typologies and alternative options in the market, being for instance stand-alone larger three-bedroom dwellings within the suburb or Murrumbeena. The Tribunal decision in *GFM Investment Management Limited ATF GFM Home Trust II Subtrust No 9 v Port Phillip CC [2024] VCAT 458* recently addressed this housing diversity issue, when considering a greater precinct/area stating:

*'Firstly, we consider that developments like that proposed for the review site have a primary role of providing diversity from the traditional housing stock, which most often comprises larger households of three or more bedrooms. The proposal to provide a significant amount of smaller apartments in this development, will provide the desired level of diversity from the traditional housing stock that is found throughout Melbourne's suburbs.'*¹

The feedback received is that the those currently in the housing market for three-bedroom housing, will gravitate towards alternative options, or the 'traditional housing stock' as referenced in the aforementioned Tribunal decision, with such housing notably evident across the suburb of Murrumbeena. This is due to the price point difference between such existing housing and three-bedroom apartments and other factors (i.e. no owner corporation fees, larger lot, land size area) limiting the demand for three-bedroom apartments in this location. As previously noted however, if the market does change or there are purchaser requests for larger, three-bedroom apartments the development is designed to provide this through amalgamation of apartments.

As noted, this feedback and demand for smaller one-bedroom apartments and studio apartments is not just limited to Murrumbeena, but greater Metropolitan Melbourne. The project team has been involved in several other developments with the Department/Minister for Planning that accommodate studio apartments which are designed with similar layouts to those now proposed by this amendment application. Enclosed is a precedent study of similar studio rooms recently approved, including by the Minister for Planning².

In responding to the Department's preliminary comments the studio rooms have however been revised to further improve their functionality and layout by including a bedhead ledge and updated kitchen joinery, enabling compliance with Standard D26 requirements of Clause 58.07-1 when acknowledging the unique overlap/combination of living/bedroom areas, as is a studio apartment layout.

Accordingly, the amended design response and layout of apartments provides a diversity of housing within the development and in this location of Murrumbeena and an excellent response to Clause 58 requirements, noting the north-facing arrangement of all dwellings and extent of common areas within the development.

2. The landscape plan prepared by *Mala* provides for the clear north-south pedestrian link as required by Condition 7j), widening the existing connection to the station forecourt beneath the building's under-croft space and private dining areas east of this link. A separate connection is also provided directly west of the building entrances.

¹ Paragraph 58

² As an example, refer to Planning Permits: PA2101205 (2-6 Ballarat Street, 14-18 Ovens Street, Brunswick); PA2503827 (32-34 Oakover Road, Preston); PA2101309 (402-432 & 434-444 Macaulay Road, Kensington); PA2000891 (77-83 Sutton Street, North Melbourne)

We provide this response, supporting material and comments to assist in your consideration of the amended proposal and trust the above is sufficient for you to determine the application and endorse corresponding material pursuant to Condition 1 of the Planning Permit.

As no material detriment will arise as a result of this amended application by way of built form changes and the lower car parking rates now in place following the gazettal of Amendment VC277 it is respectfully requested the Department as the Responsible Authority in this application exempt the matter from public notice requirements pursuant to Section 52(1)(a) of the Act.

Please contact the undersigned on 03 8626 9090 (email: wilson@pppartners.com.au) should the Department have any queries regarding the correspondence.

Yours faithfully,



MATHEW WILSON
Planning & Property Partners Pty Ltd

Appendix A – Copies of Title

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

VOLUME 12643 FOLIO 050

Security no : 124133711794W
Produced 13/04/2026 12:38 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2035 Parish of Prahran East of Elsternwick.
PARENT TITLE Volume 12598 Folio 329

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP972969L 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: NEERIM ROAD MURRUMBEENA VIC 3163

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 11/11/2025

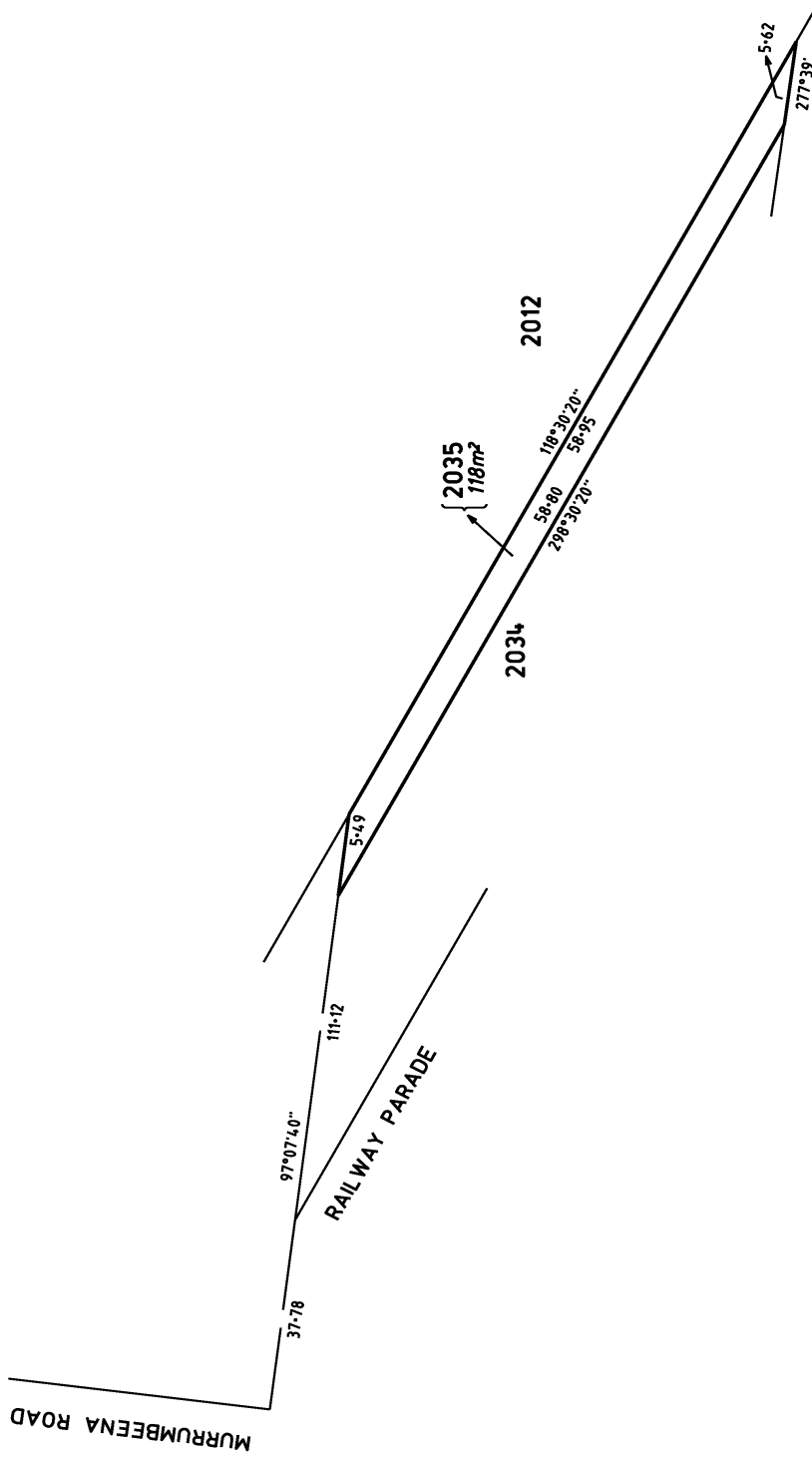
DOCUMENT END

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TP972969L

MGA94
ZONE55



SCALE
1:300

3 0 3 6 9 12
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Matthew Laidler, Licensed Surveyor,
Surveyor's Plan Version (1),
13/03/2025, SPEAR Ref: S245800H

Certified by Craig Sandy
Surveyor-General
04:24 PM 31/03/2025
SPEAR Ref: S245800H

SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF
TRANSPORT AND PLANNING

Amended by: Matthew Laidler, Licensed Surveyor 27/03/2025.

TP972969L

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipelines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF
TRANSPORT AND PLANNING

ORIGINAL SHEET SIZE: A3

SHEET 3

Certified by Craig Sandy
Surveyor-General
04:24 PM 31/03/2025
SPEAR Ref: S245800H

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

VOLUME 12351 FOLIO 715

Security no : 124133711795V
Produced 13/04/2026 12:38 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2012 Parish of Prahran East of Elsternwick.
PARENT TITLE Volume 12325 Folio 924

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP969489U 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)

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TP969489U

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

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- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the "reserved minerals");
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING

ORIGINAL SHEET SIZE: A3

SHEET 2

Certified by Edward Stefan Cichocki
Acting Surveyor-General
04:09 PM
10/09/2021

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

VOLUME 12660 FOLIO 242

Security no : 124133711793X
Produced 13/04/2026 12:38 PM

LAND DESCRIPTION

Lot 1 on Title Plan 974602X.
PARENT TITLE Volume 11562 Folio 385
Created by Application No. 148587K 05/03/2026

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
Application No. 148587K 05/03/2026

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP974602X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AP148587K (B)	SURVEY CONVERSION	Registered	05/03/2026

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

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

Street Address: NEERIM ROAD MURRUMBEENA VIC 3163

ADMINISTRATIVE NOTICES

NIL

eCT Control 19241U PARTNERS OF HALL & WILCOX
Effective from 05/03/2026

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TITLE PLAN		EDITION 1	TP 974602X		
LOCATION OF LAND PARISH: PRAHRAN EAST OF ELSTERNWICK TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 101 (PART) LAST PLAN REFERENCE: LOT 1 ON TP968097T DERIVED FROM: VOL. 11562 FOL. 385 DEPTH LIMITATION: NIL		NOTATIONS N.I.T. = Not In Title			
EASEMENT INFORMATION				THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: J.H. Date: 5/03/2026 Assistant Registrar of Titles	
E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT					
Easement Reference	Purpose	Width (Metres)	Origin		
LENGTHS ARE IN METRES	SCALE	DEALING / FILE No: AP148587K		DEALING CODE: 15	
		GOVERNMENT GAZETTE No:		SHEET 1 OF 1	

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

VOLUME 12642 FOLIO 053

Security no : 124133711792Y
Produced 13/04/2026 12:38 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2033 Parish of Prahran East of Elsternwick.
PARENT TITLE Volume 12598 Folio 889

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP972968N 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: NEERIM ROAD MURRUMBEENA VIC 3163

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
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TP972968N

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

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- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipelines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF
TRANSPORT AND PLANNING

ORIGINAL SHEET SIZE: A3

SHEET 2

Certified by Craig Sandy
Surveyor-General
04:22 PM 31/03/2025
SPEAR Ref: S245799P

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PLAN OF CROWN ALLOTMENT		EDITION 1	OP127074X
LOCATION OF LAND COUNTY : BOURKE PARISH : PRAHRAN (3416B) EAST OF ELSTERNWICK CROWN ALLOTMENT : 2034, 2035 SPI : 2034\PP3416B, 2035\PP3416B TITLE REFERENCE : C/F VOL.12227 FOL.902		NOTATIONS: Prepared from: VDP, P81(10), OP125164, OP125563, (RC)SP23960A	
ORIGINAL SHEET SIZE: A3		CERTIFICATION BY SURVEYOR	SHEET 1 OF 1
SCALE 1:1000 LENGTHS ARE IN METRES	NS	I, Kenneth D Adams of 8 Borola Court, Croydon, VIC, 3136 certify that this plan correctly represents the information obtained by me from the sources indicated on this plan.	
FILE REF: SURVEYORS REF: OP127074X.dgn DRAWN: KDA EXAMINED: TH 9/12/2024		Digitally signed by Kenneth D Adams 29/10/2024 Licensed Surveyor, Surveying Act 2004	
SURVEYOR-GENERAL VICTORIA DEPARTMENT OF TRANSPORT AND PLANNING		Digitally signed by: Kenneth D Adams, Licensed Surveyor, Surveyor's Plan Version (1), 29/10/2024, SPEAR Ref: S239184S	Certified by Craig Sandy Surveyor-General 07:17 PM 24/02/2025 SPEAR Ref: S239184S

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

VOLUME 01099 FOLIO 718

Security no : 124133725957B
Produced 13/04/2026 04:18 PM

LAND DESCRIPTION

Lot 1 on Title Plan 968098R.
PARENT TITLE Volume 00289 Folio 683
Created by instrument 0077665 08/04/1879

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008
AN228338F 28/10/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP968098R 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: RAILWAY PARADE MURRUMBEENA VIC 3163

ADMINISTRATIVE NOTICES

NIL

eCT Control 19207U CORRS CHAMBERS WESTGARTH
Effective from 27/07/2021

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TITLE PLAN				EDITION 1 TP968098R	
LOCATION OF LAND PARISH : PRAHRAN EAST OF ELSTERNWICK CROWN PORTION : 77 (PART) LAST PLAN REFERENCE: TP933832L (LOT1) DERIVED FROM: Vol. 1099 Fol.718 DEPTH LIMITATION : NIL				NOTATIONS: Dimensions are based on survey refer Roads Corporation SP23960	
EASEMENT INFORMATION E- ENCUMBERING EASEMENT R- ENCUMBERING EASEMENT (ROAD) A- APPURTENANT EASEMENT					THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES. Checked by: SN Date: 23 / 07 / 2021 Assistant Registrar of Titles
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited/in favour of	
DIAGRAM NOT TO SCALE					
<p>The diagram illustrates the layout of the land parcels. Lot 1 is a large parcel of 1.238ha, bounded by bearings and distances: 119°-65' (167.69m), 97°-39' (157.48m), 298°-38' (23.24m), 258°-08' (23.24m), 118°-34' (221.97m), 298°-34' (233.50m), and 187°-38' (32.31m). Lot A is a smaller parcel of 47.3m², bounded by bearings and distances: 97°-39' (15.76m), 16°-87' (16.87m), 298°-30'20" (5.00m), and 208°-31'20" (208.31m). Neerim Road is shown with a width of 218.44m. A railway line is also depicted. The diagram is oriented with a north arrow and labeled as MGA94 Zone 55. Adjacent lots 2001 and 78 are also indicated.</p>					
LENGTHS ARE IN METRES	SCALE 1:1500	DEALING/FILE No: AU505486K		DEALING CODE: 45Q	
GOVERNMENT GAZETTE No:				SHEET 1 OF 1	

Appendix B – VIDA Rail Correspondence

Julia Smith
Principal Planner, Development Assessment
Department of Transport and Planning
GPO Box 2392
Melbourne Vic 3001

Dear Julia

APPLICATION TO AMEND PLANNING PERMIT PA2403365-1 NEERIM ROAD MURRUMBEENA VIC 3163

We refer to the letter dated 30 March 2026 in respect of the Murrumbeena IDO project and the request for further information in respect of the proposed land identified in the permit application, we note the following:

- The parcels of land required for the development will be sold to the Developer as three separate parcels:
 - Parcel 1: Crown Allotment 2012 (Refer **Attachment 1**)
 - Parcel 2: Lot 2 on the Draft Plan of Subdivision 932204L (Refer **Attachment 2**)
 - Parcel 3: Lot 3 on the Draft Plan of Subdivision 932204L (Refer **Attachment 2**)
- Parcel 1 has been created via a Crown Grant issued on 6 January 2022 and no further amendment is proposed.
- With regard to parcels 2 and 3, these are currently being created via a s35 subdivision process.
 - It is noted that the following processes have already taken place to facilitate the creation of these lots:
 - Crown Land conversion to freehold title:
 - Crown Allotment 2033 and 2035 (produced 11-11-2025)
 - s15 removal of notations from TP974602X (produced 10-03-2026)
 - the draft plan of subdivision for the new lots has been prepared and is with VicTrack external legal.
 - The draft Plan of subdivision will be updated to include a Memorandum of Common Provisions (MCP) which is currently being finalised.
 - The MCP will include the following:
 - Restriction on Lots 2 and 3, prohibiting any development of the lots other than as pedestrian access and fire egress.
 - Access easement on Lot 2, with VicTrack as the owner of the adjoining land as the beneficiary, providing the Rail Operator access for maintenance purposes.

Level 9, 121 Exhibition Street, Melbourne Victoria 3000
GPO Box 2392 Melbourne VIC 3001

bigbuild.vic.gov.au
railprojects@bigbuild.vic.gov.au

Should you require any further information in respect of the land, please don't hesitate to contact andrea.rigg@vida.vic.gov.au of this office.

Yours sincerely



Phil Lydeamore
Director Property Development
The State of Victoria through VIDA Rail
10/04/2026



Volume 12351 Folio 715

124094726347H

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Produced 06/01/2022

16:30 hr

CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

[Handwritten signature]



MELISSA HARRIS
REGISTRAR OF TITLES

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2012 Parish of Prahran East of Elsternwick.
PARENT TITLE Volume 12325 Folio 924

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP969489U FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.

TP969489U

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

<p>SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
		<p>Certified by Edward Stefan Cichocki Acting Surveyor-General 04:09 PM 10/09/2021</p>

PLAN OF SUBDIVISION UNDER SECTION 35(8) OF THE SUBDIVISION ACT 1988	EDITION 1	PS932204L
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LOCATION OF LAND PARISH: PRAHRAN EAST OF ELSTRNWICK CROWN ALLOTMENT: 2012, 2033 & 2035 CROWN PORTION: 77 (PART) & 101 (PART) TITLE REFERENCE: Vol.12351 Fol.715 Vol.12642 Fol.053 Vol.12643 Fol.050 Vol.12660 Fol.242 Vol.01099 Fol.718 LAST PLAN REFERENCE: TP974602X TP972698N TP972969L TP974602X TP968098R POSTAL ADDRESS: 467-473 Neerim Road (at time of subdivision) MURRUMBEENA VIC 3163 MGA 2020 CO-ORDINATES: E: 330 360 ZONE: 55 (of approx centre of N: 5 804 450 land in plan)	COUNCIL NAME: GLEN EIRA CITY COUNCIL
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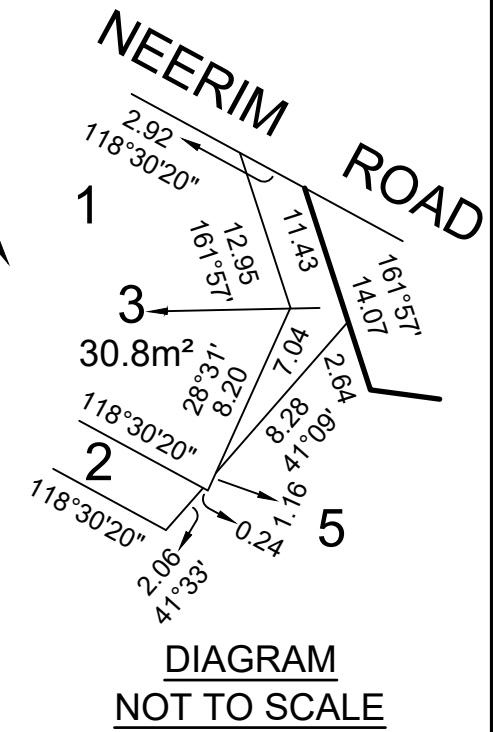
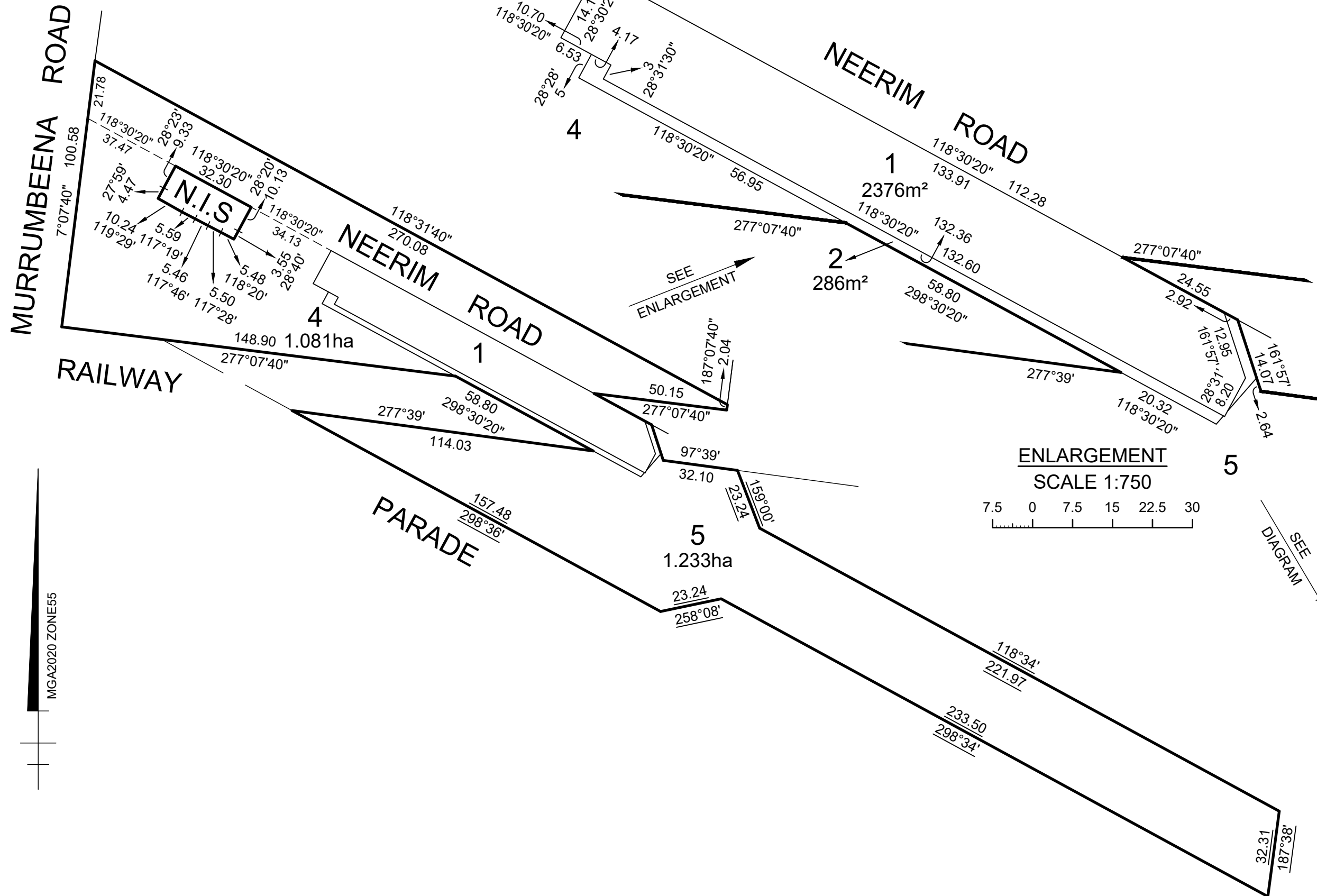
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	Dimensions shown underlined on this Plan are based on Title dimensions and are not part of this survey. Area of Lot 5 is approximate and is obtained by deduction of title dimensions.
Nil	Nil	
NOTATIONS		
DEPTH LIMITATION: Does Not Apply		

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

 Urban Development Infrastructure 8/270 Ferntree Gully Road, Notting Hill VIC 3168 Phone: (03) 9501 2800 www.taylorstds.com.au	SURVEYORS FILE REF: Ref. 20547-SEC35 Ver. 1	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
	Licensed Surveyor: MATTHEW WATT / Version No. 1		<div style="border: 2px solid red; padding: 5px; display: inline-block; color: red; font-weight: bold;">DRAFT</div>



ENLARGEMENT
SCALE 1:750
7.5 0 7.5 15 22.5 30

Appendix C – Statement of Changes

FROM

FIELDWORK
150 Langridge Street
Collingwood, VIC 3066

fieldworkprojects.com.au
hello@fieldworkprojects.com.au
(03) 9081 2401

TO

Julia Smith
Department of Transport and
Planning
julia.smith@transport.vic.gov.au

23.04.2026
Re: S72 RFI
PA2403365-1 Neerim Road
Murrumbena VIC 3163

Dear Julia,

In response to DTP RFI, Fieldwork have prepared updated architectural drawings to form part of Section 72 Amendment to PA2403365-1. Please find below a summary of changes to the design.

Architectural Plans

TP1001 Proposed Site Plan, TP2102 Ground Floor Plan and TP3000-3002 Elevations

- In response to RFI item 5, plans have been updated to show design of the under-croft area following Landscape Architect's amended design.
- In response to Preliminary Assessment Item 2, plans have been updated to show dimension between residential entry and landscape planter in front of west lobby entry door.

TP8000 Typical Apartment Plans – Studio 01

- In response to Preliminary Assessment Item 1, the studio layout has been revised to improve and demonstrate functionality, incorporating a bedhead ledge and updated kitchen joinery and furniture arrangement.

Other changes on Architectural Drawings:

TP2100-TP2110 (Floor Plans) & TP3001 GA Elevation South

- Following feedback from Fire Rescue Victoria (FRV), the stair core layouts on all levels have been revised to relocate the egress doors and hydrants closer to the centre of the building, addressing and mitigating the identified hydrant shortfall.

Façade Strategy

TP5000 – Cover sheet updated to include three new layouts TP5008-5010.

TP5008 – In response to RFI item 4.b(i) & 4.b(ii), 1:50 elevations and details provided of the west elevation to the under croft and the entries to the supermarket.

TP5009 – In response to RFI item 4.b(iii) & 4.b(iv), 1:50 elevations and details provided of the northern elevation of the loading dock entry and services area and the north-eastern elevation of the corner retail tenancy.

TP5010 – In response to RFI item 4.a Layout shows more detail of the façade strategy for the rear elevation.

Yours sincerely,

Elina Luostarinen

Project Architect

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on behalf of Fieldwork