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17<sup>th</sup> April 2026

Callum Regan  
 Development Manager  
 Tango Projects Pty Ltd  
 18 Armstrong Street  
 MIDDLE PARK 3206

## ADVERTISED PLAN

Dear Callum,

### EASEMENT REMOVAL MEMORANDUM

#### 103-117 BOUNDARY ROAD AND 59-101 ALFRED STREET, NORTH MELBOURNE

We have prepared the following memorandum to confirm that the removal of the relevant easements at 103-117 Boundary Road and 59-101 Alfred Street, North Melbourne ('subject site') can be appropriately addressed through the subdivision of the subject site.

The removal of these easements and any assets contained within, is an implementation and works matter, that can be resolved through the subdivision process, rather than a planning consideration that would impede or prejudice the granting of any planning approvals associated with the proposed redevelopment of the subject site.

This memorandum includes an outline of the purpose of the easements, the beneficiaries, and some considerations for the removal of the easements.

#### Subject site

The subject site comprises the following properties:

Property	Certificate of Title	Land Description
103-105 Boundary Road	Volume 10250 Folio 436	Lot 1 on PS343349R
107-109 Boundary Road	Volume 10250 Folio 437	Lot 2 on PS343349R
111-113 Boundary Road	Volume 10250 Folio 438	Lot 3 on PS343349R
115-117 Boundary Road	Volume 10250 Folio 439	Lot 4 on PS343349R
59-101 Alfred Street	Volume 11334 Folio 792	Lot 1 on TP811768Y
59-101 Alfred Street	Volume 11334 Folio 793	Lot 2 on PS339485G
59-101 Alfred Street	Volume 11334 Folio 794	Lot 1 on PS409694J

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**Existing easements**

There are several easements encumbering these titles. Importantly, these easements do not affect any land outside the subject site, except for City West Water Limited as a statutory beneficiary of a pipelines & ancillary purposes easement. Therefore the “landowner” beneficiaries of the following easements are all landowners within the site.

<b>Certificate of Title</b>	<b>Easement Purpose (Identifier)</b>	<b>Beneficiary</b>
Volume 10250 Folio 436	Party wall (E-1) Carriageway (E-2) Drainage (E-2)	Relevant abutting lot Land in PS343349R Land in PS343349R
Volume 10250 Folio 437	Party wall (E-1) Carriageway (E-2 & E-4) Drainage (E-2 & E-4) Sewerage (E-3 & E-4) Pipelines & ancillary purposes (E-3 & E-4)	Relevant abutting lot Land in PS343349R Land in PS343349R Land in PS343349R City West Water Limited
Volume 10250 Folio 438	Party wall (E-1) Carriageway (E-2 & E-4) Drainage (E-2 & E-4) Sewerage (E-3 & E-4) Pipelines & ancillary purposes (E-3 & E-4)	Relevant abutting lot Land in PS343349R Land in PS343349R Land in PS343349R City West Water Limited
Volume 10250 Folio 439	Party wall (E-1) Carriageway (E-2) Drainage (E-2)	Relevant abutting lot Land in PS343349R Land in PS343349R
Volume 11334 Folio 792	-	-
Volume 11334 Folio 793	Carriageway (E-1) Drainage (E-1)	Land in PS339485G* Land in PS339485G*
Volume 11334 Folio 794	-	-

\*Lot 1 on PS339485G was re-subdivided by PS343349R. Therefore, the lots on PS343349R are beneficiaries of the carriageway and drainage easements affecting Volume 11334 Folio 793.

**Easement removal and the subdivision process**

The removal of these easements can be dealt with through the subdivision of the subject site. Easement removals are incorporated into the subdivision process by direction of the subdivision planning permit and/or inclusion on the plan of subdivision as additional purposes of that plan.

If any of the drainage, sewerage or pipelines & ancillary purposes easements being removed contain authority assets, the relevant authorities may impose planning permit conditions that require servicing agreements to be entered into to abandon or relocate those assets. Dealing with those assets is therefore an implementation and works matter rather than an impediment to any planning approvals for the removal of the easements.

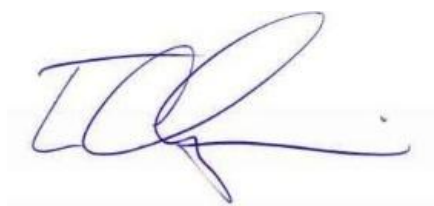
## Conclusion

Based on the above, we confirm that it is appropriate for planning approval to remove these easements to be granted through the subdivision process, and this will be supported by beneficiary/landowner consents, and any relevant authority consents. Formal removal of the easements from title will then be achieved through the registration of the Council certified Plan of Subdivision and Land Use Victoria.

Accordingly, the existence of any assets within the easements does not present a barrier to the assessment or determination of the planning permit application currently being assessed by the Department of Transport and Planning, noting that all necessary technical and statutory matters can be satisfactorily dealt with as part of the subdivision and detailed design process.

Please contact me if you have any questions.

Yours sincerely,  
FOR REEDS CONSULTING PTY LTD



TOM CHAMPION  
Surveying Director

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