

ADVERTISED PLAN

437 ST KILDA ROAD,
MELBOURNE

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BOULEVARD PROPERTIES
C/o CAMPBELL BLENNERHASSETT
GLG
22nd May 2023

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



SHRINE OF REMEMBRANCE
MELBOURNE

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CONTENTS

- 1 PROPERTY DETAILS
- 2 SHRINE OF REMEMBRANCE VISTA
 - 2.1 Shrine of Remembrance Vista Controls Definition
- 3 PROPERTY ASSESSMENT PLAN
- 4 CONCLUSION
- 5 APPENDIX

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SHRINE OF REMEMBRANCE
MELBOURNE

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DEVELOPMENT DESIGN REPORT

Property Assessment for BOULEVARD PROPERTIES C/o CAMPBELL BLENNERHASSETT - GLG

Date: 22nd May 2023

Our Ref: 30788 053

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 Title, existing levels and the Shrine Vista Controls.

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1. Property Details

The property is located at 437 St Kilda Road, Melbourne and comprises of the land described in Plan of Subdivision:

PS523280A - Lots 1 to 110 (*all inclusive*) and Common Property.

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.

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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.

Reduced Levels are shown where the salient Shrine Vista Lines are intersected with the vertical projection of the subject property boundaries.

From this data, graded planes can be derived which form a projected model of the Shrine (*or part thereof*) over the subject property. Any built form which projects above this model will be infringing into the Shrine Vista.



SHRINE OF REMEMBRANCE
MELBOURNE

The logo for 'veris', consisting of the word 'veris' in a bold, lowercase, sans-serif font, enclosed within a red-outlined square that is tilted slightly to the right.

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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

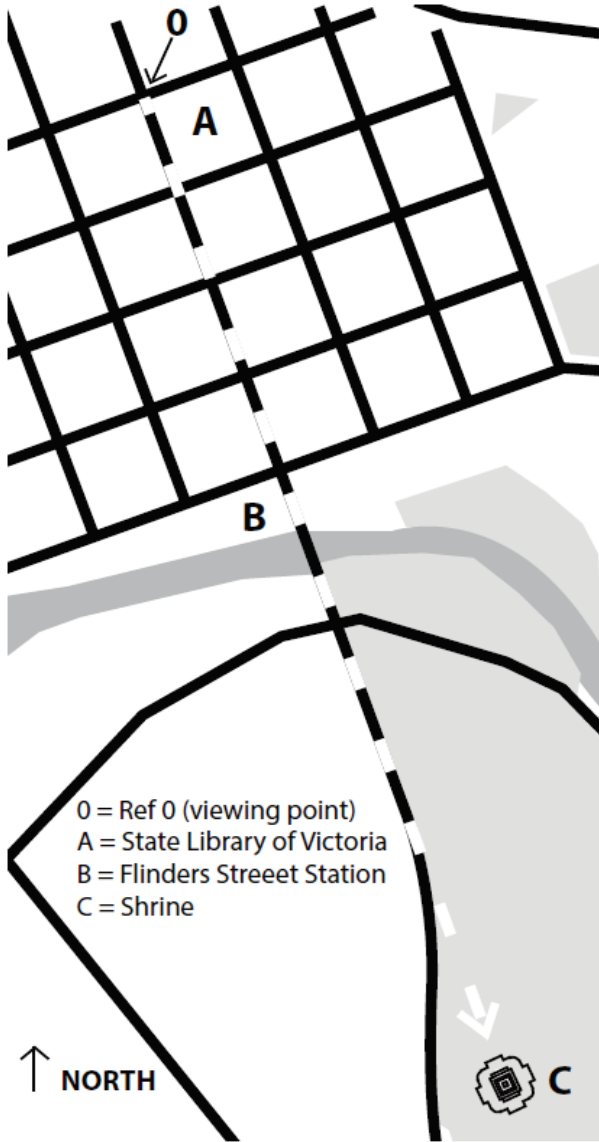
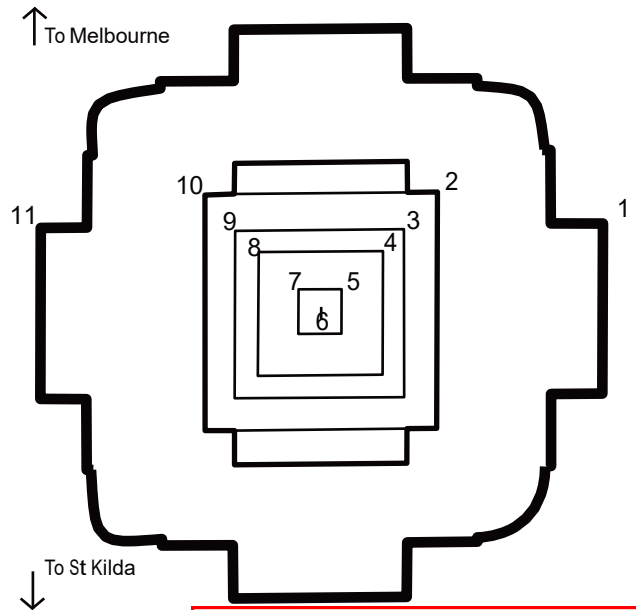


TABLE 1: Reference Points & Coordinates

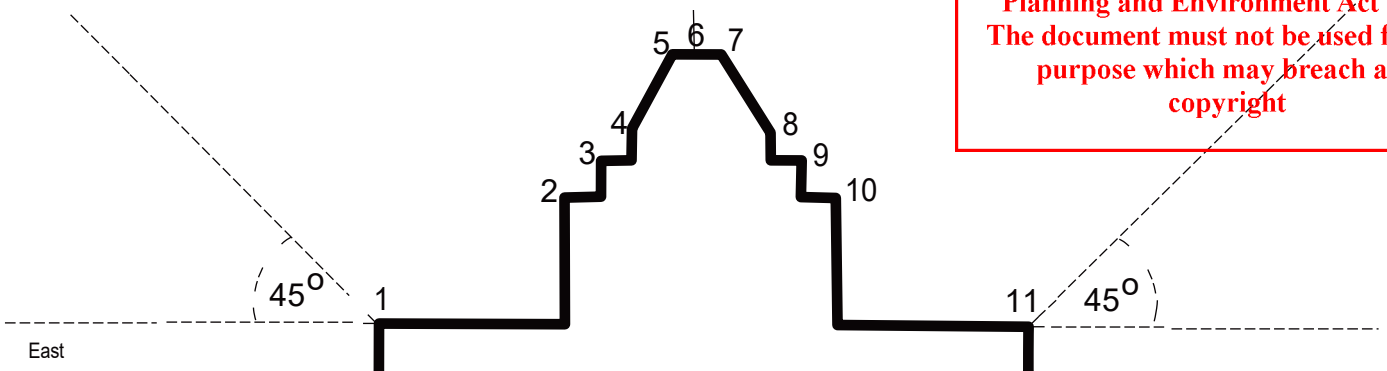
Ref	Easting	Northing	AHD
0	320764.213	5813342.979	22.30
Viewing point is +1.71 above Ref 0			
1	321683.889	5811073.679	31.49
2	321663.759	5811069.497	44.88
3	321661.539	5811064.427	49.13
4	321660.399	5811061.807	51.79
5	321657.429	5811055.057	60.15
6	321656.009	5811051.837	60.15
7	321652.779	5811053.267	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



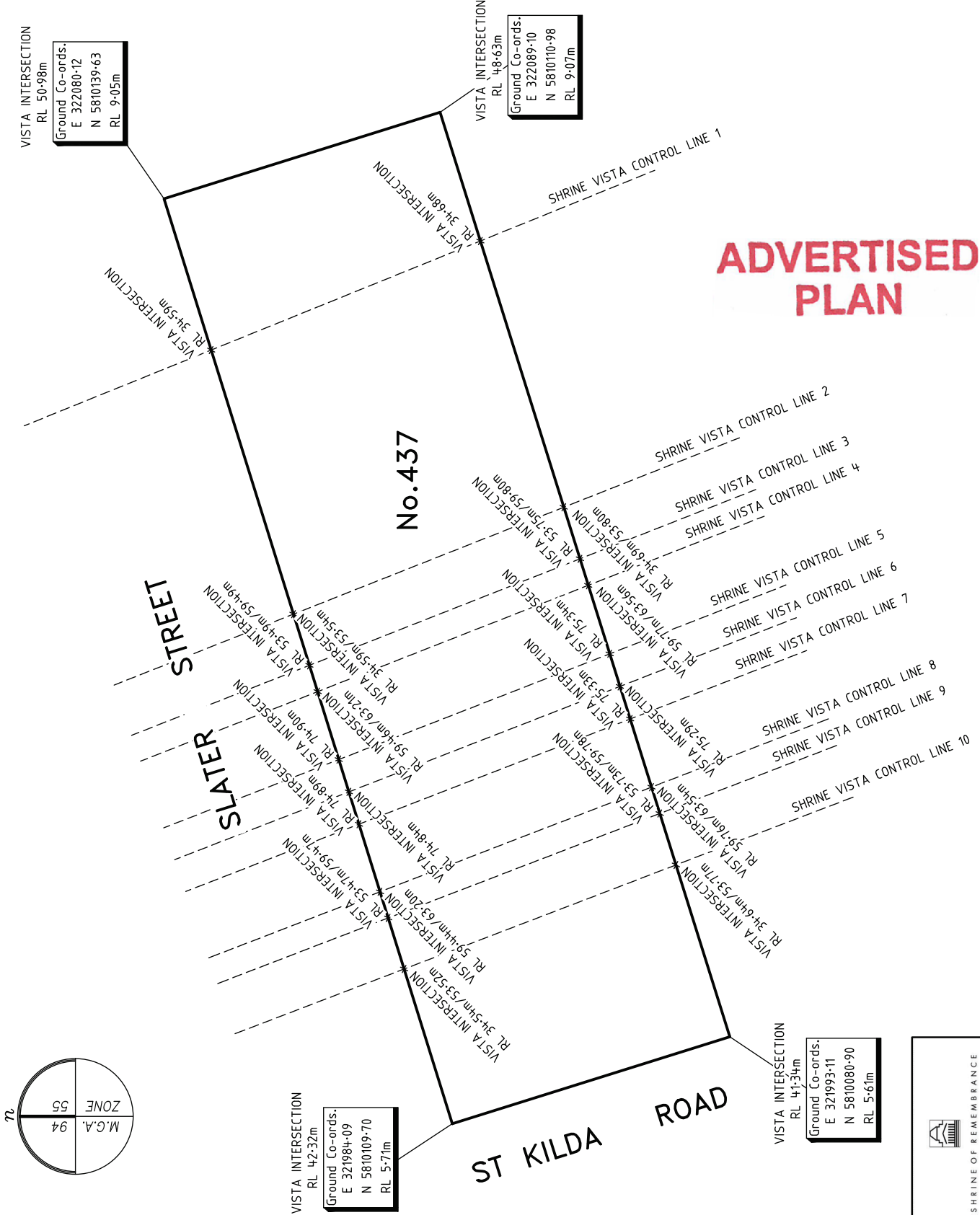
CROSS SECTION OF SHRINE SILHOUETTE WITH REFERENCE POINTS



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3. Property Assessment Plan

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Notes:
See Certificate of Title for Site dimensions and Easements.
Coordinates are to MGA94 (GDA 94).
Reduced levels are to Australian Height Datum.

--- Shrine Vista Control Lines
Reduced Levels shown thus \times RL 59-34m are to the intersection of the subject title and the Shrine Vista Controls.

Ground Co-ords.
E 321911-64
N 5810140-10
RL 5-70m

Ground coordinates shown thus are to MGA94 (GDA 94) and AHD.

Scale 1:400
0 4 8 12 16

Certified Lachlan James McCleghy, Licensed Surveyor

Drawn ST

Date 22/05/2023

Survey Data

CAD drawing number 30788053-AA.dwg

Original sheet size A3

Client Boulevard Properties
C/o Campbell Blennerhassett
GLG

Project 437 St Kilda Road,
Melbourne

Details Shrine of Remembrance Vista
Property Assessment Plan

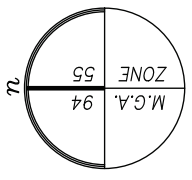
Sheet 1 of 1

Job Number 30788 053



VERIS AUSTRALIA PTY LTD
A Level 2, 110 Collins Street
Melbourne VIC 3000
T 03 9439 7000
E info@veris.com.au
www.veris.com.au

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4. Conclusion

The Shrine of Remembrance Vista impacts on the subject site (*see Property Assessment Plan*).

As the site is impacted by the Shrine Vista Controls design must respect the Shrine Vista Model shown in Section 3 of this Report.

The documents provided by the applicant which were used in this Property Assessment are shown in the Appendix attached.

The documents from the applicant include:

<u>Plan Name</u>	<u>Reference No.</u>	<u>Edition</u>
Boundary Re-establishment Plan of Subdivision	304394 PS523280A	AB -

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5. Appendix

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SHRINE OF REMEMBRANCE
MELBOURNE

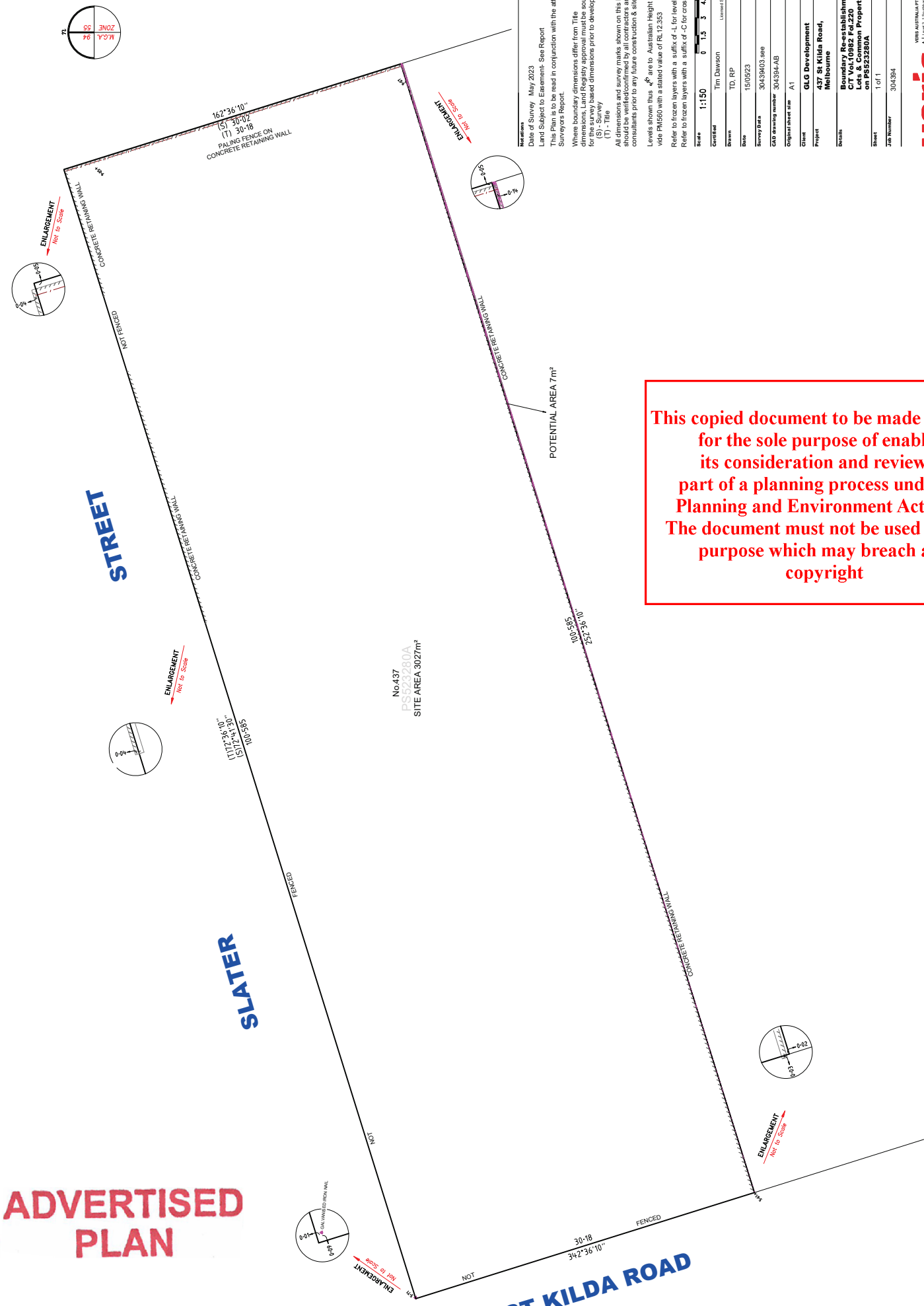
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STREET

SLATER

ST KILDA ROAD



No. 437
PS523280A
SITE AREA 3027m²

POTENTIAL AREA 7m²

Notations
 Date of Survey: May 2023
 Land Subject to Easement: See Report
 The Plan is to be read in conjunction with the attached Surveyor's Report.
 Where boundary dimensions differ from Title dimensions, Land Registry approval must be sought for the survey based dimensions prior to development.
 (S) - Survey
 (T) - Title
 All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.
 Levels shown thus ⁺ are to Australian Height Datum vide PM560 with a stated value of RL12.563
 Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.

Scale	1:150	0	1.5	3	4.5	6
Control	Tim Dawson	Licensed Surveyor				
Drawn	TD, RP					
Date	15/05/23					
Survey Data	304394/03 see					
CAD drawing number	304394-4B					
Original sheet size	A1					
Client	GLG Development					
Project	437 St Kilda Road, Melbourne					
Details	Boundary Re-establishment of the Proposed Lots & Common Property on PS523280A					
Sheet	1 of 1					
Job Number	304394					

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 VIC 3023
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 F +61 3 9461 4001
 www.veris.com.au

PLAN OF SUBDIVISION UNDER SECTION 32A	Stage No.	LTO use only	P.S. 523280A
		EDITION	

Location of Land
 County: **BOURKE**
 Parish: **MELBOURNE SOUTH**
 Section
 Crown Allotment: **8**
 Crown Portion:

LTO base record: DCMB
Title References:
 Vol. 10006 Fol. 479-598 (INCLUSIVE)

Last Plan Reference: SP 3728IE
Postal Address: 437 ST. KILDA ROAD, MELBOURNE 3004

AMG Co-ordinates: N 5 809 920
 (Of approx. centre of plan) **E 321 900** Zone 55

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Council Certification and Endorsement

Council Name: **CITY OF MELBOURNE** Ref: **TP04/232 (2904)**

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 / /~~
~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.
~~(ii) The requirement has been satisfied.~~
~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate
~~Council Seal~~

Date **27/7/2004**

~~As certified under Section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
 Date / /

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Notations

Depth Limitation: Does not apply	Staging This is is not a staged subdivision Planning Permit No.
---	--

COMMON PROPERTY No.1 IS ALL THE LAND ON THE PLAN EXCEPT THE LAND IN THE LOTS.
 LOTS 9 TO 109 (ALL INCLUSIVE) ARE LIMITED IN HEIGHT TO 2m ABOVE THEIR LOWER BOUNDARY.
 BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS:-
 INTERIOR FACE: THE BOUNDARIES AFFECTED.
 ALL INTERNAL SERVICE DUCTS AND PIPE SHAFTS WITHIN THE BUILDING ARE PART OF THE COMMON PROPERTY. THE POSITION OF THESE DUCTS AND SHAFTS HAS BEEN OMITTED FROM THE DIAGRAMS CONTAINED HEREIN.

Lot numbers 29 and 36 have been omitted from this plan.
Survey:- This plan is / ~~is not~~ based on survey.
 To be completed where applicable.
 This survey has been connected to permanent marks no(s).
 In proclaimed Survey Area no.

Easement Information

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

SECTION 12(2) APPLIES TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWER LINES & POWER SUPPLY PURPOSES BELOW AN UPPER LIMIT WHICH IS CO-INCIDENT WITH THE UNDERSIDE OF THAT PART OF THE CEILING OF THE FIRST STOREY	SEE PLAN	THIS PLAN SECTION 88 Electricity Industry Act 2000.	CITIPOWER
E-2	POWER LINE PURPOSES BELOW AN UPPER LIMIT BEING CO-INCIDENT WITH UPPER SURFACE OF FLOOR OF THE GROUND STOREY	1.50m	THIS PLAN SECTION 88 OF ELECTRICITY INDUSTRY ACT 2000.	CITIPOWER

LTO use only _____

Statement of Compliance / Exemption Statement

Received

Date **23 11/06**

LTO use only _____

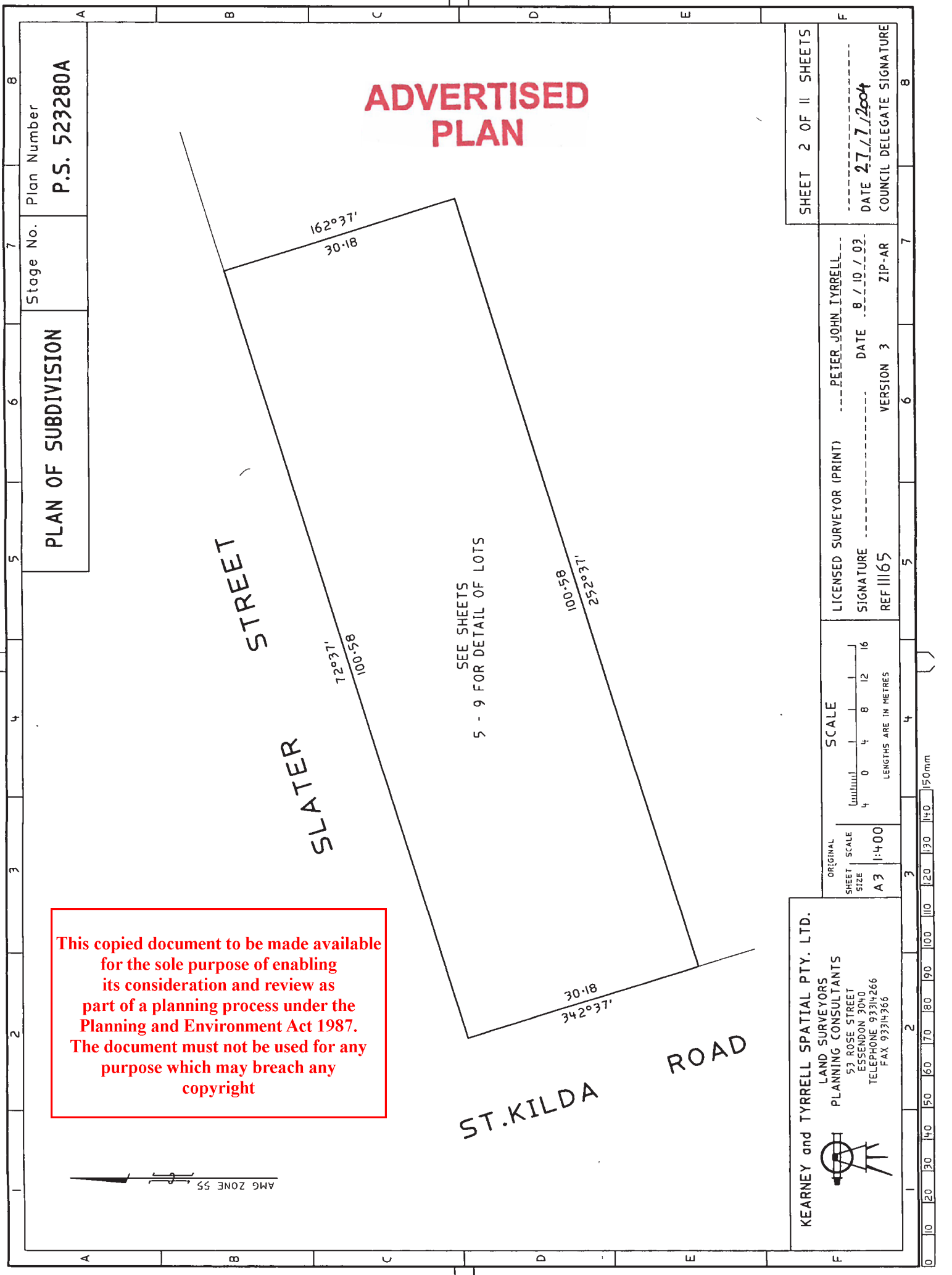
PLAN REGISTERED TIME **11:50am**

DATE **7/12/2006**

[Signature]
Assistant Registrar of Titles

Sheet 1 of 11 Sheets

<p>KEARNEY and TYRRELL SPATIAL PTY LTD</p> <p style="text-align: center;">LAND SURVEYORS PLANNING CONSULTANTS</p> <p style="text-align: center;">53 ROSE STREET ESSENDON 3040 TELEPHONE 93314266 FAX 93314366</p>	<p>LICENSED SURVEYOR (PRINT) <u>PETER JOHN TYRRELL</u></p> <p>SIGNATURE _____ DATE 8 / 10 / 03</p> <p>REF 11165 VERSION 3 ZIP - AR</p>	<p>DATE 27 7/2004</p> <p>COUNCIL DELEGATE SIGNATURE _____</p> <p>Original sheet size A3</p>
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AMG ZONE 55

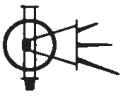
PLAN OF SUBDIVISION
 Stage No. 7
 Plan Number P.S. 523280A

SHEET 2 OF 11 SHEETS
 DATE 27/7/2004
 COUNCIL DELEGATE SIGNATURE

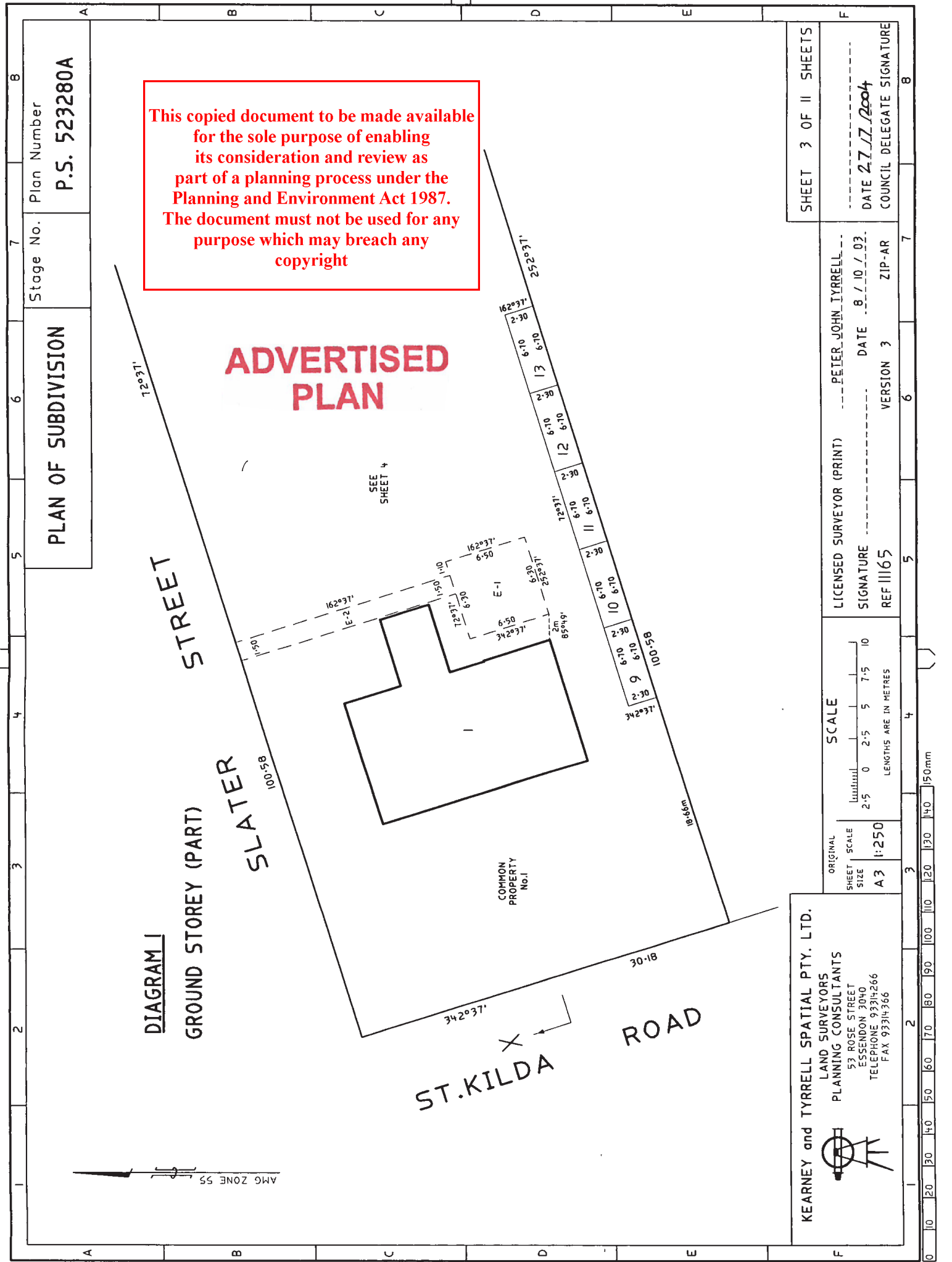
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 SIGNATURE REF 11165
 DATE 8/10/02
 VERSION 3
 ZIP-AR

ORIGINAL SCALE 1:400
 SHEET SIZE A3
 SCALE 0 4 8 12 16
 LENGTHS ARE IN METRES

KEARNEY and TYRRELL SPATIAL PTY. LTD.
 LAND SURVEYORS
 PLANNING CONSULTANTS
 53 ROSE STREET
 ESSENDON 3040
 TELEPHONE 93314266
 FAX 93314366



0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm



Stage No. **PLAN OF SUBDIVISION**
 Plan Number **P.S. 523280A**

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<p>SHEET 3 OF 11 SHEETS</p>		<p>DATE 27.11.2004 COUNCIL DELEGATE SIGNATURE</p>

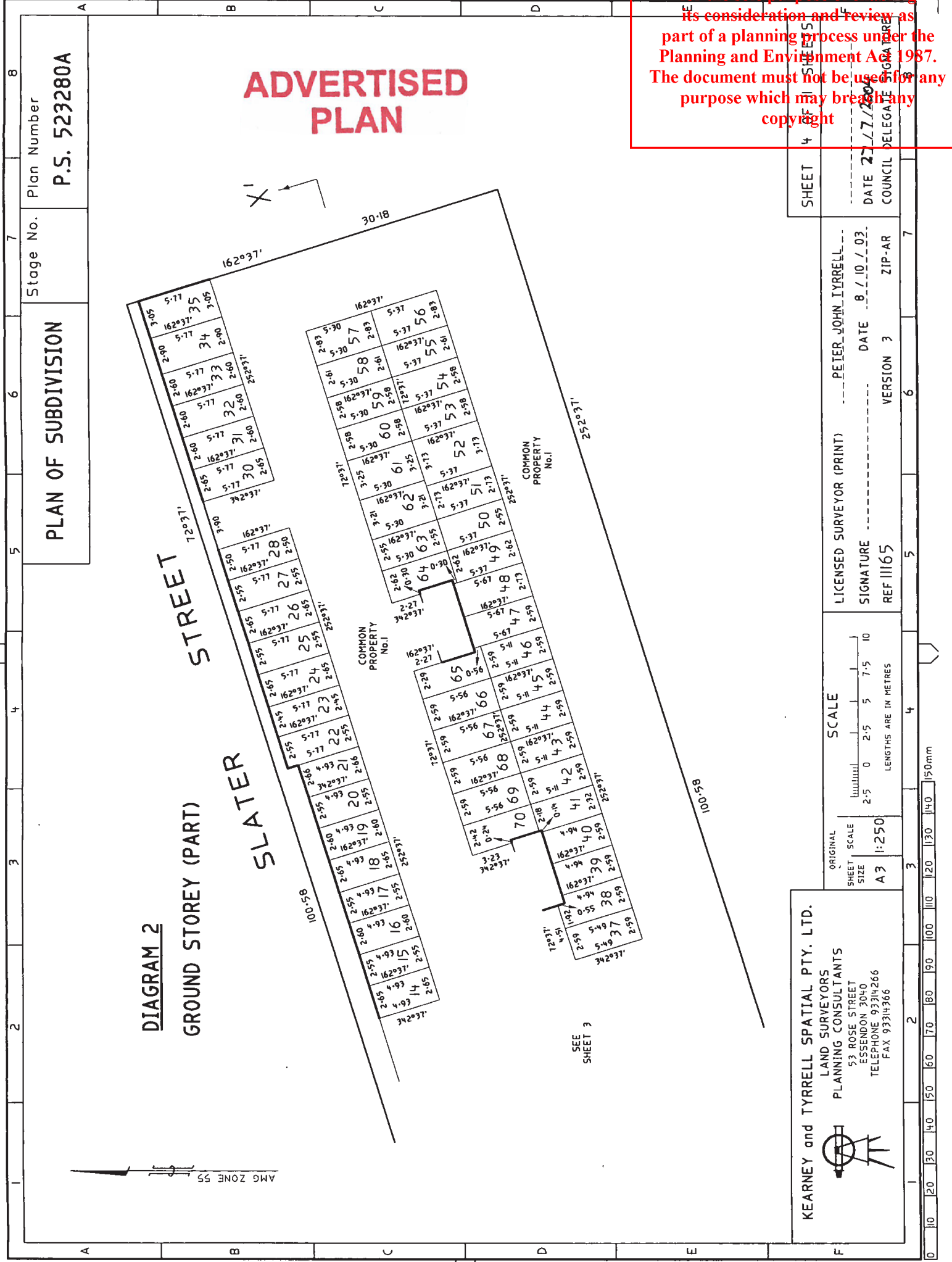
AMG ZONE 55

SEE SHEET 4

COMMON PROPERTY No.1

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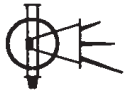
Stage No. 7

Plan Number
P.S. 523280A

DIAGRAM 2
GROUND STOREY (PART)
SLATER STREET

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FAX 93314366



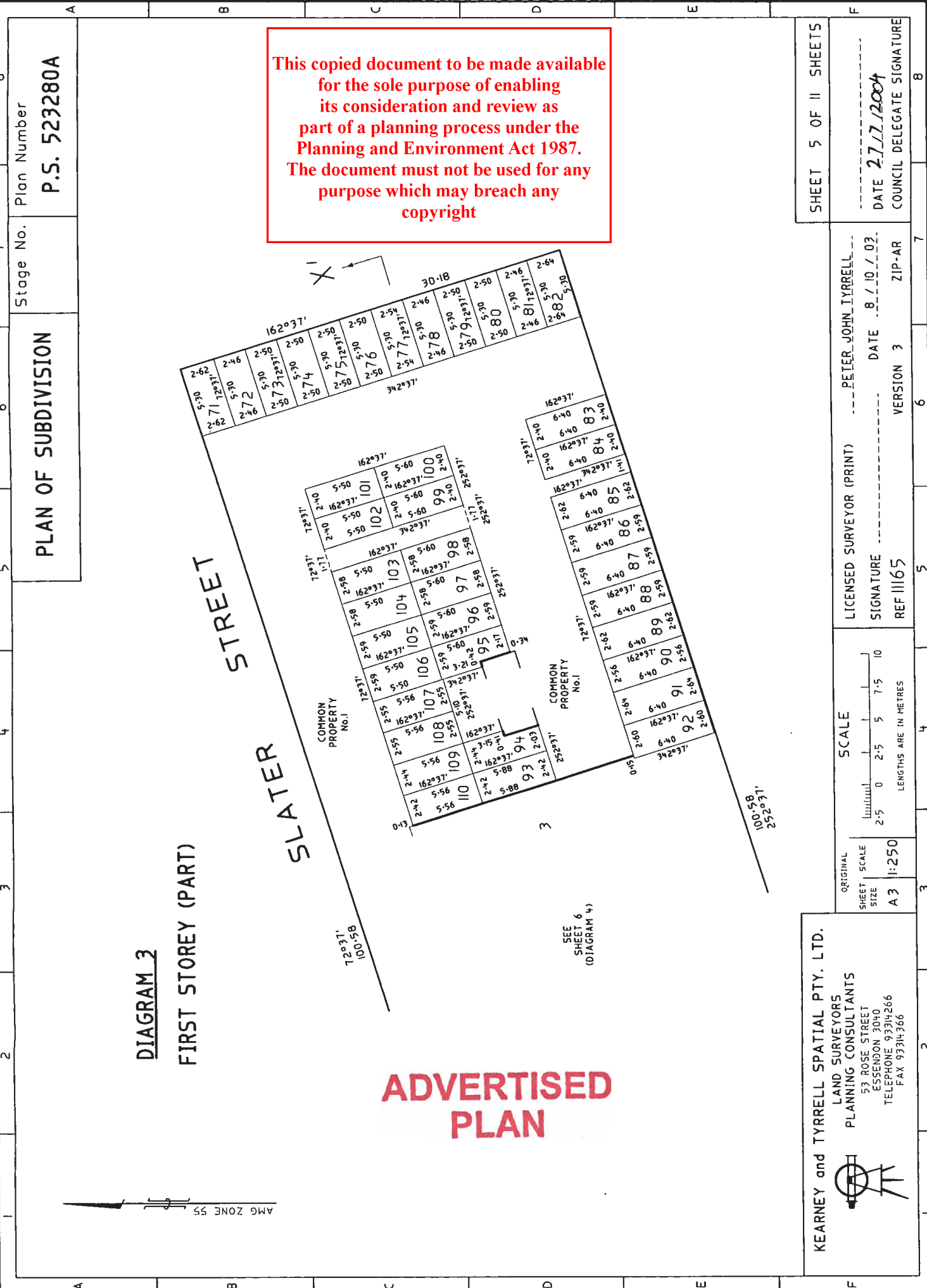
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SHEET SCALE
SIZE
A3 1:250

SCALE
LENGTHS ARE IN METRES
2.5 0 2.5 5 7.5 10

LICENSED SURVEYOR (PRINT) **PETER JOHN TYRELL**
SIGNATURE
DATE **8.10.03**
VERSION 3
ZIP-AR

SHEET 4 OF 11 SHEETS
DATE **27/10/03**
COUNCIL DELEGATE

SEE SHEET 3



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PLAN OF SUBDIVISION
Stage No. 7
Plan Number P.S. 523280A

DIAGRAM 3
FIRST STOREY (PART)

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SHEET 5 OF 11 SHEETS
DATE 27/7/2004
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LICENSED SURVEYOR (PRINT) PETER JOHN TYRRELL
SIGNATURE DATE 8/10/03
VERSION 3 ZIP-AR REF 1165

ORIGINAL SCALE
SHEET SCALE 1:250
SIZE A3
LENGTHS ARE IN METRES

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TELEPHONE 9334266
FAX 9334366

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

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PLAN OF SUBDIVISION

Stage No. 5 Plan Number 6
P.S. 523280A

DIAGRAM 4
FIRST STOREY (PART)

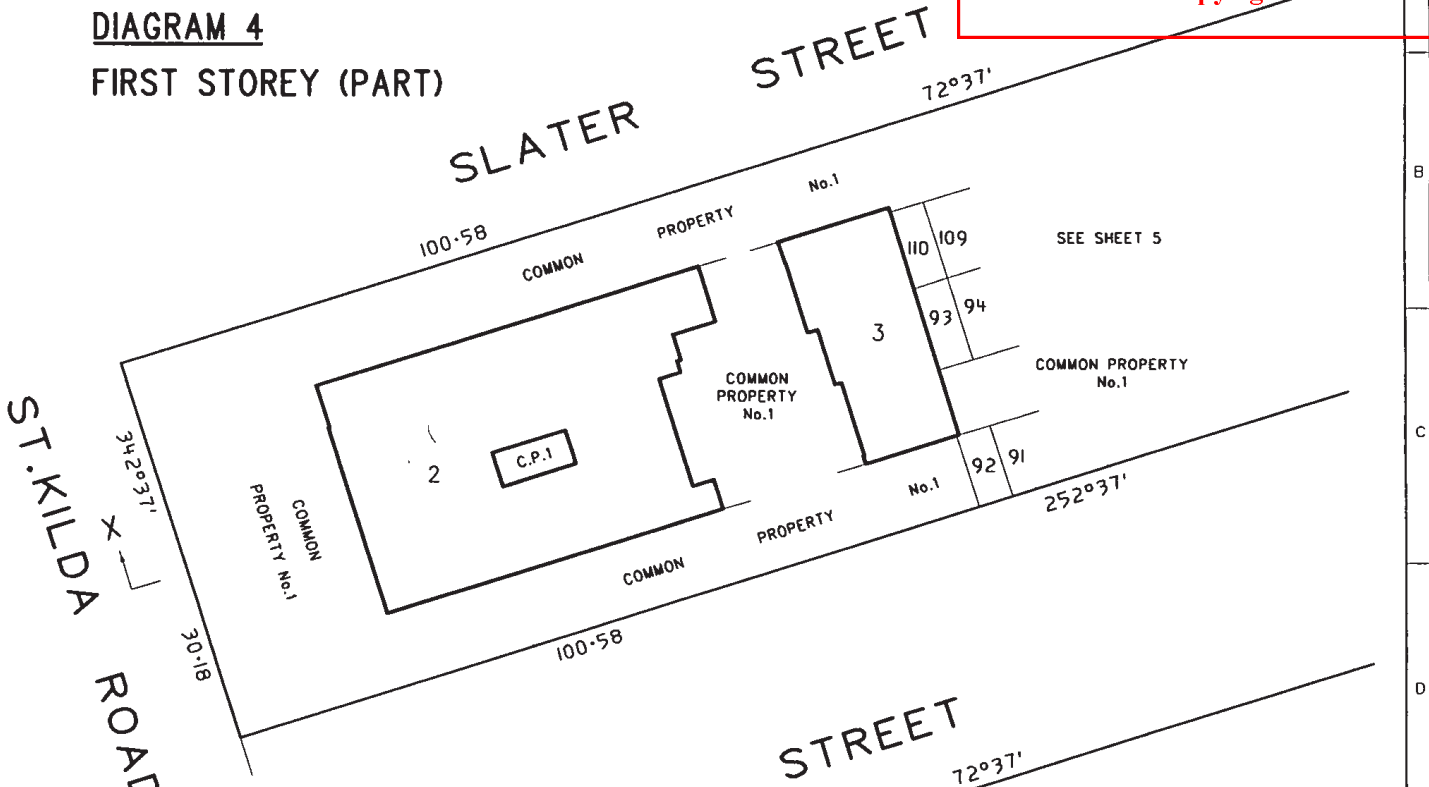
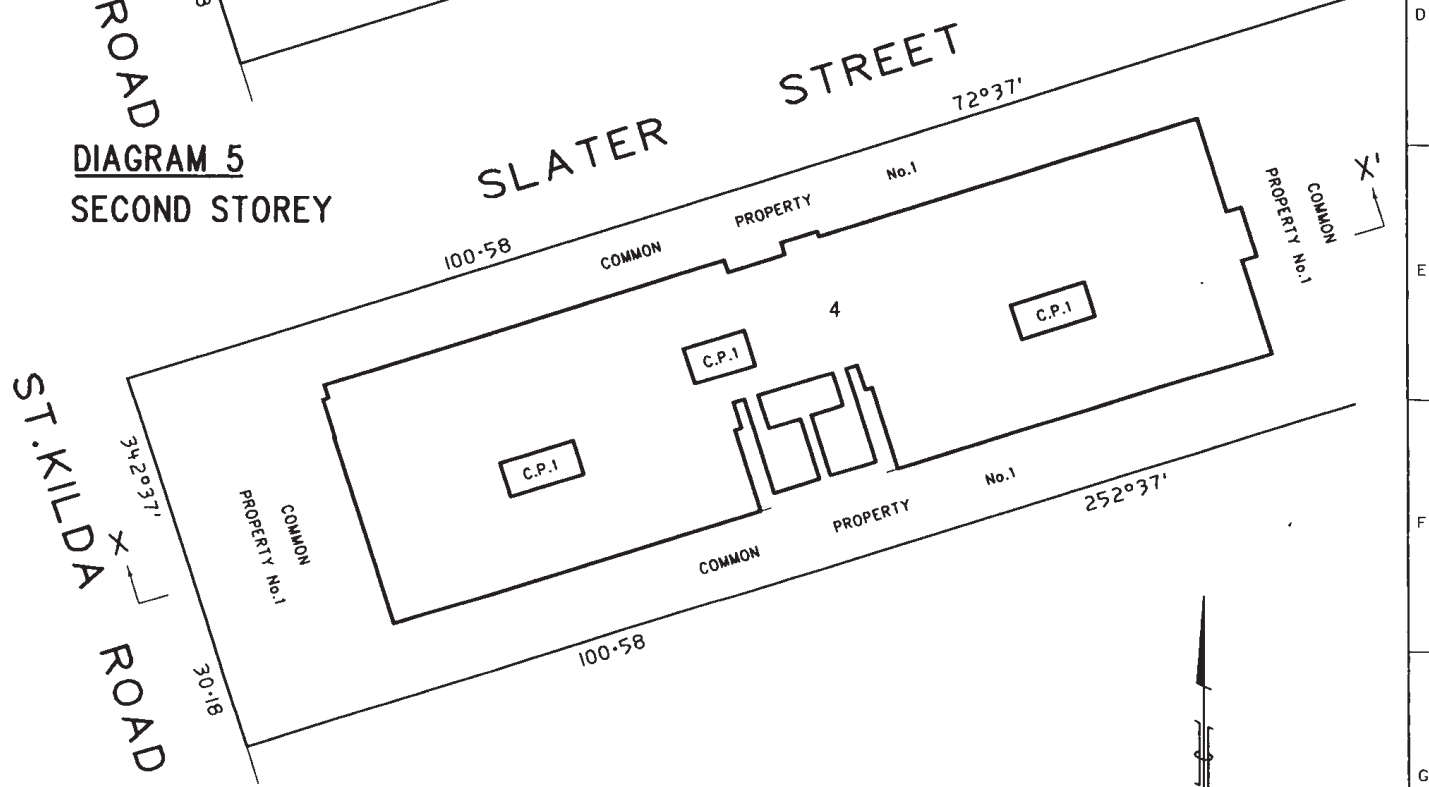


DIAGRAM 5
SECOND STOREY



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ESSENDON 3040
TELEPHONE 93314266
FAX 93314366

ORIGINAL SCALE
SHEET SIZE A3 SCALE 1:400
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER JOHN TYRRELL
SIGNATURE DATE 8 / 10 / 03
REF 11165 VERSION 3 ZIP - AR

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DATE 27/7/2004
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Stage No. Plan Number
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PLAN OF SUBDIVISION

DIAGRAM 6
THIRD STOREY

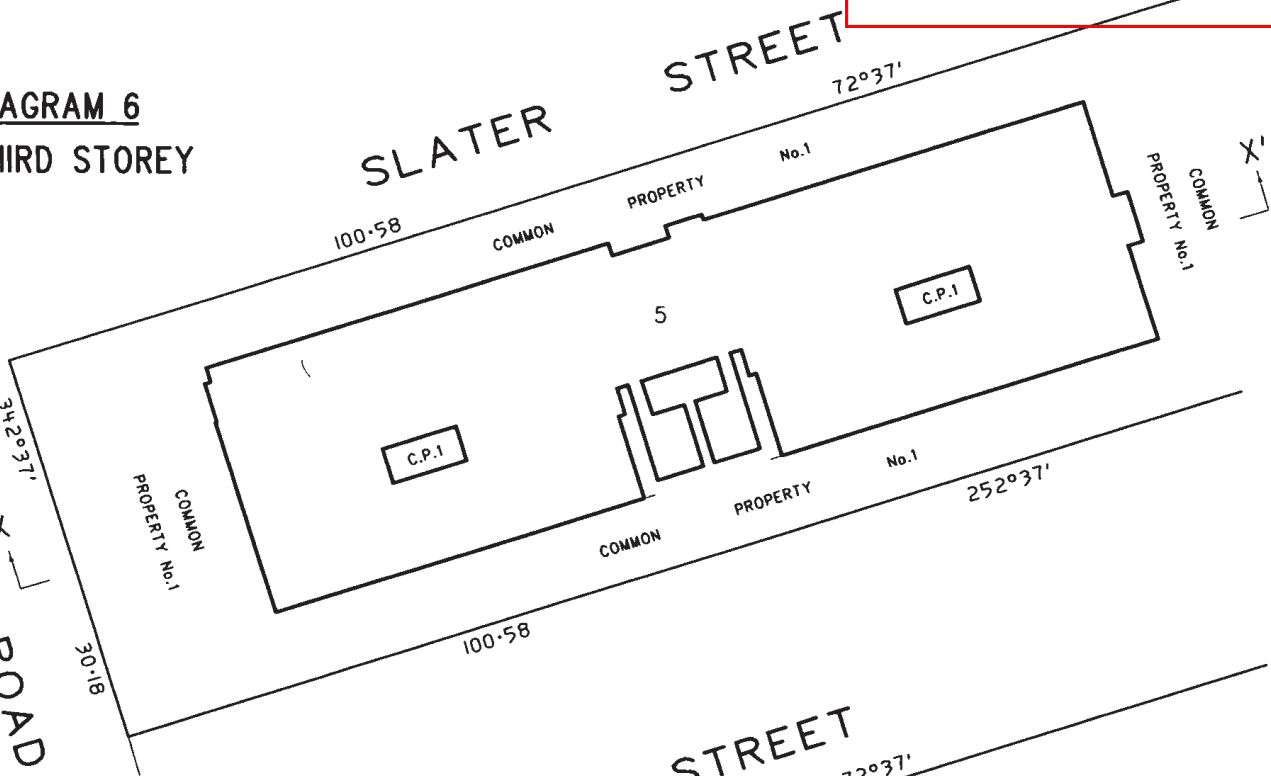
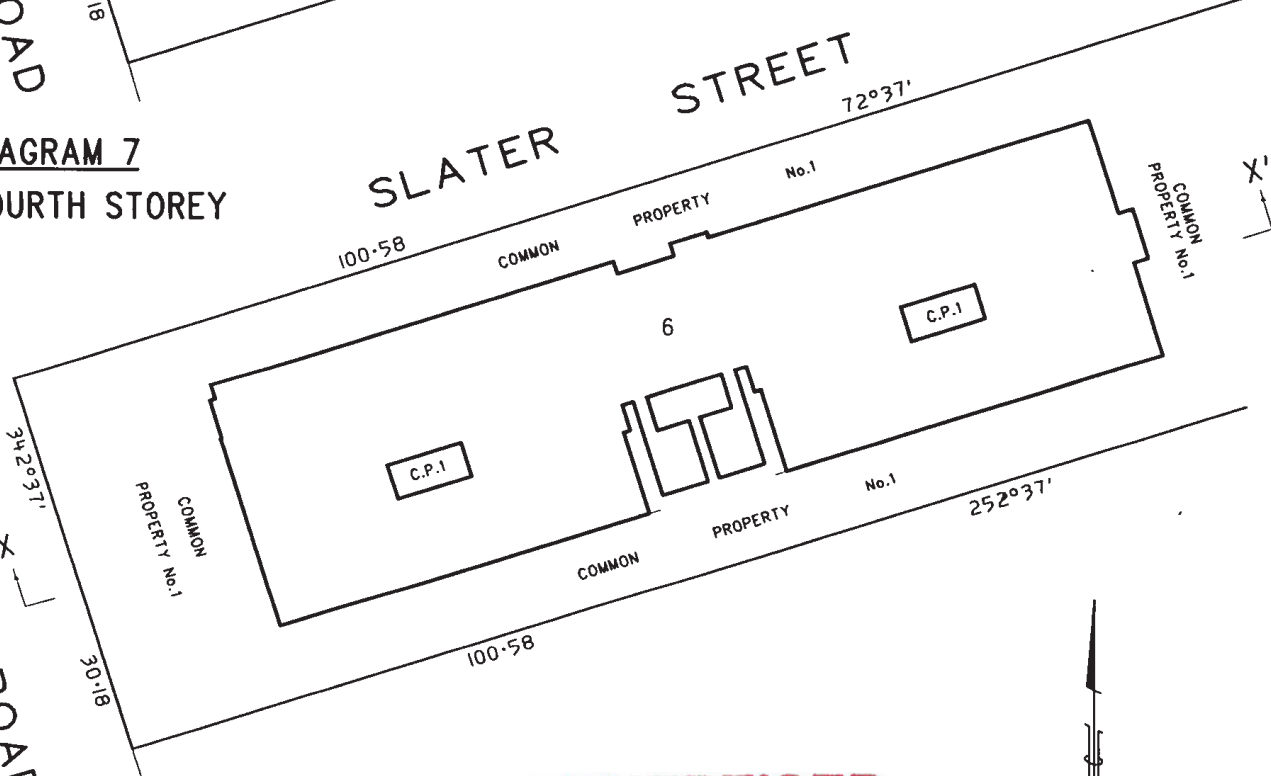


DIAGRAM 7
FOURTH STOREY



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SHEET 7 OF 11 SHEETS

ORIGINAL SCALE

SHEET SIZE A3 SCALE 1:400

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER JOHN TYRRELL

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Stage No. 1 of a Planning process under the Planning and Environment Act 1987. P.S. 523280A

PLAN OF SUBDIVISION

DIAGRAM 8 FIFTH STOREY

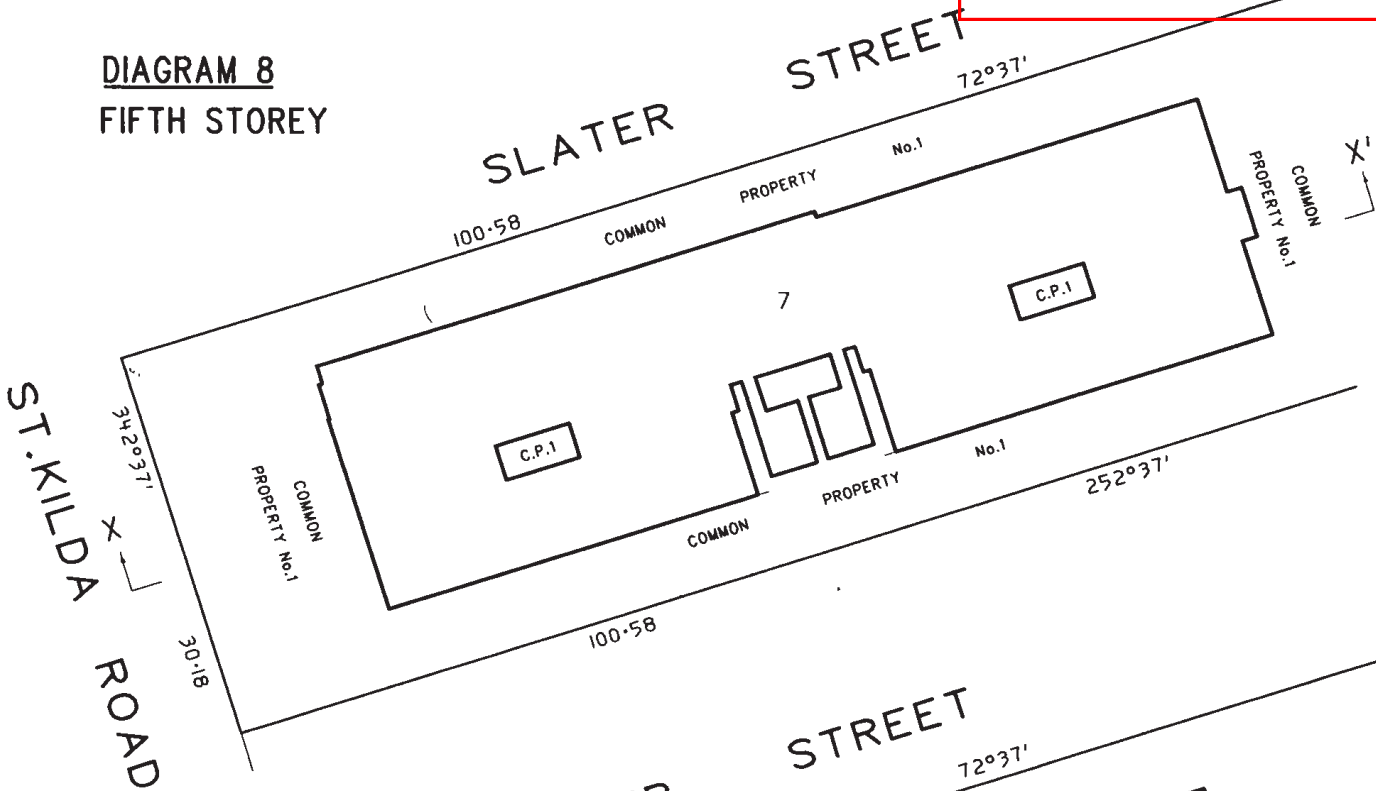
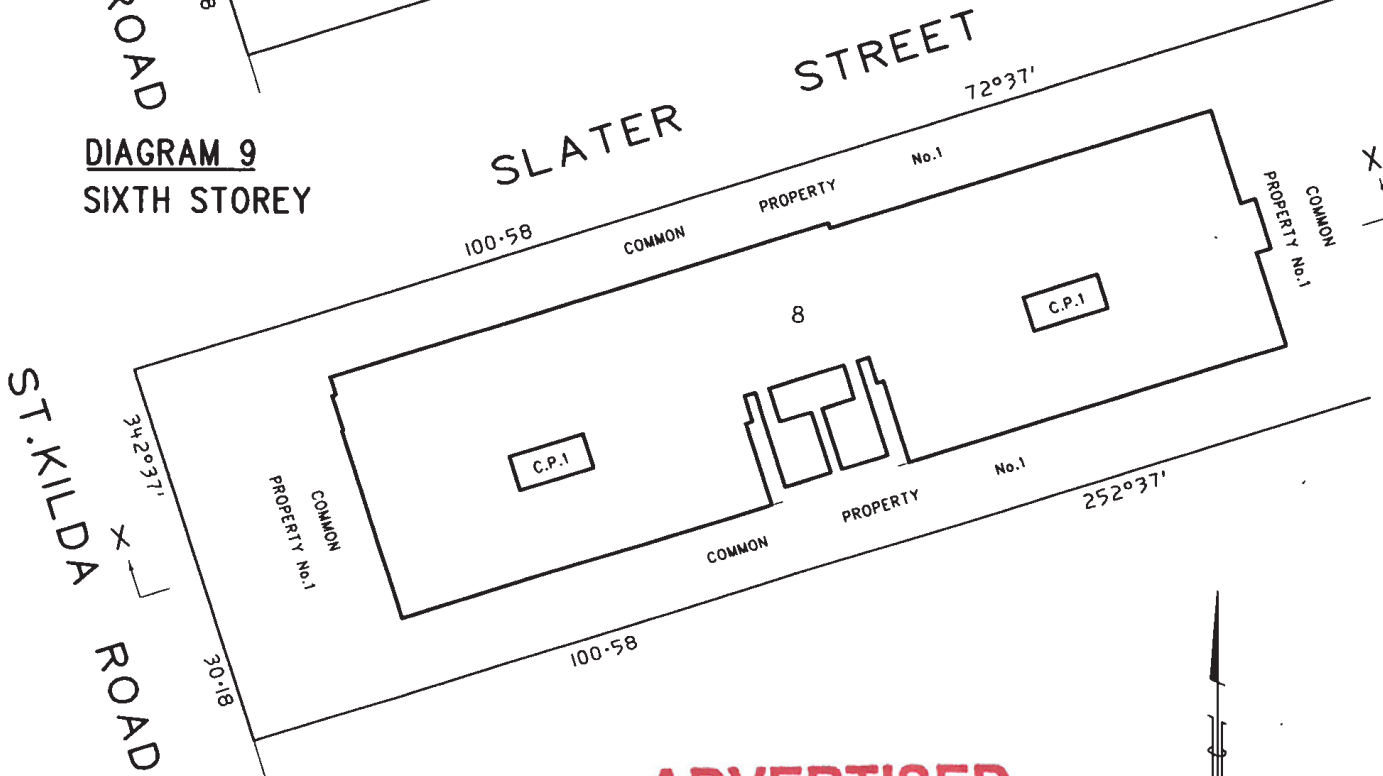


DIAGRAM 9 SIXTH STOREY



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ANG. ZONE 55

SHEET 8 OF 11 SHEETS

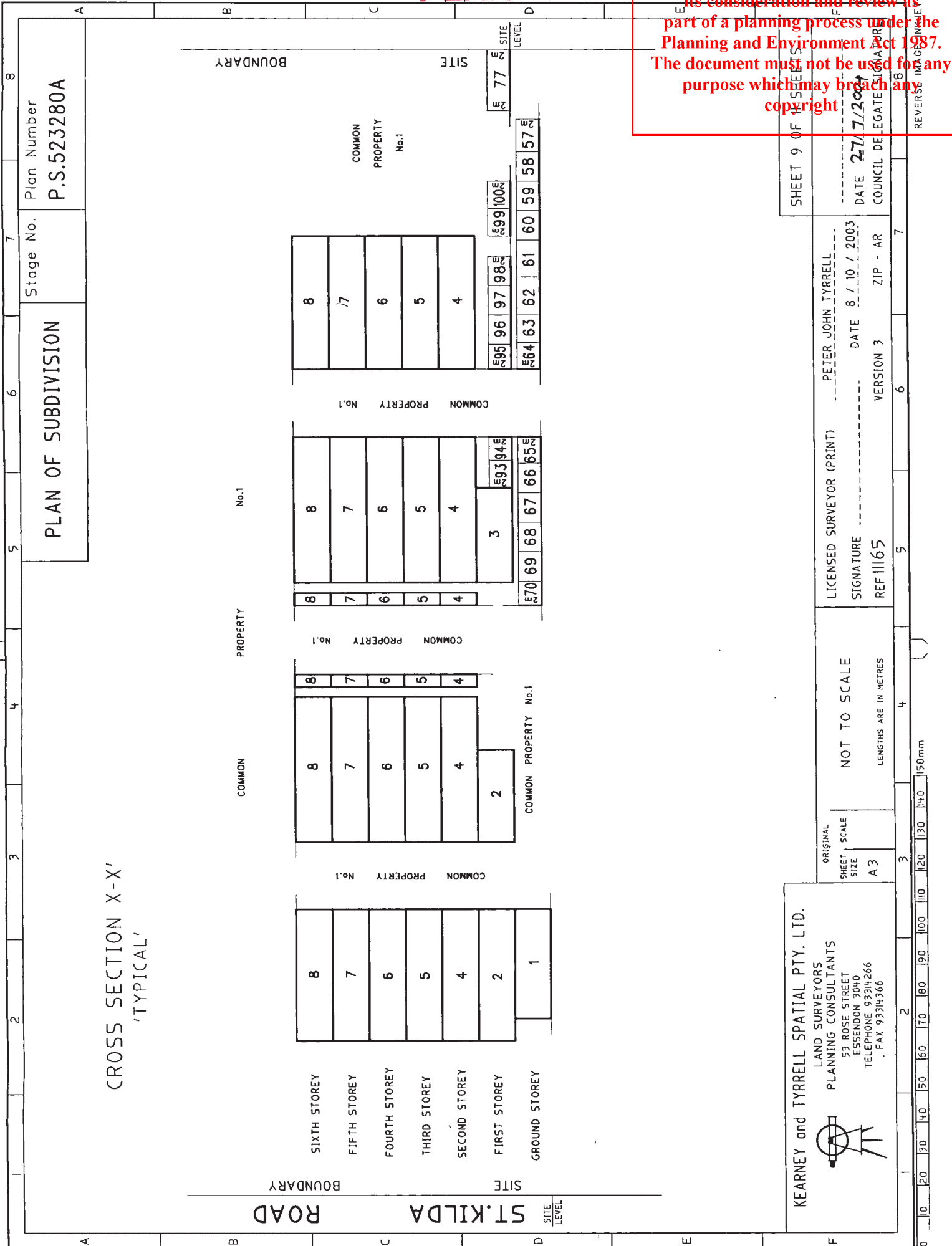
ORIGINAL SCALE 1:400 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER JOHN TYRRELL SIGNATURE DATE 8/10/03 REF 11165 VERSION 3 ZIP - AR

DATE 27/7/2004 COUNCIL DELEGATE SIGNATURE

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Plan Number
P.S.523280A

Stage No.
PLAN OF SUBDIVISION

CROSS SECTION X-X' 'TYPICAL'

ST. KILDA ROAD

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 PLANNING CONSULTANTS
 53 ROSE STREET
 ESSENDON 3040
 TELEPHONE 93314266
 FAX 93314366

ORIGINAL SCALE
 SHEET SIZE A3
 NOT TO SCALE
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER JOHN TYRRELL
 SIGNATURE REF III65
 DATE 8 / 10 / 2003
 VERSION 3 ZIP - AR

SHEET 9 OF 1 SHEETS
 DATE 27/7/2007
 COUNCIL DELEGATE SIGNATURE



REVERSE IMAGE

PS523280A

**ADVERTISED
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**Owners corporation information
formerly contained on Sheets**

10, 11

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

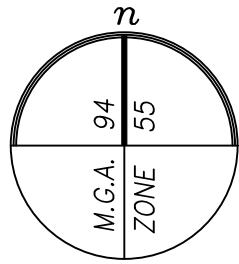
Sheets

11

have been removed from this plan

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VISTA INTERSECTION
RL 42.32m

Ground Co-ords.
E 321984.09
N 5810109.70
RL 5.71m

ST KILDA ROAD

VISTA INTERSECTION
RL 41.34m

Ground Co-ords.
E 321993.11
N 5810080.90
RL 5.61m

SLATER STREET

No.437

VISTA INTERSECTION
RL 50.98m

Ground Co-ords.
E 322080.12
N 5810139.63
RL 9.05m

VISTA INTERSECTION
RL 48.63m

Ground Co-ords.
E 322089.10
N 5810110.98
RL 9.07m

Ground Co-ords.
E 321911.64
N 5810140.10
RL 5.70m

Notations
See Certificate of Title for Site dimensions and Easements.
Co-ordinates are to MGA94 (GDA 94).
Reduced levels are to Australian Height Datum.

----- Shrine Vista Control Lines

Reduced Levels shown thus *RL 59.34m are to the intersection of the subject title and the Shrine Vista Controls.

Ground coordinates shown thus are to MGA94 (GDA 94) and AHD.

Scale 1:400 0 4 8 12 16

Certified Lachlan James McCleary Licensed Surveyor

Drawn ST

Date 22/05/2023

Survey Data -

CAD drawing number 30788053-AA.dwg

Original sheet size A3

Client **Boulevard Properties
C/o Campbell Blennerhassett
GLG**

Project **437 St Kilda Road,
Melbourne**

Details **Shrine of Remembrance Vista
Property Assessment Plan**

Sheet 1 of 1

Job Number 30788 053

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