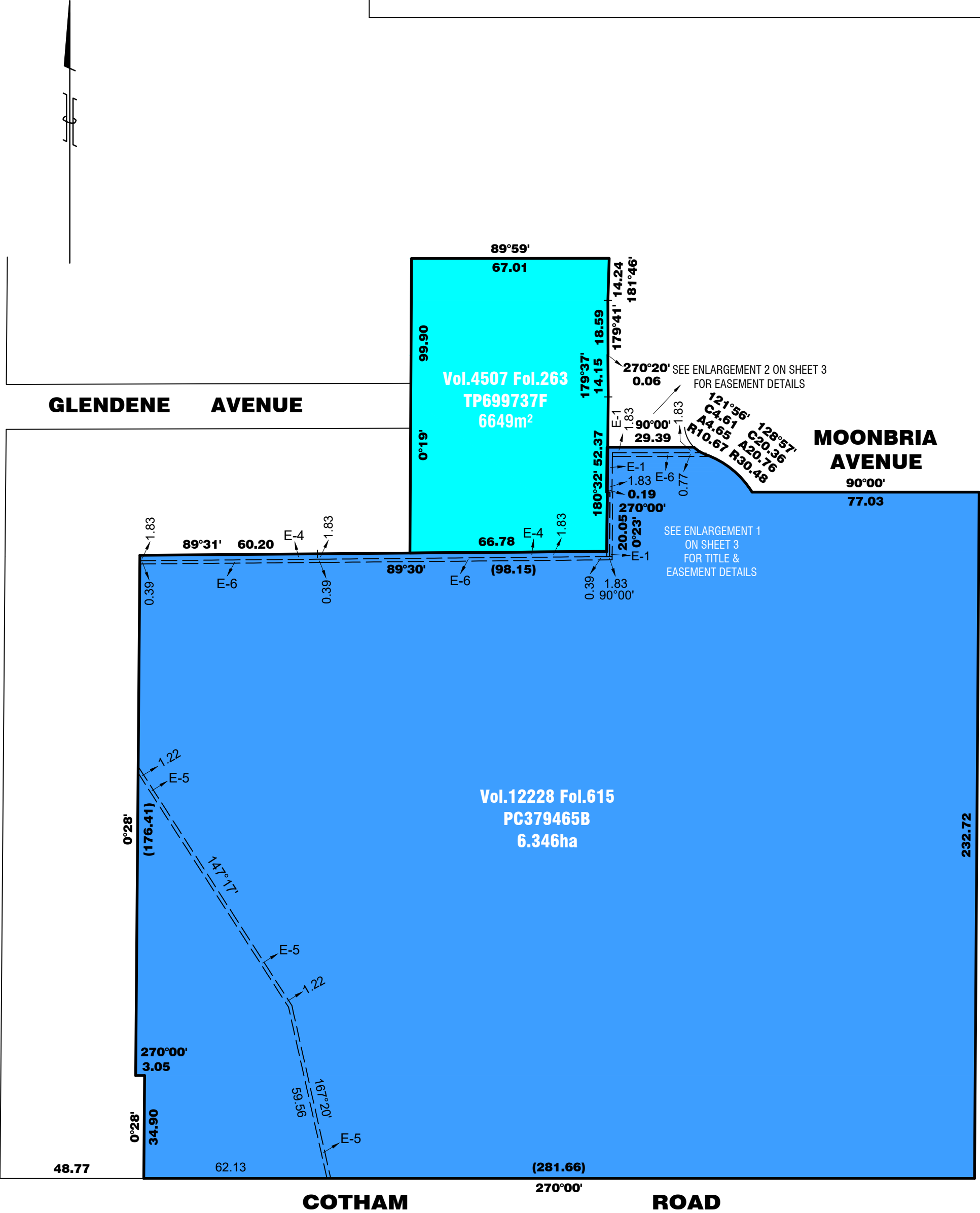
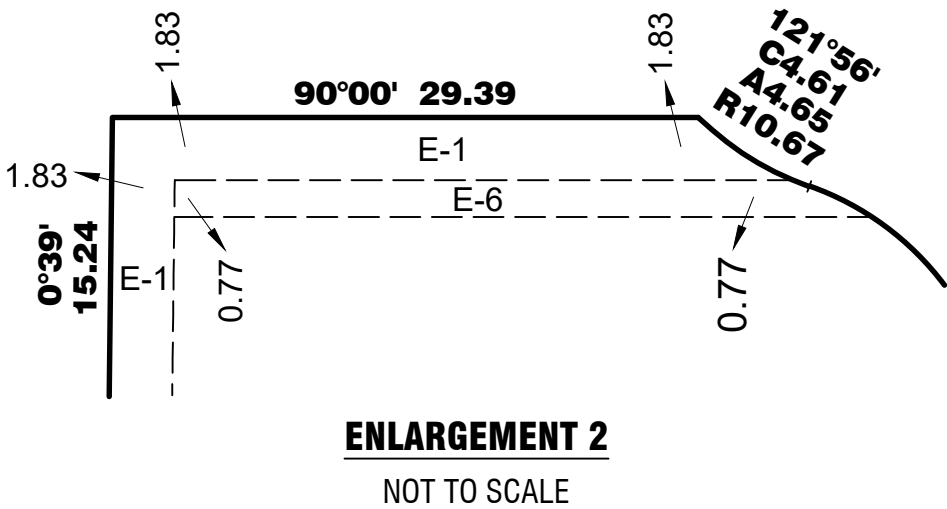




APPENDIX 1: TITLE INFORMATION

TITLE COMPILATION PLAN





ENLARGEMENT 1

NOT TO SCALE



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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**

Page 1 of 1

VOLUME 04507 FOLIO 263

Security no : 124100340155S
Produced 16/09/2022 09:29 AM

LAND DESCRIPTION

Lot 1 on Title Plan 699737F.
PARENT TITLE Volume 01144 Folio 747
Created by instrument 1019529 03/11/1921

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FCJ EDUCATION AUSTRALIA PROPERTY of 44A WALTHAM STREET RICHMOND VIC 3121
AU927166A 19/10/2021

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 TP699737F 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: 301 COTHAM ROAD KEW VIC 3101

ADMINISTRATIVE NOTICES

NIL

eCT Control 24387K AITKEN PARTNERS
Effective from 19/10/2021

DOCUMENT END

Received

13/12/2022

TITLE PLAN

EDITION 1

TP 699737F

Location of Land

Parish: AT KEW PARISH OF BOROONDARA
Township:
Section:
Crown Allotment:
Crown Portion: 83(PT)

Last Plan Reference:

Derived From: VOL 4507 FOL 263
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

All that piece of Land, delineated and coloured

red on the map in the margin containing One acre Two roods and Twenty-three perches or thereabouts being part of Crown Portion Eighty-three at Kew Parish of - - - - Boroondara County of Bourke Together with a right of carriage way over Glendene Avenue colored brown on Plan of Subdivision No. 7723 lodged in the Office of Titles and Together with a right to use the land colored yellow on the said map for drainage and sewerage -- purposes - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 24/11/2000
VERIFIED: CP

COLOUR CODE
R=RED
Y = YELLOW

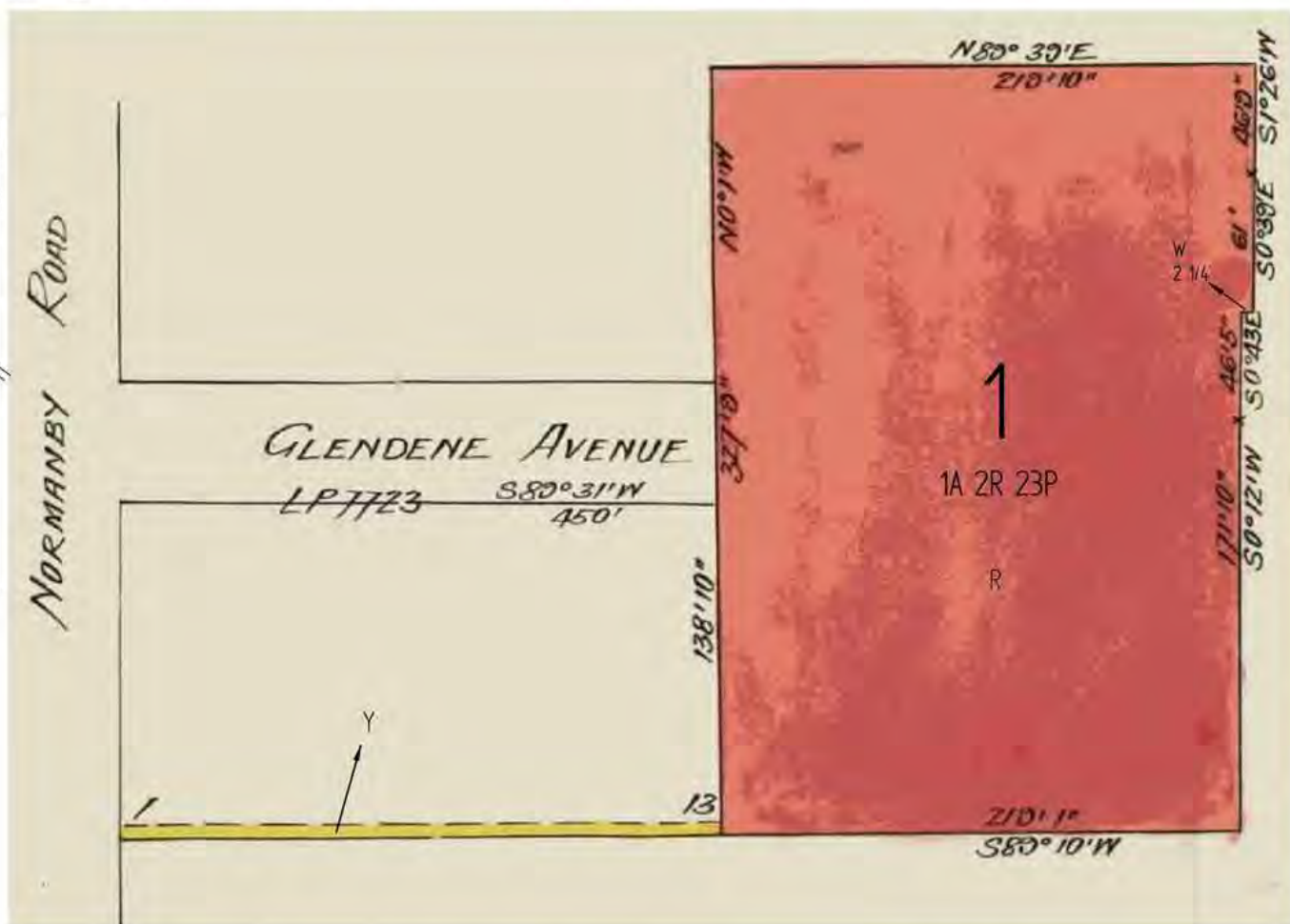


TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

PARCEL 1 = CP 83 (PT)

LENGTHS ARE IN
FEET & INCHES

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 1 of 1 sheets



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

Page 1 of 1

VOLUME 12228 FOLIO 615

Security no : 124100340207L
Produced 16/09/2022 09:30 AM

LAND DESCRIPTION

Land in Plan of Consolidation 379465B.

PARENT TITLES :

Volume 05666 Folio 196 Volume 05821 Folio 010 Volume 06327 Folio 319

Volume 09436 Folio 362 Volume 12187 Folio 752

Created by instrument PC379465B 23/06/2020

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

FCJ EDUCATION AUSTRALIA PROPERTY of 44A WALTHAM STREET RICHMOND VIC 3121
AU927166A 19/10/2021

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.

NOTICE as to part Section 47(2) Heritage Act 1995

REGISTER NO. 1902

X159943H 17/11/2000

NOTICE Section 54(1) Heritage Act 2017

AT341066D 16/06/2020

DIAGRAM LOCATION

SEE PC379465B 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 24387K AITKEN PARTNERS

Effective from 19/10/2021

DOCUMENT END

13/12/2022

BY LETTER



X159943H

171100 2038 HB \$0

Land Titles Office U



**NOTIFICATION OF
AN INCLUSION IN THE
HERITAGE REGISTER**

Section 106(e)

Transfer of Lands Act 1958

Lodged at the Land Titles Office by

Code 2439R

VICTORIA

The Executive Director pursuant to Section 47(1) of the Heritage Act 1995 notifies the Registrar of Titles of an inclusion to the Heritage Register affecting the land described

Land (Title affected)

Certificate of Title Volume 5821 Folio 010

Details of Entry

Genazzano College
285-315 Cotham Road
Kew
Boroondara Shire Council

Heritage Register Number

1902

Date

9 November 2000

SIGNED for and on behalf of the
Executive Director



(Signature of authorised officer)



DX159943H-1-E

p.

Received
PLAN OF CONSOLIDATION
13/12/2022

PLAN OF CONSOLIDATION				EDITION 1	PC379465B
LOCATION OF LAND COUNTY OF BOURKE PARISH OF BOROONDARA CROWN PORTION 83 (PART) TITLE REFERENCE: VOL.5821 FOL.010, VOL.5666 FOL.196, VOL.6327 FOL.319, VOL.4955 FOL.883, VOL.9436 FOL.362 LAST PLAN REFERENCE: LOT 1 ON TP684715A, LOT 1 ON TP687730N, LOT 7 ON LP13347, LOT 1 ON TP905385T, LOT 2 ON LP137398 POSTAL ADDRESS: 301 COTHAM ROAD (at time of subdivision) KEW, 3101 MGA CO-ORDINATES: (of approx centre of land in plan) E: 328 860 ZONE: 55 N: 5 813 660 GDA 94				Council Name: Boroondara City Council Council Reference Number: Subcer20/00030 Planning Permit Reference: Planning permit not required SPEAR Reference Number: S154335A Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Marjorie Kennedy for Boroondara City Council on 21/04/2020	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON			
NOTATIONS					
DEPTH LIMITATION: Does not apply					
SURVEY: This plan is not based on survey. STAGING: This is not a staged subdivision. Planning Permit No. 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)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of	
E-1,E-2,E-3	DRAINAGE & SEWERAGE	SEE PLAN	LP13347	LOTS ON LP13447	
E-2,E-3,E-4	DRAINAGE & SEWERAGE	SEE PLAN	INSTRUMENT 1453091	UNSPECIFIED	
E-5	DRAINAGE	1.22m	BOOK 391 No.618	UNSPECIFIED	
E-1,E-2,E-3, E-4,E-5,E-6	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-1,E-2,E-3 E-4,E-5	DRAINAGE	SEE PLAN	THIS PLAN	BOROONDARA CITY COUNCIL	
 VICLAND SURVEYING INC. KEARNEY & TYRRELL SURVEYING 53 Rose Street, Essendon 3040 T 9331 4266 E admin@vland.com.au F 9331 4366 W www.vland.com.au		SURVEYORS FILE REF: 16815 VERSION 2 Digitally signed by: John Podolzak, Licensed Surveyor, Surveyor's Plan Version (2), 07/04/2020, SPEAR Ref: S154335A		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 SHEETS PLAN REGISTERED TIME: 3.00pm DATE: 23/06/2020 L.Hawkins Assistant Registrar of Titles	

Received

13/12/2022

PC379465B

PLAN OF CONSOLIDATION

MONT VICTOR ROAD

MOONBRIA AVENUE

ROAD

COTHAM

270°00'

62.13

48.77

34.90

0.28

270°00'

3.05

147°17'

1.22

59.56

167°20'

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13/12/2022

**NOTIFICATION OF
AN ADDITION TO
THE HERITAGE REGISTER**

Section 106(f) of the *Transfer of Lands Act 1958*

(Titles Office use)

AT341066D

16/06/2020

\$0 54HA



Lodged at the Titles Office by:

Heritage Victoria
Department of Environment, Land, Water and Planning
PO Box 500
EAST MELBOURNE VIC 8002

03 9938 6884

Ref. Code:

Customer Code: 2439R

The Executive Director pursuant to Section 54(1) of the *Heritage Act 2017* notifies the Registrar of Titles of an addition to the Heritage Register affecting the land described.

Land: (*Volume/Folio*)

Per spreadsheet

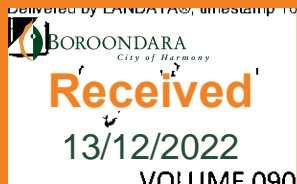
Details of Entry:

Included in the Victorian Heritage Register under s.24 of the *Heritage Act 2017*

Date: 19. 9. 19

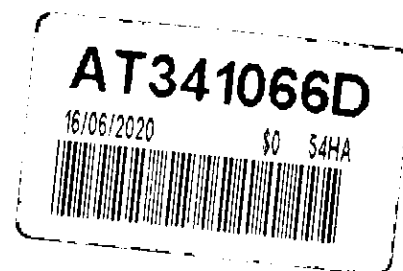
SIGNED

Steven Avery
Executive Director



①

VOLUME 09058 FOLIO 136
VOLUME 09058 FOLIO 135
VOLUME 10591 FOLIO 558
VOLUME 11492 FOLIO 279
VOLUME 01610 FOLIO 873
VOLUME 07060 FOLIO 964
VOLUME 11790 FOLIO 105
VOLUME 02560 FOLIO 905
VOLUME 11790 FOLIO 084
Vol 02114 Fol 674
VOLUME 11806 FOLIO 130
VOLUME 11806 FOLIO 147
VOLUME 11764 FOLIO 100
VOLUME 02114 FOLIO 674
VOLUME 1181 FOLIO 567
VOLUME 11739 FOLIO 993
6693/581
Vol 08079 Fol 463
Vol 03901 Fol 084
Vol 04386 Fol 183
VOLUME 09921 FOLIO 048
VOLUME 11753 FOLIO 158
Vol 11517 Fol 669
Vol 01421 Fol 021
Vol 00941 Fol 169
Vol 01639 Fol 730
Vol 02641 Fol 002
Vol 11559 Folio 957
VOLUME 09673 FOLIO 037
VOLUME 08879 FOLIO 469
VOLUME 09436 FOLIO 362
Vol 03913 Fol 597
Vol 02355 Fol 864
Vol 04915 Fol 809
VOLUME 11753 FOLIO 279
VOLUME 11588 FOLIO 140
VOLUME 11588 FOLIO 142
Vol 06589 Fol 673
VOLUME 10542 FOLIO 158
VOLUME 10542 FOLIO 159
VOLUME 11763 FOLIO 879
VOLUME 11763 FOLIO 875
VOLUME 11355 FOLIO 445
VOLUME 11743 FOLIO 992
VOLUME 11786 FOLIO 968
Vol 10644 Fol 888
Lot 1 TP841342
Vol 11584 Fol 193
VOLUME 10040 FOLIO 279
Vol 10209 Fol 755
Vol 08783 Fol 146



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13/12/2022

2

VOLUME 11758 FOLIO 834
VOLUME 11758 FOLIO 837
VOLUME 11758 FOLIO 830
Vol 09466 Fol 382
Vol 02573 Fol 592
Vol 09254 Fol 931
VOLUME 11904 FOLIO 660
10924/783
Vol 10725 Fol 333
Vol 10289 Fol 329
Vol 04230 Fol 901
Vol 04732 Fol 236
VOLUME 03394 FOLIO 651
VOLUME 03394 FOLIO 651
Vol 11523 Fol 257
VOLUME 08817 FOLIO 688
VOLUME 0952 FOLIO 588
VOLUME 08503 FOLIO 933
VOLUME 11798 FOLIO 968
VOLUME 11798 FOLIO 967
VOLUME 11798 FOLIO 967
VOLUME 11798 FOLIO 981
VOLUME 11798 FOLIO 983
VOLUME 09724 FOLIO 873
VOLUME 11751 FOLIO 652
VOLUME 11730 FOLIO 480
VOLUME 11915 FOLIO 264
VOLUME 11464 FOLIO 984
Vol 08118 Fol 314
VOLUME 11726 FOLIO 458
Vol 8220 Fol 011
Vol 10747 Fol 116
VOLUME 11533 FOLIO 459
VOLUME 11533 FOLIO 462
VOLUME 11761 FOLIO 749
VOLUME 11761 FOLIO 747
VOLUME 08806 FOLIO 670
VOLUME 08188 FOLIO 749
VOLUME 05028 FOLIO 513
Vol 10593 Fol 913
Vol 10967 Fol 223
Vol 83386 Fol 179
VOL 600 FOL 904
VOLUME 11766 FOLIO 659
VOLUME 10814 FOLIO 763
VOLUME 10168 FOLIO 915
volume 10652 folio 490
VOLUME 09860 FOLIO 402
VOLUME 09860 FOLIO 401
08742/866
VOLUME 11791 FOLIO 198

AT341066D

16/06/2020

\$0 54HA





APPENDIX 2:

SCHEDULE 2 TO CLAUSE 43.04 RESPONSE TO DEVELOPMENT PLAN REQUIREMENTS

APPENDIX 2: SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY RESPONSE

4.0 Requirements for development Plan

The development plan must show:

- Existing conditions. Refer to Plan 0101
- The size and dimensions of the land. Refer Plan 0100
- Contours and levels, including levels of adjoining sites, to Australian Height Datum (AHD). Refer Plan 0101
- Existing buildings on the land. Refer Plan 0102
- Buildings to be removed and retained. Refer Plan 0104
- Setbacks of buildings from boundaries. Refer Plan 0106
- The location and use of buildings adjacent to the subject site, including details of habitable room windows within 9m of the common boundary with an outlook towards the subject site and the location of open space. There are no dwellings adjacent to proposed works.
- Arborist report documenting health, height, species and spread of existing mature trees to be removed and retained. No tree removal is proposed. No works are proposed in the vicinity of trees.
- Existing trees located on adjacent properties, located within 5m of the common boundary. There are no works proposed in proximity to adjacent properties.
- Number of years to be covered by the masterplan. 5 years
- Student and staff numbers, including details of the maximum number of staff that will be on site at any one time. Refer Sections 4.4 and 4.5 of the report and Plan 0105
- Future building envelopes and three dimensional massing, including the scale of the development, design elements and treatment of residential interface. Refer Plan 0106
- One set setback analysis from any adjoining land in the General Residential Zone and Neighbourhood Residential Zone and within 5m of a common boundary. There are no unapproved works proposed within 5m of a common boundary.
- An analysis of potential overlooking and overshadowing from proposed buildings to nearby residences. There are no works proposed within close proximity of a residential boundary so as to create any potential for overlooking and overshadowing.
- Measures to address noise impacts to adjoining properties. There is no change in use. If anything, noise will be reduced as there is more circulation area in the vicinity of Mont Victor Road.
- Projection of floor area needs and specialist building needs. There is no change to projected floor and specialist needs beyond that which has been approved DP20/003. The student services entry provides for circulation rather than teaching spaces.

- The proposed use of each building. Refer Plan 0105
- Any proposed or forecast use and development of land located outside the existing Development Plan Overlay area. There is no forecast use and development of land outside the existing building envelope.
- Proposed circulation and access systems for both vehicles and pedestrians. Refer Plan 0101 and 0108 and the Traffix report included as Appendix 4.
- Parking and traffic management measures, including the location of on-site parking and drop-off and pick up areas, preferred access routes and measures to address vehicle queuing. Refer to the Traffic report included as Appendix 4.
- Proposed landscaping and planting. Refer Plan 0110
- A schedule of proposed materials, finishes and colours. Refer Plan 0111
- Staging, including indicative measures for construction. Refer Plan 0105 and 0113. Further stages are minor in scale and can easily be managed on site.