

ATTACHMENTS



Services Special Committee Monday 13 February 2012

Following are the attachments to the reports listed for consideration at the Services Special Committee meeting on Monday **13 February 2012**

- 1. 26A and 34 to 40 Connell Street Hawthorn -
Proposed discontinuance and sale of adjoining
Right of Way (road) 2**

- 2. 49 Lynden Street Camberwell -
Proposed discontinuance and sale of adjoining
Right of Way (road) 8**

ATTACHMENTS

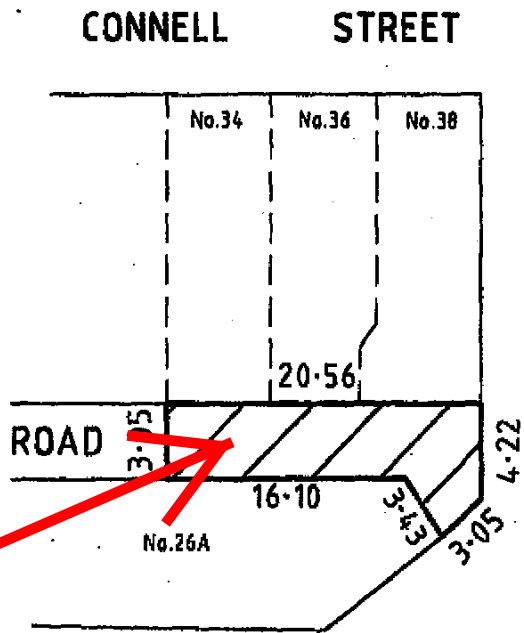


Services Special Committee Monday 13 February 2012

Agenda attachments to the report:

- SC1 26A and 34 to 40 Connell Street Hawthorn -
Proposed discontinuance and sale of adjoining
Right of Way (road)**

Attachment 1



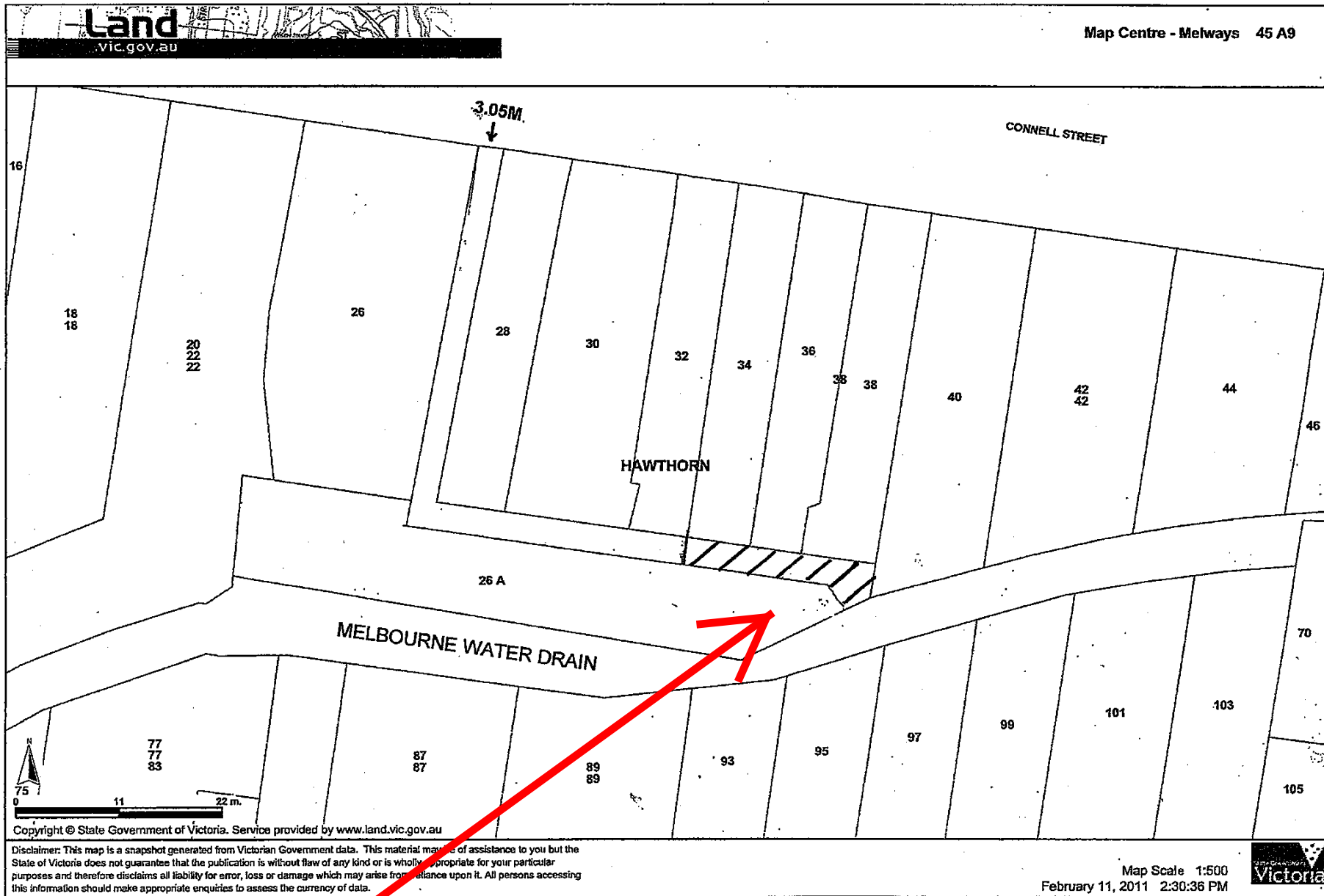
Land proposed to be sold if the road is discontinued



Section of road proposed to be discontinued and sold.

Land
vic.gov.au

Map Centre - Melways 45 A9



Attachment 2

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Map Scale 1:500
February 11, 2011 2:30:36 PM



ALL MEASUREMENTS ARE APPROXIMATIONS ONLY.

Land proposed to be sold if the road is discontinued

	TITLE PLAN		LR USE ONLY	PLAN NUMBER TP948247P	
LOCATION OF LAND PARISH: BORDONDARA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 34 (PART) LAST PLAN REFERENCE: LDT 1 ON TP9393408 DEPTH LIMITATION: DOES NOT APPLY PARENT TITLE REFERENCE: VDL 11150 FOL 561 MGA CO-ORDINATES: E 326 107 ZONE 55 (APPROX. CENTRE OF LAND IN PLAN) N 5 812 435			WARNING THIS PLAN REPRESENTS AN EXPECTED DIVISION OF LAND. ANY ONE LOT MAY NOT HAVE BEEN CREATED. CHECK THE LOT/PLAN INDEX FOR CURRENT INFORMATION.		
			NOTATIONS		
			THIS PLAN IS NOT BASED ON SURVEY.		
EASEMENT INFORMATION					
LEGEND			THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY FOR TITLE DIAGRAM PURPOSES.		
A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)			CHECKED BY		
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF	
E-1	AS PROVIDED FOR IN SEC.207C LGA 1989	SEE DIAGRAM	SEC.207C LGA 1989	MELBOURNE WATER CORPORATION	
				DATE / /	
				ASSISTANT REGISTRAR OF TITLES	
CONNELL STREET					
ELGIN STREET					
SCALE 1:250		LENGTHS ARE IN METRES		FILE NO : LGD	
BARKER MONAHAN A.C.N. 005 394 645 SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS 501 GILBERT ROAD, PRESTON 3072 P.O. BOX 2546 REGENT WEST 3072 TELEPHONE 9478 6133 FAX 9470 5189 EMAIL: survey@barkermonahan.com.au		LICENSED SURVEYOR DAVID JOHN MONAHAN		DEALING CODE : LGA	
		SIGNATURE		DATE / /	
		REF. 12968		VERSION 01	
		COMPUTER FILE: 2960TP.DWG		DATE: 25/08/2011	
				SHEET 1 OF 1 SHEET ORIGINAL SHEET SIZE A3	

Land to be sold if the road is discontinued



Map produced: 01/29/11 10:36:34

- KEY**
- Roads
 - Property Base
 - Property
 - Mut Assessment
 - City Boundary
 - Aerial 2010




Scale = 1:1,743
Metres 25 50

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26A Connell Street, Hawthorn



Attachment 5

ATTACHMENTS



Services Special Committee Monday 13 February 2012

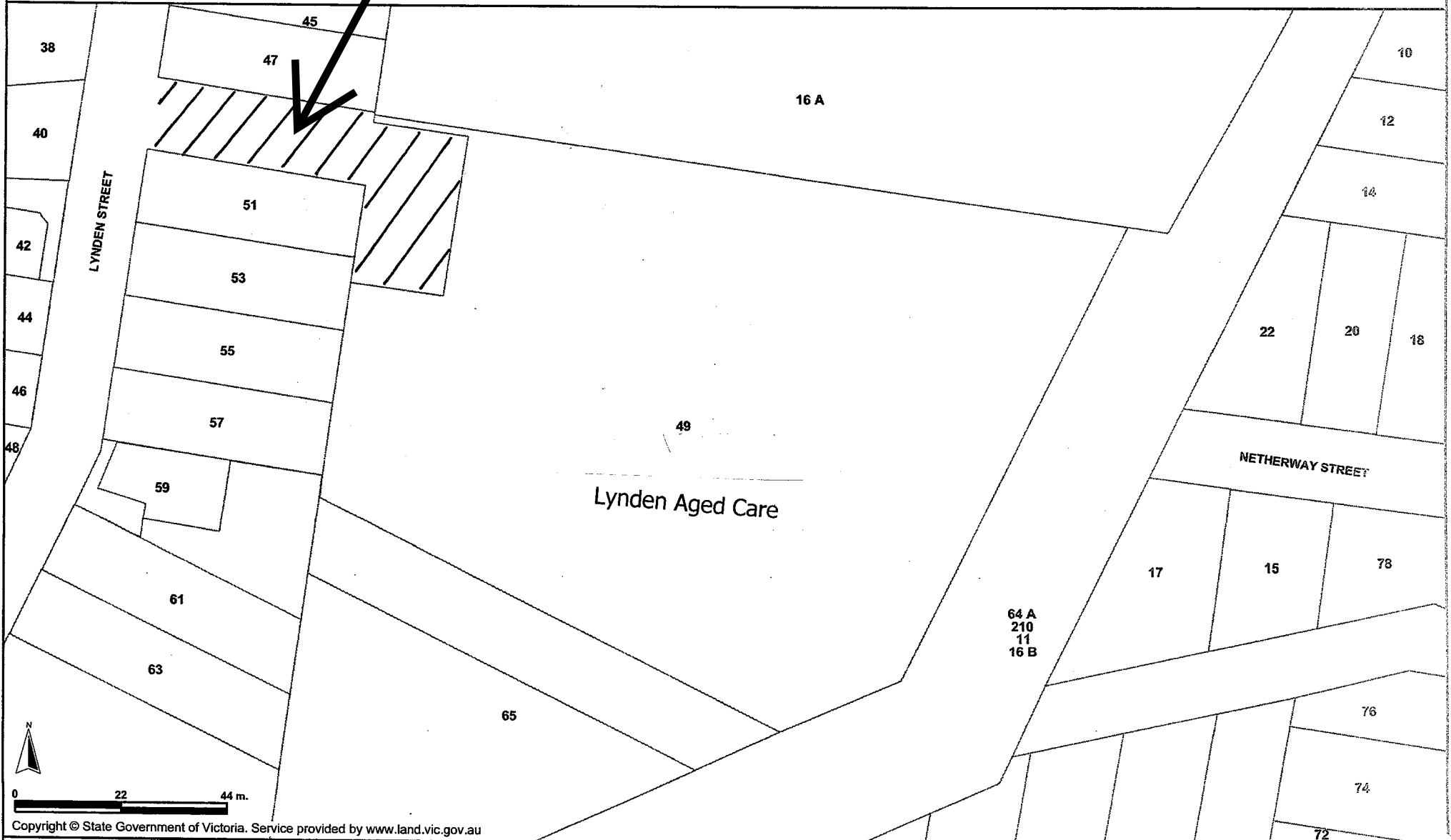
Agenda attachments to the report:

**SC2 49 Lynden Street Camberwell -
Proposed discontinuance and sale of adjoining
Right of Way (road)**

Road proposed to be discontinued

Land
vic.gov.au

Map Centre - Melways 60 F4



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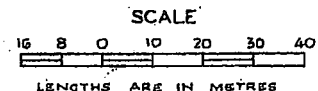
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Map Scale 1:1,062
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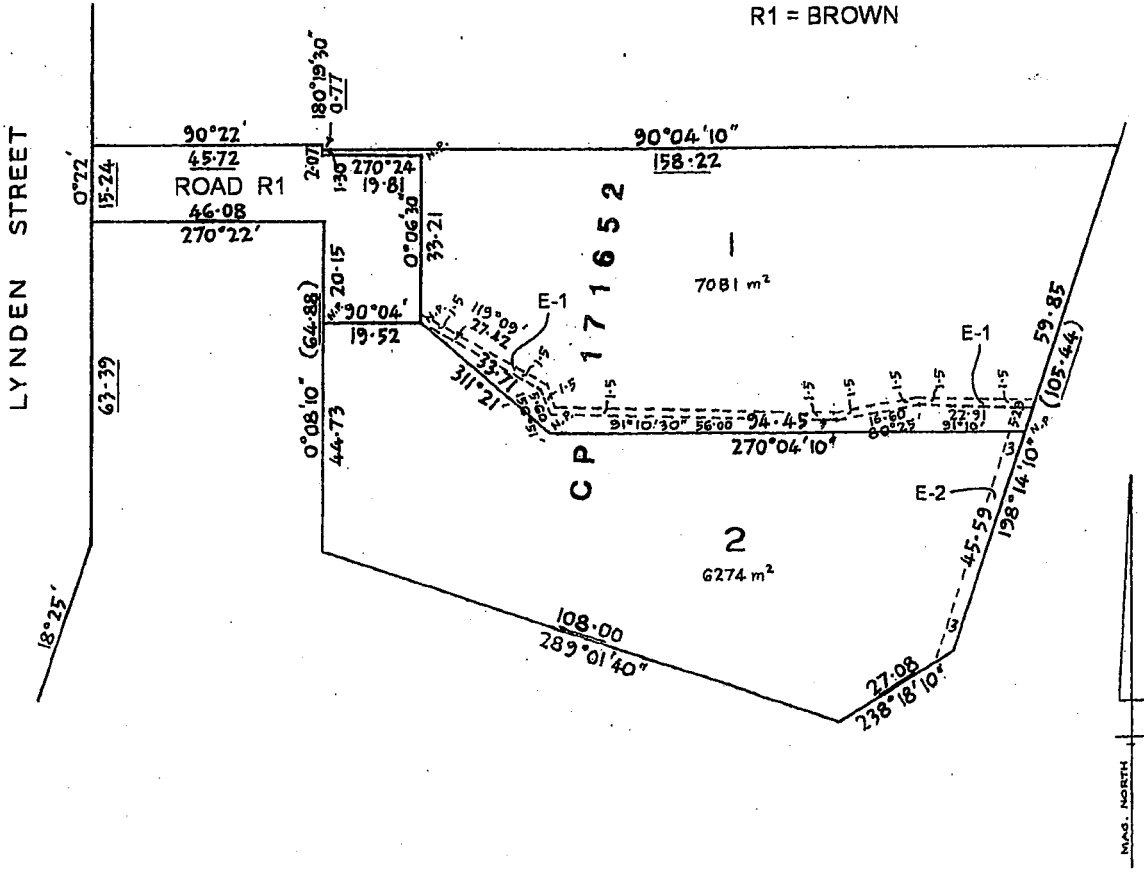
140857

LP140857
EDITION 1
 APPROVED 8/12/83

<p>PLAN OF SUBDIVISION PART OF CROWN ALLOTMENTS 149^B & 150^B PARISH OF BOROONDARA COUNTY OF BOURKE</p> <p style="text-align: center;">SCALE</p>  <p style="text-align: center;">LENGTHS ARE IN METRES</p>	<p style="text-align: center;">NOTATION</p> <p>THE DIMENSIONS UNDERLINED ARE ACCORDING TO TITLE AND NOT THE RESULT OF THIS SURVEY. PART OF THE LAND COLOURED BROWN IS ENCUMBERED FOR DRAINAGE VIDE L.P. 8473</p> <p style="text-align: center;">APPROPRIATIONS</p> <p>BLUE - DRAINAGE GREEN - SEWERAGE BROWN - WAY & DRAINAGE</p>
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V. 9357 F. 521
 CHART NO 161+164

COLOUR CODE
 E-1 = BLUE
 E-2 = GREEN
 R1 = BROWN



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History of Lynden Aged Care Association Inc.

Background

In 1976 the former Camberwell City Council committed to building a hostel for Senior Citizens of the Municipality. A Federal grant to provide 80% of the capital had been promised, land secured and the "Camberwell Senior Citizen Hostel Society" was established.

A 20 bed hostel called Gaffney House (named after Councillor Gerry Gaffney) was officially opened in 1981. Over the years this facility has grown to now provide 35 low care beds. A 35 bed high care nursing home has also been added.

Site History / Titles

In order to build a hostel for Senior Citizens within the municipality, the former City of Camberwell initially purchased the residential block known as 49 Lynden Street in 1975. A large 1.4 ha parcel to the east was subsequently acquired in 1976.

In or around 1979 both parcels were consolidated to create one large 1.471 ha lot. Refer Consolidated Plan CP109417 - see **Appendix 1**.

In 1983 this large single lot was subdivided into 2 lots with part of the land being set aside as Road R1 for access. Refer Lodged plan LP 140857 - see **Appendix 2**. Apparently the subdivision was to allow the opportunity for another operator to build a nursing home adjacent to the LACA facility, to provide a higher end of care than that provided by the hostel at that time. A second operator did not materialise and it was decided in the late 1980's that LACA would build and operate a nursing home on Lot 2.

The 2 lots were subsequently consolidated in 1991 to form the current 1.335 ha site. Refer Consolidated Plan CP171652A - see. **Appendix 3**.

Transfer of ownership

In May 1994 the former City of Camberwell resolved, among other things, to transfer the land (Vol. 10019 Fol. 782) to LACA at nil cost

The transfer of the land was conditional upon LACA entering into an Agreement with Council pursuant to 173 of the Planning & Environment Act 1987 requiring the following:

"the owners use of the land shall be limited to that of an Aged Persons' Hostel, Nursing Home and Retirement Village or such other charitable purposes for the benefit of Aged Persons that the Council may from time to time approve."

The said agreement is registered on title and remains in force today.

Structure / Management of Lynden

In 1991 the original Citizens Committee established by the former City of Camberwell became Lynden Aged Care Association and Model Rules of the Association were drawn up. Under those rules, it was a requirement that Lynden Aged Care Committee of Management would comprise 10 members, two of whom were to be nominated by

Council. One Council nomination had to be a Councillor and the Council would nominate the Chairperson.

In May 1994, just prior to the establishment of the City of Boroondara, the City of Camberwell resolved to appoint LACA as beneficial owner of the land and to transfer full responsibility for all aspects of the aged care facility to the LACA Management Committee.

In December 2004 the City of Boroondara resolved to no longer appoint representatives to the LACA Management Committee.

Since that time, LACA has operated independently of Council and has undertaken a major review of its rules. Amongst other things, the following changes to the rules have occurred.

1. Upon dissolution of LACA, all monies and assets are no longer to be transferred to Council. Rather they would be transferred to some organisation having objects similar to the objects of LACA and which shall prohibit the distribution of its income and property (not for profit).
2. Alterations/changes to the Statement of Purpose and Rules of Association of LACA no longer require the consent of Council.

Initially Lynden's admission policy gave priority entry to persons from the City of Boroondara, their primary caregivers or next of kin. Whilst no longer part of a written policy, the majority of residents who come to Lynden do so because they have a history or close connection to Boroondara or they have children who live locally.

Proposed Expansion

LACA applied to Council in 2010 for a planning permit to partially demolish, renovate and extend the existing 70 bed aged care facility to accommodate 102 beds with associated infrastructure works. A planning permit was issued on 21 December 2011. The proposal includes access from the site through the unnamed road from Lynden Street.

In 2008 LACA acquired 51 Lynden Street, Camberwell. In 2010 it also applied to Council for a planning permit to construct a two storey retirement apartment building on this site. A planning permit was issued 7 December 2011. The building will house 6 two bedroom dwellings. According to the site plan for the ground floor vehicle access to the site will be from the east or rear of the site via the subject road.

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COUNCIL REF. 203:02:01:03

CP109417

CP109417

PLAN OF CONSOLIDATION
PART OF CROWN ALLOTMENTS 149^B & 150^B
PARISH OF BOROONDARA
COUNTY OF BOURKE

SCALE

LENGTHS ARE IN METRES

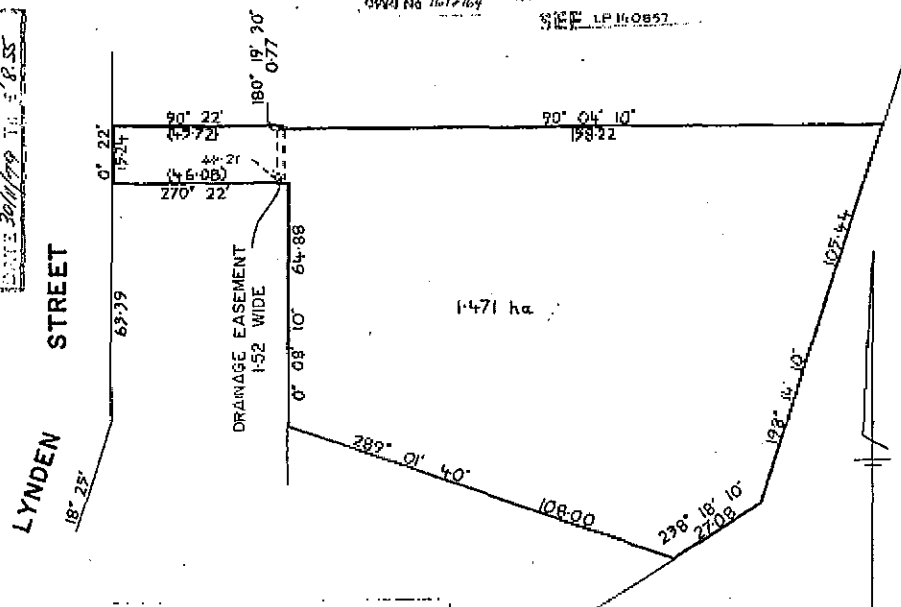
CP
Account
\$26.00
CP 109417
Fol (1)
Ground 1 of the
Boroondara
M.C.
11/10/11

NOTATION: DIMENSIONS ACCORD WITH TITLE BUT INCLUDE EXCESS LAND BETWEEN CERTIFICATE OF TITLE VOL.9148 FOL.789 AND CERTIFICATE OF TITLE VOL.6712 FOL.258. SEE CERTIFIED EXTRACT OF FIELONOTES.

9357 93521

RESUBDIVIDED
SEE LP 160857

APPROVED
DATE 20/11/11 BY 835

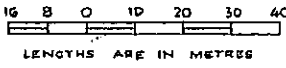


SEAL OF ENDORSEMENT OF MUNICIPALITY	SURVEYORS CERTIFICATION
<p>Sealed by Order of the Council this 19th day of Dec 2011 by of Daria Borki</p> <p>19 29</p>	<p>I CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME AND PRACTICALLY ACCORDS WITH TITLE.</p> <p><i>M. Brad</i> LICENSED SURVEYOR</p> <p>DATE: 10. 9. '78</p>

M. BRAD U.S. F.S. AUST. 228 HIGH ST. ASHBURTON, 3147. PHONE 25 1036. REF. G203
102417

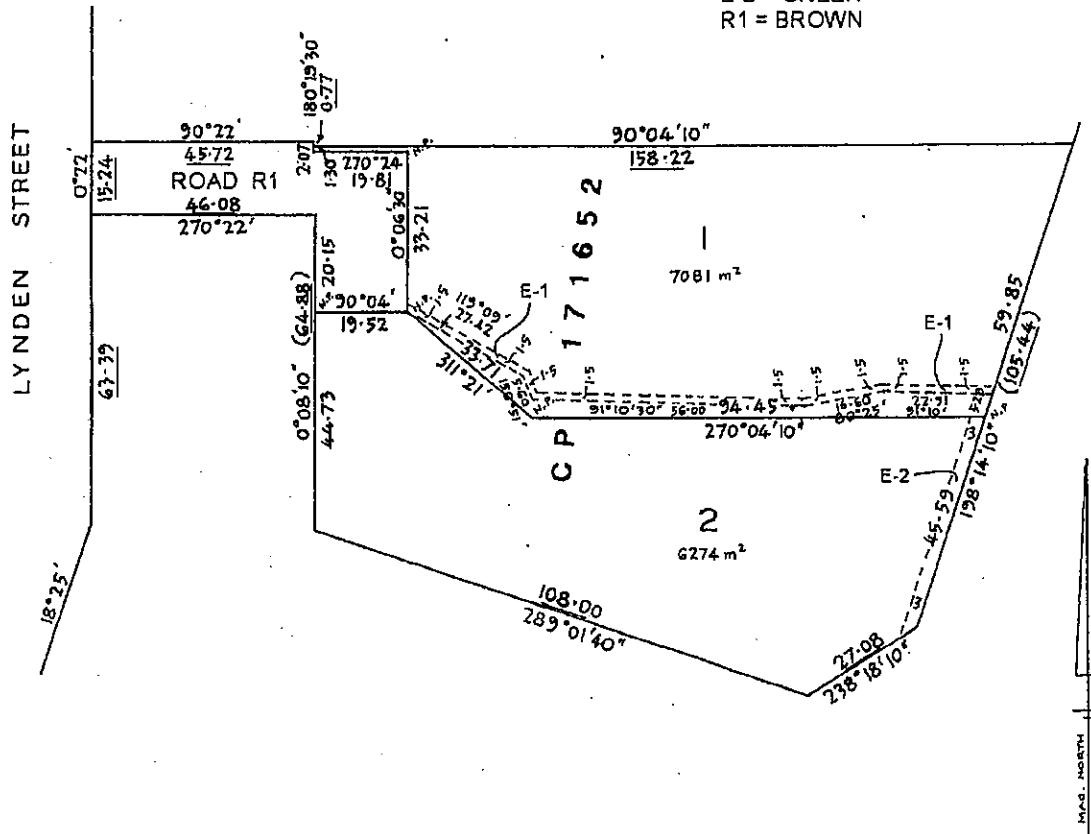
140857

LP140857
EDITION 1
 APPROVED 8/12/83

PLAN OF SUBDIVISION PART OF CROWN ALLOTMENTS 149 ^B & 150 ^B PARISH OF BOROONARA COUNTY OF BOURKE	NOTATION THE DIMENSIONS UNDERLINED ARE ACCORDING TO TITLE AND NOT THE RESULT OF THIS SURVEY. PART OF THE LAND COLOURED BROWN IS ENCUMBERED FOR DRAINAGE VIDE LP 8473
	APPROPRIATIONS BLUE - DRAINAGE GREEN - SEWERAGE BROWN - WAY & DRAINAGE
	SCALE  LENGTHS ARE IN METRES

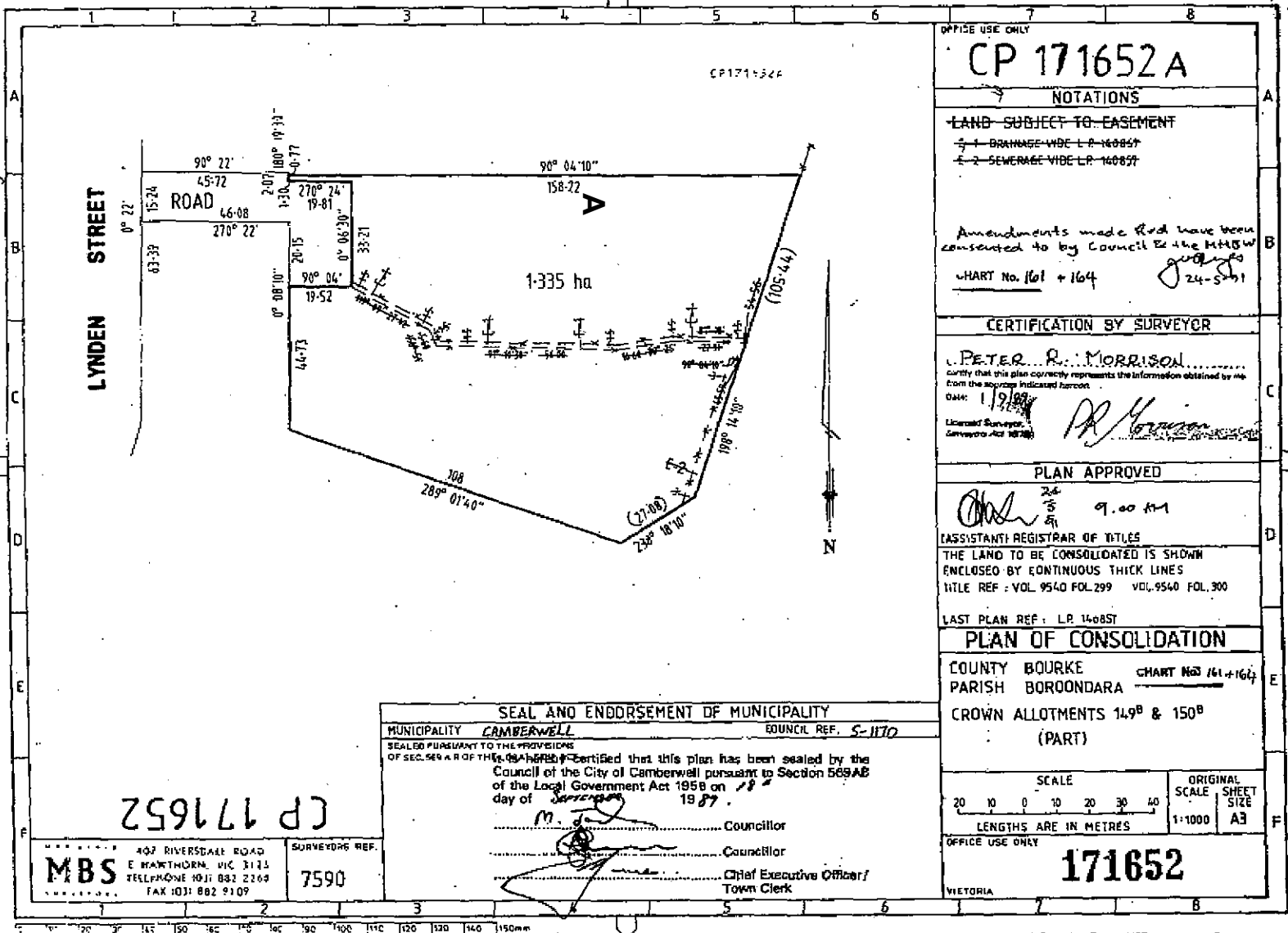
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 CHART NO 161+164

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OFFICE USE ONLY	
CP 171652 A	
NOTATIONS	
LAND SUBJECT TO EASEMENT 1 DRAINAGE WIDE L.P. 140857 2 SEWERAGE WIDE L.P. 140857	
Amendments made Red have been consented to by Council by the MHSW CHART No. 161 + 164 24-5-91	
CERTIFICATION BY SURVEYOR	
PETER R. MORRISON I certify that this plan correctly represents the information obtained by me from the sources indicated hereon. Date: 11/9/89 Licensed Surveyor Geosurvey Act 1978	
PLAN APPROVED	
[Signature] 9.00 AM	
ASSISTANT REGISTRAR OF TITLES THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES TITLE REF : VOL. 9540 FOL. 299 VOL. 9540 FOL. 300	
LAST PLAN REF : L.P. 140857	
PLAN OF CONSOLIDATION	
COUNTY BOURKE CHART NOS 161 + 164 PARISH BOROONDARA CROWN ALLOTMENTS 149 ^B & 150 ^B (PART)	
SCALE 20 10 0 10 20 30 40 LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE 1:1000 A3
OFFICE USE ONLY	
171652	
VICTORIA	

SEAL AND ENDORSEMENT OF MUNICIPALITY	
MUNICIPALITY CAMBERWELL	COUNCIL REF. S-1170
SEALED PURSUANT TO THE PROVISIONS OF SECTION 410 OF THE LOCAL GOVERNMENT ACT 1958 I certify that this plan has been sealed by the Council of the City of Camberwell pursuant to Section 569AB of the Local Government Act 1958 on day of September 19 89 .	
.....	Councillor
.....	Councillor
.....	Chief Executive Officer/ Town Clerk

MBS 407 RIVERSDALE ROAD E WARTHORN, VIC 3113 TELEPHONE (03) 882 2269 FAX (03) 882 9109	SURVEYOR REF. 7590
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CP 171652