

**SHRINE OF REMEMBRANCE VISTA
DEVELOPMENT DESIGN REPORT**

464-466 ST KILDA ROAD,
MELBOURNE

WING TAI INVESTMENT AND DEVELOPMENT PTY LTD
C/- URBIS LTD
16th DECEMBER 2025

Veris Australia Pty Ltd on behalf of the Shrine of Remembrance Trustees.



SHRINE OF REMEMBRANCE
MELBOURNE

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SHRINE OF REMEMBRANCE
MELBOURNE

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DEVELOPMENT DESIGN REPORT

Development Design Assessment for WING TAI INVESTMENT AND DEVELOPMENT PTY LTD C/- URBIS LTD

Date: 16th December 2025

Our Ref: 30788 067

This report outlines the following:

- Property Details, Title Details and existing levels on the subject site (*as provided by the Applicant*).
- The Shrine of Remembrance Vista Controls Definition.
- The relationship between the proposed Building Model with respect to the Shrine of Remembrance Vista Controls.

1. Property Details

The property is located at 464-466 St Kilda Road, Melbourne and comprises of the land described in Certificate of Titles:

C/T Vol.11983 Fol.883, Vol.11983 Fol.884 & Vol.11983 Fol.915

The Title dimensions and MGA94 (GDA 94) coordinates/AHD levels of the corners of the site (*as measured by a Licensed Surveyor*) have been provided by the Applicant.

2. The Shrine of Remembrance Vista

The Shrine of Remembrance Vista control has been developed as a means of protecting the view corridors to the Shrine. It is a mathematical model of surfaces which no built form can impact on.

The impact of the Shrine Vista on the subject property is detailed in Section 3 of this report.

This report determines the relationship between the proposed Building Model (as provided by the Applicant) and the Shrine Vista Controls.



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2. The Shrine of Remembrance Vista

2.1 The Shrine of Remembrance Vista Control definition

Numbers on Plan of Shrine and Cross Section of Shrine relate to Table 1 Reference Points & Coordinates

MAP OF VIEWING POINT TO SHRINE

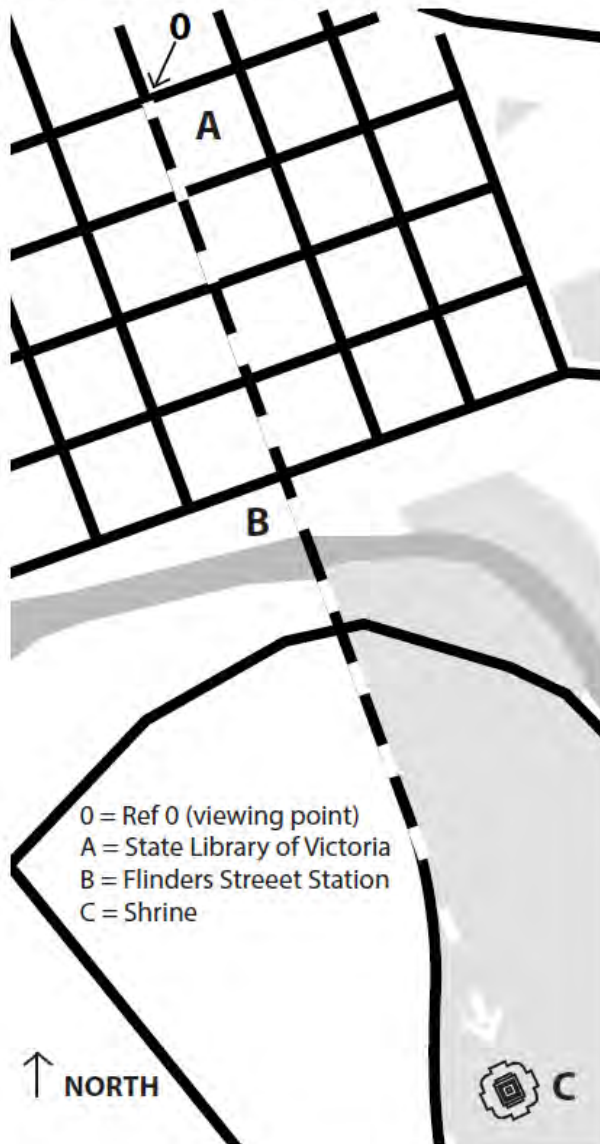
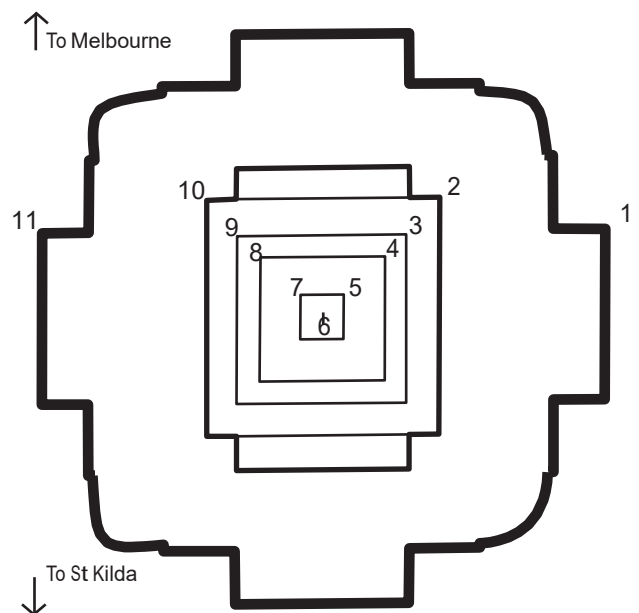


TABLE 1: Reference Points & Coordinates

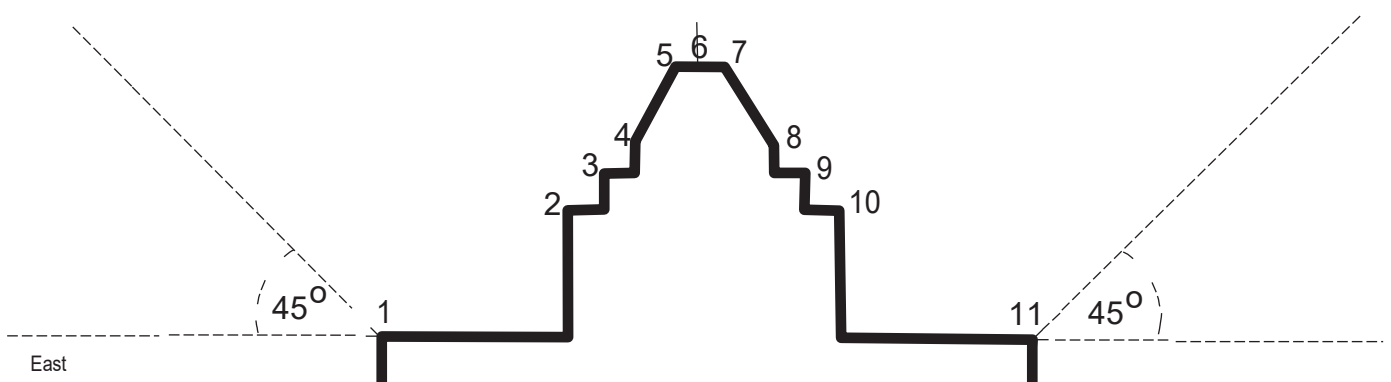
Ref	Easting	Northing	AHD
0	320764.213	5813342.979	22.30
Viewing point is +1.71 above Ref0			
1	321683.889	5811073.679	31.49
2	321663.759	5811069.497	44.88
3	321661.539	5811064.427	49.13
4	321660.399	5811061.807	51.79
5	321657.429	5811055.057	60.15
6	321656.009	5811051.837	60.15
7	321652.779	5811053.267	60.15
8	321646.059	5811056.217	51.79
9	321643.459	5811057.367	49.13
10	321638.399	5811059.607	44.88
11	321620.769	5811049.177	31.46

Coordinates are GDA94 Zone 55

PLAN OF SHRINE WITH REFERENCE POINTS



CROSS SECTION OF SHRINE SILHOUETTE WITH REFERENCE POINTS



3. Conclusion

The scope of this report is to assess the impact of the proposed Building Model on the Shrine Vista control. It does not assess the impact of issues such as over-shadowing, glare and signage the proposed Building Model may have on the Shrine of Remembrance. These issues should be considered during the Design Phase of the development.

The proposed Building Model provided by the applicant *COMPLIES* with the Shrine Vista Controls.

The documents provided by the applicant which were used in this Development Design Assessment are shown in the Appendix attached. They were received on the 31st October 2025.

The documents from the applicant include:

<u>Plan Name</u>	<u>Drawing No.</u>	<u>Revision</u>
Certificate of Titles	Vol.11983 Fol.883	-
	Vol.11983 Fol.884	-
	Vol.11983 Fol.915	-
Site and Proposed Build Coordinates Plan	24535/RFL	A
Ground Floor Plan	TP21-100	-
Plan – Level 12-17	TP21-112	-
Rooftop	TP21-200	-
East Elevation	TP30-100	-
South Elevation	TP30-200	-
West Elevation	TP30-300	-
North Elevation	TP30-400	-



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4. Appendix



SHRINE OF REMEMBRANCE
MELBOURNE

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 11983 FOLIO 883

Security no : 124127816732X
Produced 05/09/2025 10:03 AM

LAND DESCRIPTION

Crown Allotment 6 Section Q City of South Melbourne Parish of Melbourne South.
PARENT TITLE Volume 08481 Folio 955
Created by instrument AR063574Y 28/05/2018

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
WT CORPORATE SERVICES PTY LTD of SUITE 1 LEVEL 11 66 GOULBURN STREET SYDNEY
NSW 2000
AV624226P 13/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT as to part V622107A 03/09/1998
Caveator
CITIPOWER PTY
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
VICTORIAN AUTOMOBILE CHAMBER OF COMMERCE
Date
28/04/1969
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM
Lodged by
CITIPOWER PTY
Notices to
CITIPOWER PTY of LEVEL 15 624 BOURKE STREET MELBOURNE VIC 3000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP885829N 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)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
11983/884

Street Address: 464-466 ST KILDA ROAD MELBOURNE VIC 3004

DOCUMENT END

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

VOLUME 11983 FOLIO 884

Security no : 124127816978F
Produced 05/09/2025 10:08 AM

LAND DESCRIPTION

Crown Allotment 6 Section Q City of South Melbourne Parish of Melbourne South.
PARENT TITLE Volume 08481 Folio 955
Created by instrument AR063574Y 28/05/2018

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
WT CORPORATE SERVICES PTY LTD of SUITE 1 LEVEL 11 66 GOULBURN STREET SYDNEY
NSW 2000
AR036273S 18/05/2018

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT as to part V622107A 03/09/1998
Caveator
CITIPOWER PTY
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
VICTORIAN AUTOMOBILE CHAMBER OF COMMERCE
Date
28/04/1969
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM
Lodged by
CITIPOWER PTY
Notices to
CITIPOWER PTY of LEVEL 15 624 BOURKE STREET MELBOURNE VIC 3000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP885829N 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)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
11983/883

Street Address: 464-466 ST KILDA ROAD MELBOURNE VIC 3004

DOCUMENT END

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

VOLUME 11983 FOLIO 915

Security no : 124127816632G
Produced 05/09/2025 10:01 AM

LAND DESCRIPTION

Crown Allotment 5 Section Q City of South Melbourne Parish of Melbourne South.
PARENT TITLE Volume 01718 Folio 558
Created by instrument AR064048R 28/05/2018

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
WT CORPORATE SERVICES PTY LTD of SUITE 1 LEVEL 11 66 GOULBURN STREET SYDNEY
NSW 2000
AV624226P 13/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP596285P 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)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
11983/916

Street Address: 464-466 ST KILDA ROAD MELBOURNE VIC 3004

DOCUMENT END

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

VOLUME 11983 FOLIO 916

Security no : 124127816662Y
Produced 05/09/2025 10:02 AM

LAND DESCRIPTION

Crown Allotment 5 Section Q City of South Melbourne Parish of Melbourne South.
PARENT TITLE Volume 01718 Folio 558
Created by instrument AR064048R 28/05/2018

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
WT CORPORATE SERVICES PTY LTD of SUITE 1 LEVEL 11 66 GOULBURN STREET SYDNEY
NSW 2000
AR036273S 18/05/2018

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP596285P 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)

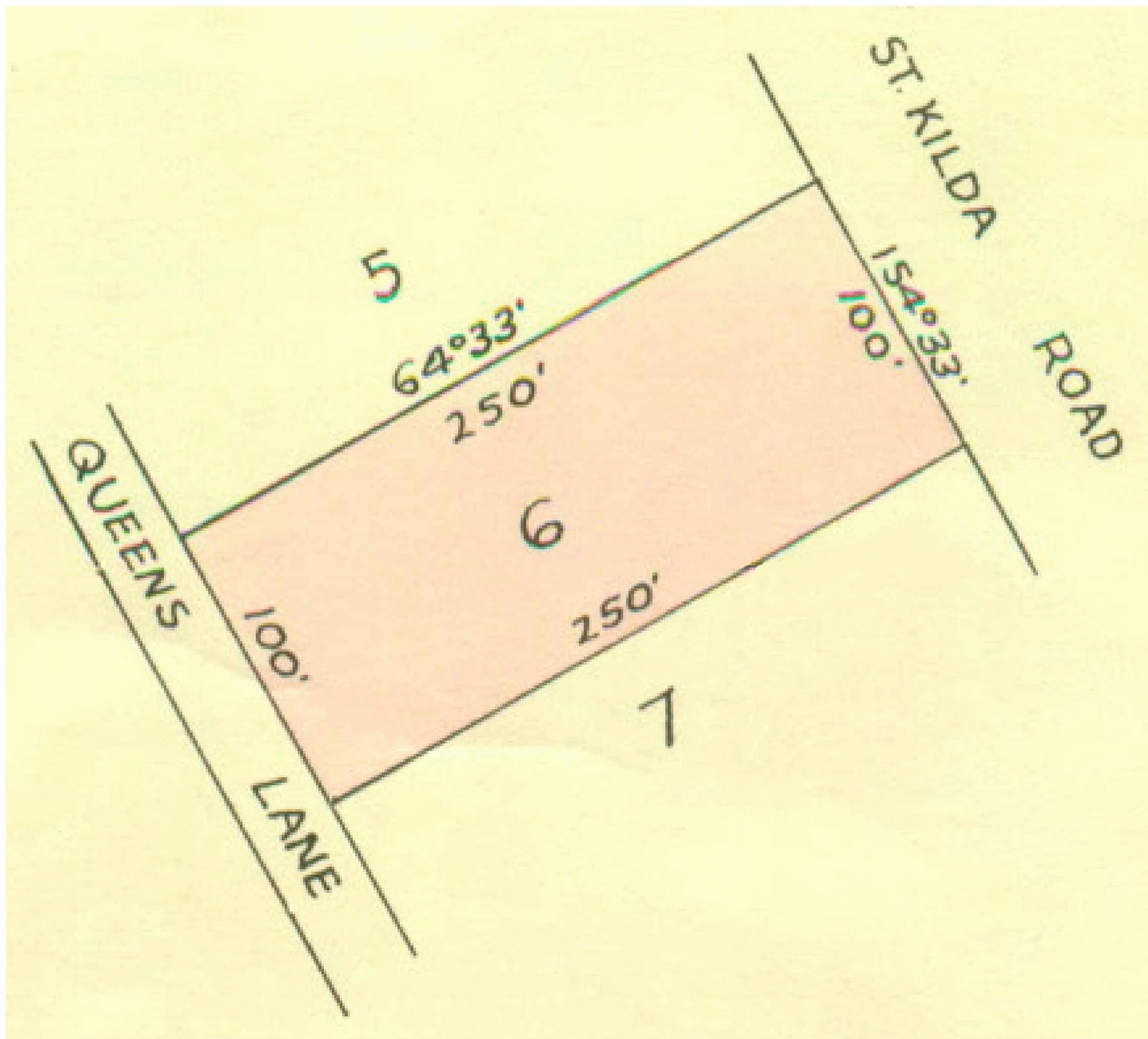
OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
11983/915

Street Address: 464-466 ST KILDA ROAD MELBOURNE VIC 3004

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

TITLE PLAN		EDITION 1	TP 596285P
Location of Land Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH Township: Section: Q Crown Allotment: 5 Crown Portion: Last Plan Reference: Derived From: VOL 1718 FOL 558 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 09/08/2000 VERIFIED: GB	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

TITLE PLAN		EDITION 1	TP 885829N
LOCATION OF LAND		Notations	
Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Section: Q			
Crown Allotment: 6			
Crown Portion: -			
Last Plan Reference:-			
Derived From: VOL. 8481 FOL. 955			
Depth Limitation: NIL			
Description of Land/Easement Information		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 03/03/2007 VERIFIED: A. DALLAS Assistant Registrar of Titles	
			
LENGTHS ARE IN FEET AND INCHES	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets	

CAVEAT

Section 89 Transfer of Land Act 1958

Lodged by:

Name:CitiPower Pty.....

Phone:9297 8994.....

Address:Level 15, 624 Bourke Street, Melbourne.....

Ref.:Property Group : CG.....

Customer Code: 9926R.....



V622107A

030998 1424 89



IMAGED

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: *(title, mortgage, charge or lease)*

The area coloured green on the plan attached hereto and being part of the land described in Certificate of Title

VOLUME 8481 FOLIO 955

Caveator: *(full name and address)*

CITIPOWER PTY

Level 15, 624 Bourke Street, Melbourne

CAV

CLAV 8481 F 9/55

Estate or Interest claimed:

An equitable interest as Lessee in possession

(Pt)

(See Plan)

Grounds of claim:

The Caveator is the successor entitled to be Lessee under an unregistered Lease dated 28 April 1969 from the Lessor Victorian Automobile Chamber of Commerce.

9/2/20

Extent of prohibition: *(if not ABSOLUTELY delete and insert desired text)*

ABSOLUTELY

Address in Victoria for service of notice: *(include postcode)*

CitiPower Pty, Company Secretary, Level 15, 624 Bourke Street, Melbourne, Victoria 8001

Dated:

11 August 1998

Signature of caveator

or

Signature of solicitor and agent

or

Signature of agent

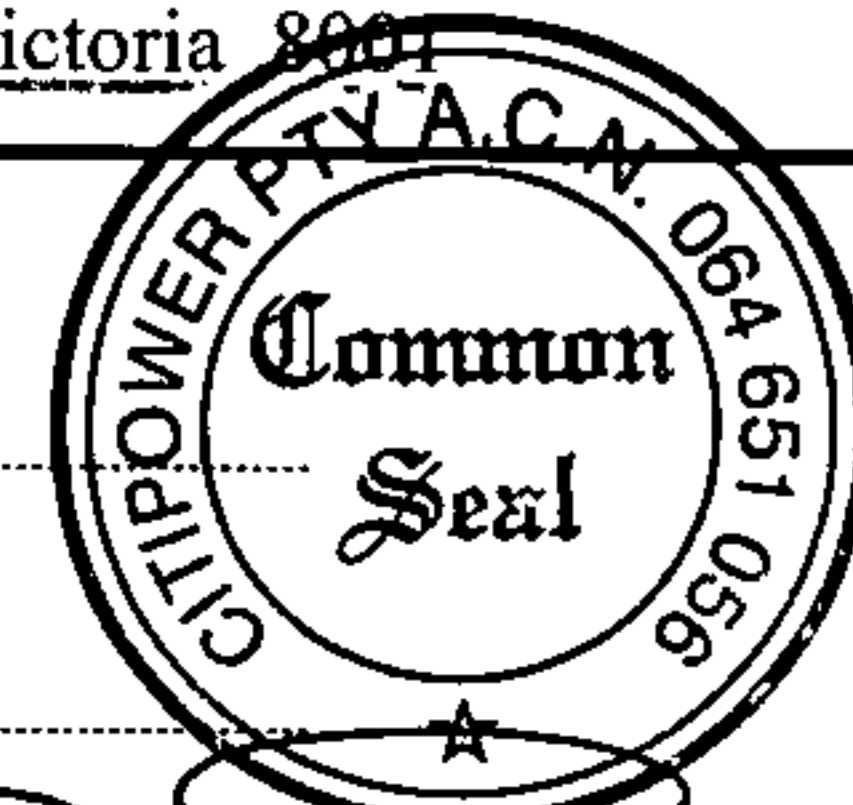
.....The Common Seal of.....)

.....CITIPOWER PTY ACN 064 651 056.....)

.....was hereunto affixed in accordance.....)

.....with its Articles of Association in the.....)

.....presence of.....)



Simon Peter Lucas
Company Secretary

Our Ref: X3486 (33/FH/16)

Approval No. 571967L

STAMP DUTY USE ONLY

C



10/9/98

THE BACK OF THIS FORM MUST NOT BE USED

ANNEXURE PAGE

Transfer of Land Act 1958

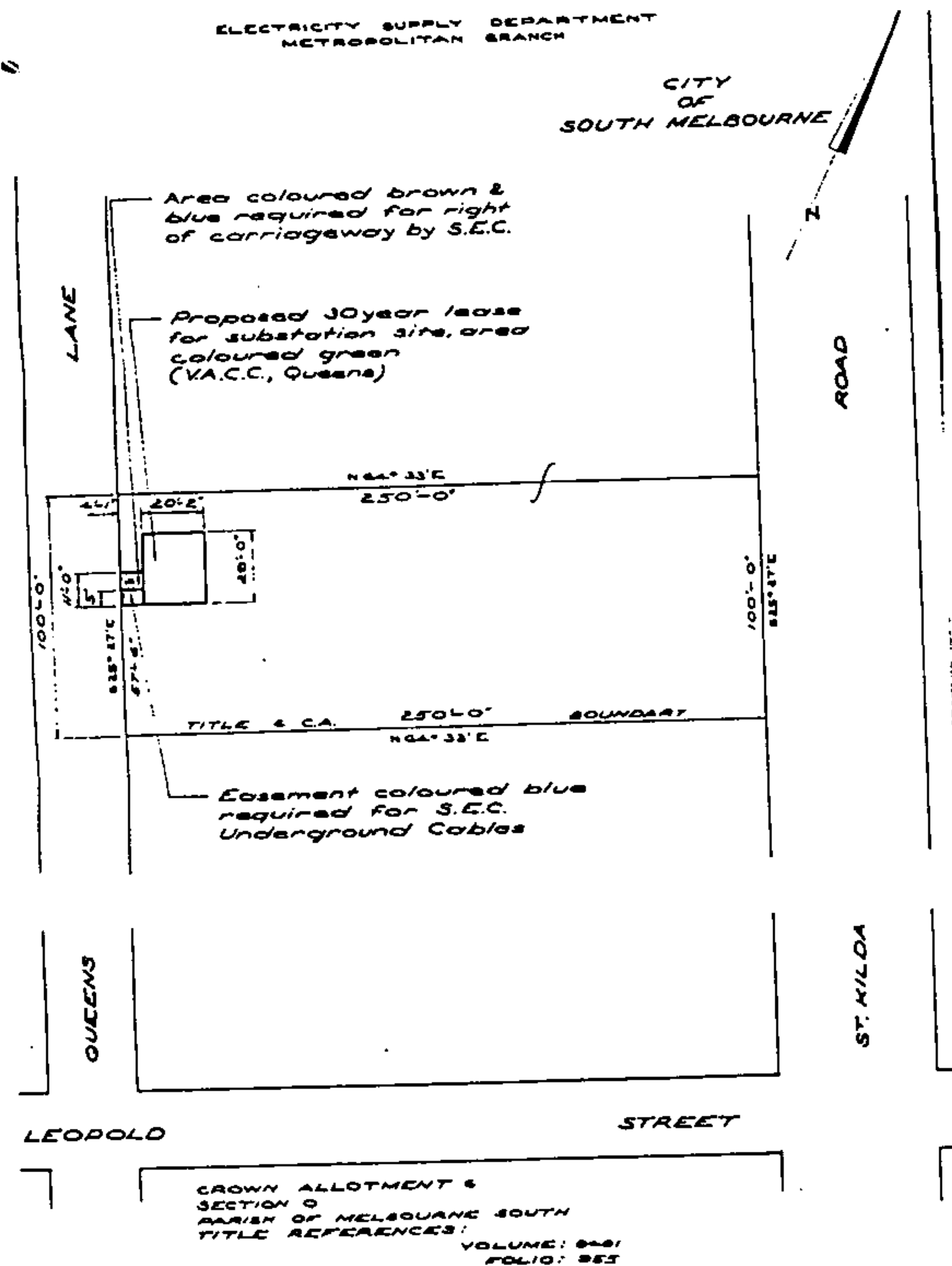
Approved Form A1
Victorian Land Titles Office

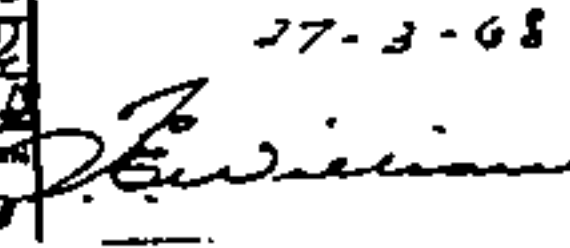
This is page of Approved Form dated 11 August 1998 between

Signatures of the parties



Panel Heading



U/S-48	A	REDRAWN & SUBSTATION RELOCATED	ILL.	PC-2-A. 4862	U/S. F.B. 141/12 S.B. 316/80
PROPOSED LEASE & EASEMENTS FOR SUBSTATION SITE VICTORIAN AUTOMOBILE CHAMBER OF COMMERCE ALBERT PARK NOT TO SCALE					SECT. No. DRG. No. VA2/5/234A DRAWN P.C.V. 25-3-68 CHECKED ILL. 27-3-68 DES. ENG. 25-3-68 BRANCH SENIOR DRAFTSMAN 

Approval No. 571967L

A1



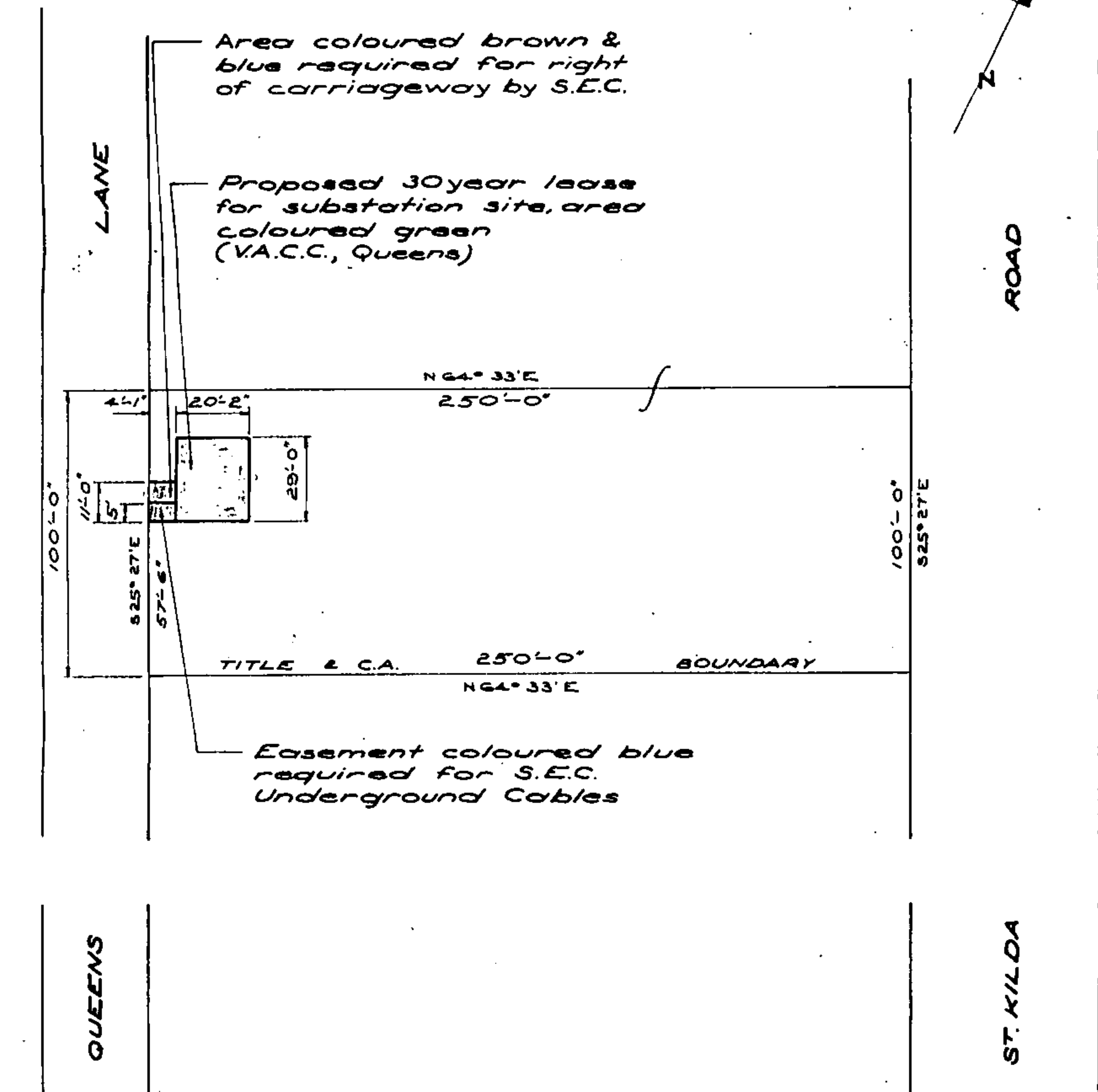
1. If there is insufficient space to accommodate the required information Form insert the words "See Annexure Page 2" (or as the case may be) on the Annexure Page under the appropriate panel heading. **THIS PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Form to which it is annexed.
3. The Annexure Pages must be properly identified and signed Form to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

V622107A
030998 1424 89



ELECTRICITY SUPPLY DEPARTMENT
METROPOLITAN BRANCH

CITY
OF
SOUTH MELBOURNE



LEOPOLD

STREET

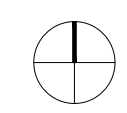
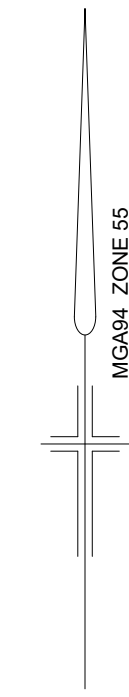
CROWN ALLOTMENT 6
SECTION 9
PARISH OF MELBOURNE SOUTH
TITLE REFERENCES:

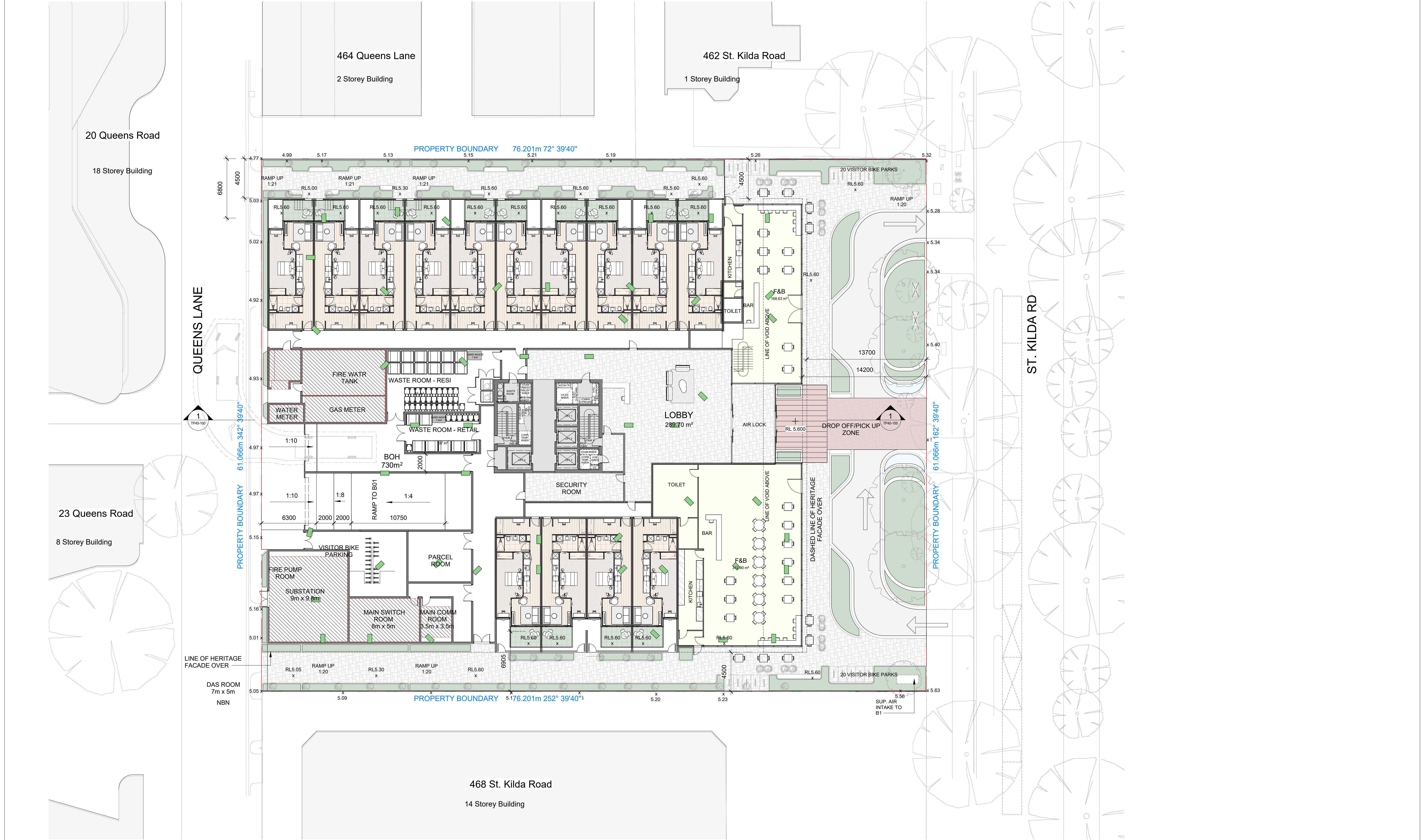
VOLUME: 8481
FOLIO: 365

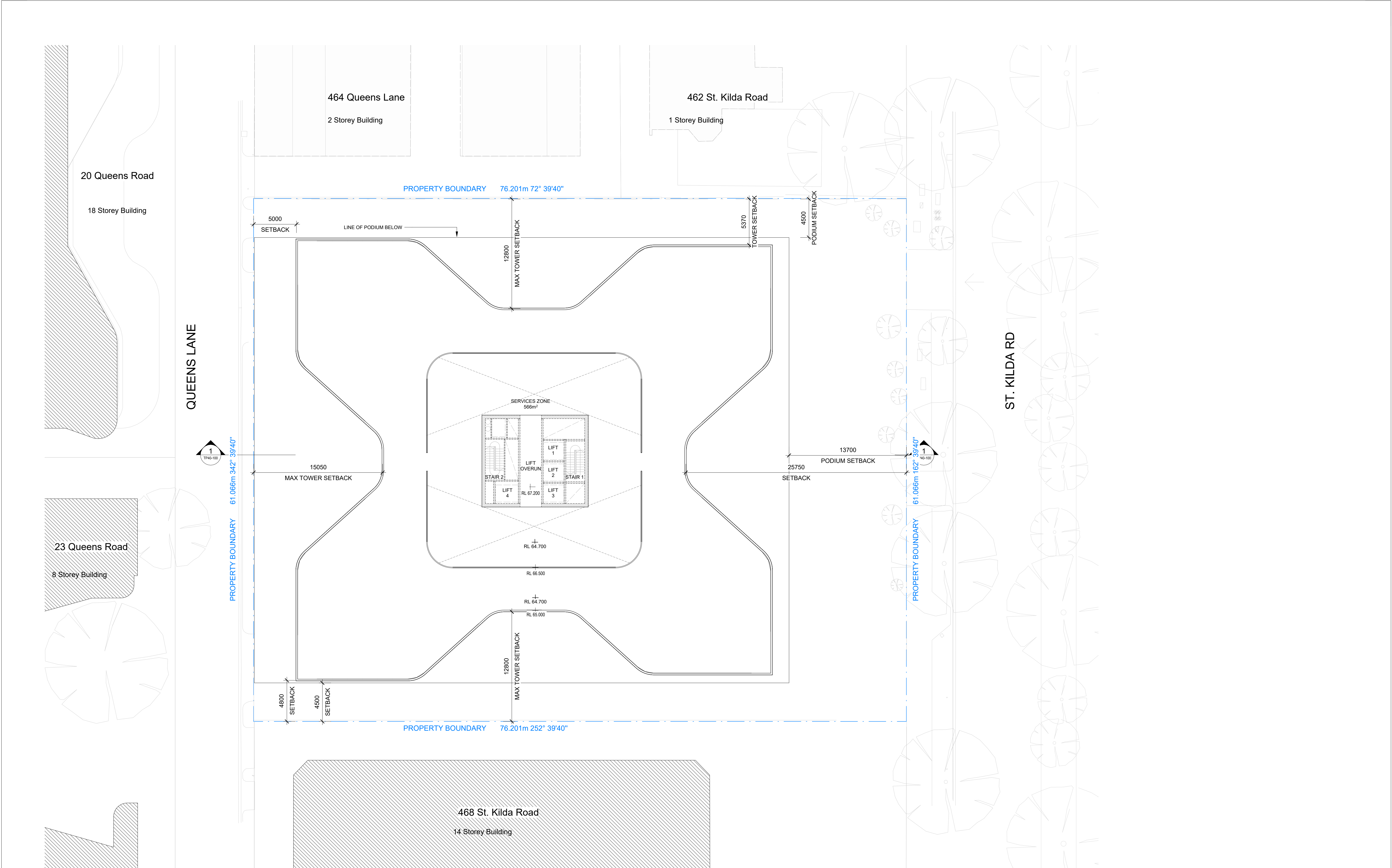
15-3-68	A	REDRAWN & SUBSTATION RELOCATED	R.L.A.	48	P.C.A.-A. 4862	U/G. F.B. 141/12 S.B. 316/80
PROPOSED LEASE & EASEMENTS FOR SUBSTATION SITE VICTORIAN AUTOMOBILE CHAMBER OF COMMERCE ALBERT PARK NOT TO SCALE					SECT. No.	DRG. No. VA2/5/234A
					DRAWN P.C.V. 15-3-68	MANAGER
					CHECKED R.L.A.	27-3-68
					DES. ENGR. P.C.V. 15-3-68	
					BRANCH SENIOR DRAFTSMAN	

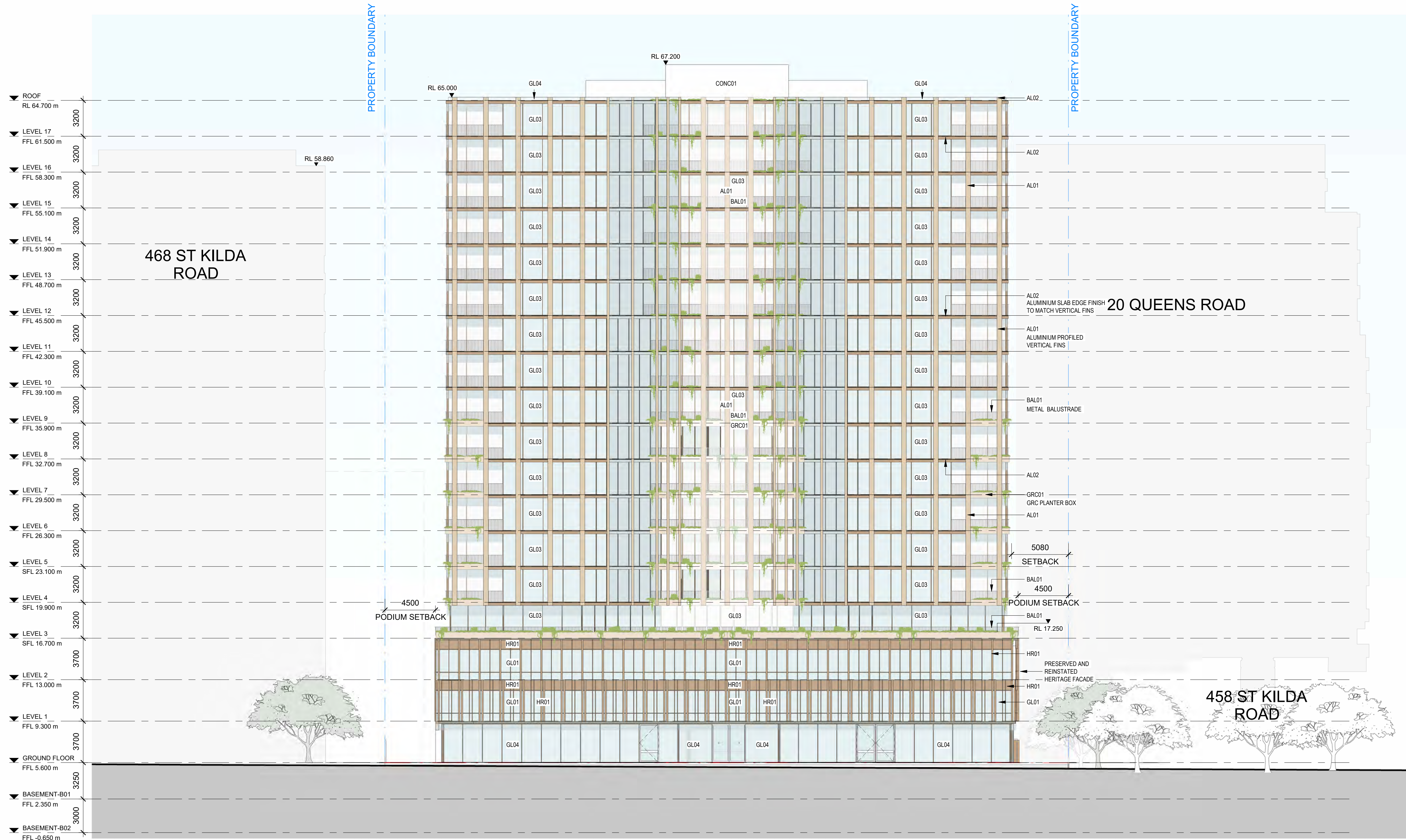


- COORDINATES ARE MGA 94 ZONE 55 BEARING DATUM.
- REDUCED LEVELS OF TITLE CORNERS ARE ON AHD FROM REEDS PLAN OF TITLE RE-ESTABLISHMENT, FEATURES AND LEVELS, DATED 24/09/2025 (NOTE: REEDS PLAN ON MGA2020)
- ALL OTHER REDUCED LEVELS ARE ON AHD FROM COX ARCHITECTURE DRAWING NUMBER TP30-100, DATED 17/08/2023 AND DRAWING NUMBER ASK1030, DATED 09/03/2025.









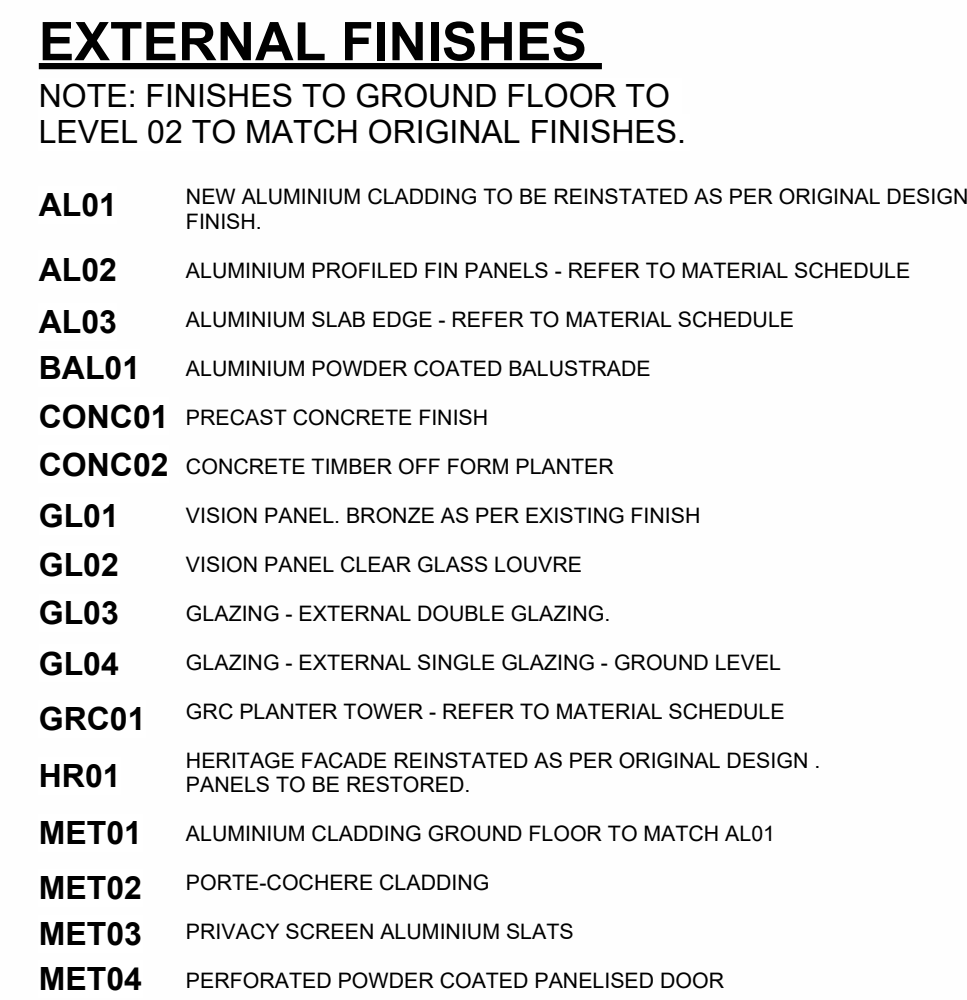
EXTERNAL FINISHES

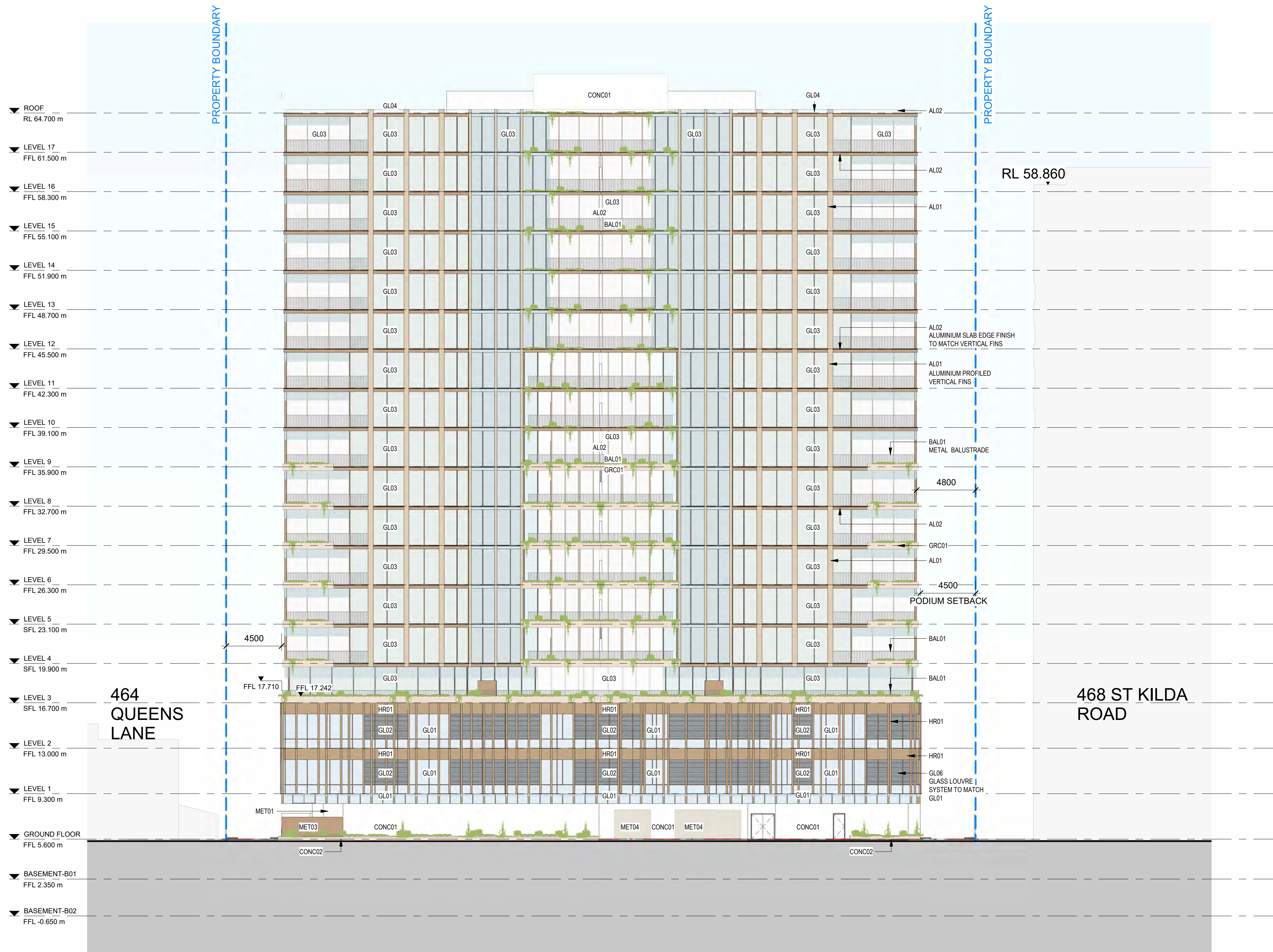
NOTE: FINISHES TO GROUND FLOOR TO LEVEL 02 TO MATCH ORIGINAL FINISHES.

- AL01** NEW ALUMINIUM CLADDING TO BE REINSTATED AS PER ORIGINAL DESIGN FINISH.
- AL02** ALUMINIUM PROFILED FIN PANELS - REFER TO MATERIAL SCHEDULE
- AL03** ALUMINIUM SLAB EDGE - REFER TO MATERIAL SCHEDULE
- BAL01** ALUMINIUM POWDER COATED BALUSTRADE
- CONC01** PRECAST CONCRETE FINISH
- CONC02** CONCRETE TIMBER OFF FORM PLANTER
- GL01** VISION PANEL BRONZE AS PER EXISTING FINISH
- GL02** VISION PANEL CLEAR GLASS LOUVRE
- GL03** GLAZING - EXTERNAL DOUBLE GLAZING.
- GL04** GLAZING - EXTERNAL SINGLE GLAZING - GROUND LEVEL
- GRC01** GRC PLANTER TOWER - REFER TO MATERIAL SCHEDULE
- HR01** HERITAGE FACADE REINSTATED AS PER ORIGINAL DESIGN . PANELS TO BE RESTORED.
- MET01** ALUMINIUM CLADDING GROUND FLOOR TO MATCH AL01
- MET02** PORTE-COCHERE CLADDING
- MET03** PRIVACY SCREEN ALUMINIUM SLATS
- MET04** PERFORATED POWDER COATED PANELISED DOOR

2

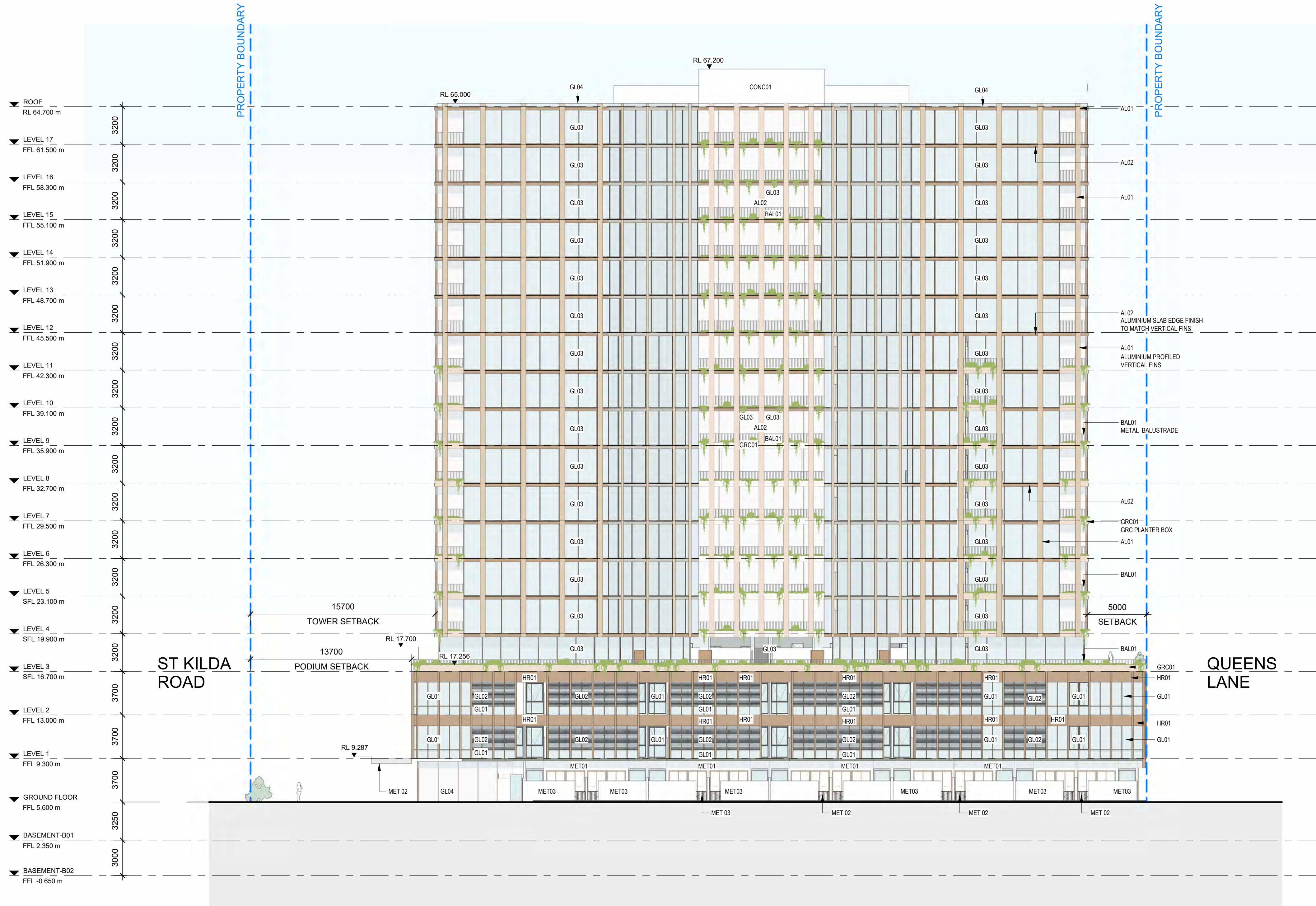
EAST ELEVATION
SCALE 1 : 200



**EXTERNAL FINISHES**NOTE: FINISHES TO GROUND FLOOR TO
LEVEL 02 TO MATCH ORIGINAL FINISHES.

AL01	NEW ALUMINIUM CLADDING TO BE REINSTATED AS PER ORIGINAL DESIGN FINISH.
AL02	ALUMINIUM PROFILED FIN PANELS - REFER TO MATERIAL SCHEDULE
AL03	ALUMINIUM SLAB EDGE - REFER TO MATERIAL SCHEDULE
BAL01	ALUMINIUM POWDER COATED BALUSTRADE
CONC01	PRECAST CONCRETE FINISH
CONC02	CONCRETE TIMBER OFF FORM PLANTER
GL01	VISION PANEL BRONZE AS PER EXISTING FINISH
GL02	VISION PANEL CLEAR GLASS LOUVRE
GL03	GLAZING - EXTERNAL DOUBLE GLAZING.
GL04	GLAZING - EXTERNAL SINGLE GLAZING - GROUND LEVEL
GRC01	GRC PLANTER TOWER - REFER TO MATERIAL SCHEDULE
HR01	HERITAGE FACADE REINSTATED AS PER ORIGINAL DESIGN . PANELS TO BE RESTORED.
MET01	ALUMINIUM CLADDING GROUND FLOOR TO MATCH AL01
MET02	PORTE-COCHERE CLADDING
MET03	PRIVACY SCREEN ALUMINIUM SLATS
MET04	PERFORATED POWDER COATED PANELISED DOOR





1 NORTH ELEVATION
SCALE 1 : 200