



# Imaged Document Cover Sheet

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**AD274309P**

30/11/2004 \$90 173



**FORM 13**

**Schedule 1 of the *Planning and Environment Regulations 1991***

**APPLICATION BY RESPONSIBLE AUTHORITY  
FOR MAKING OF A RECORDING OF AN AGREEMENT**

s. 181 (1)

*Planning and Environment Act 1987*

**Lodged at the Land Titles Office by:**



**Name:** BEST HOOPER

**Phone:** 9670 8951

**Address:** 563 Little Lonsdale Street, Melbourne

**Ref:** DS:FS

**Customer Code:** 0485 U

The Authority having made an Agreement requires a recording to be made in the Register for the land.

**Land:** Certificate of Title Volume 10038 Folio 007, being land at 210 High Street, Windsor

**Authority:** CITY OF STONNINGTON

**Section and Act under which Agreement made:**

Section 173 Planning and Environment Act 1987

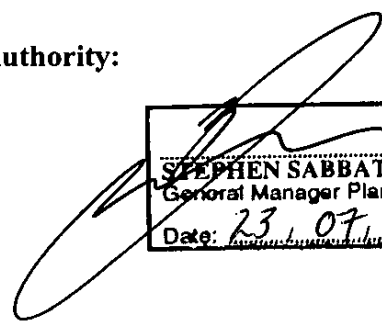
A copy of the Agreement is attached to this Application.

**Signature for the Authority:**

**Name of Officer:**

**Position Held:**

**Dated:**

  
STEPHEN SABBATUCCI  
General Manager Planning & Development  
Date: 23.07.2004



**AD274309P-1-1**

30/11/04

DATED the

27 day of July

2004

**STONNINGTON CITY COUNCIL**

- and -

**DENTOW PTY LTD  
(ACN 006 466 271)**

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**SECTION 173 AGREEMENT**

---



**BEST HOOPER**  
Solicitors  
563 Little Lonsdale Street  
MELBOURNE  
Ref: DS:FS:0420.0103  
Tel: 9670 8951  
Fax: 9670 2954

**AD274309P**



THIS AGREEMENT is made the 27 day of July 2004

BETWEEN:

**STONNINGTON CITY COUNCIL** of Greville Street Prahran in the State of Victoria ("the Responsible Authority") of the first part

- and -



**DENTOW PTY LTD (ACN 006 466 271)** of registered office, 953 Nepean Highway, Moorabbin in the State of Victoria ("the Owner") of second part

**RECITALS**

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. On 1 August 2002 Council issued Planning Permit No. 1477/00 (**Planning Permit**) allowing the construction of a four storey building comprising offices and residences and associated car parking in accordance with the plans to be endorsed under condition 1 of the Planning Permit.
- D. Condition 8 of the Planning Permit requires the Owner to enter into this Agreement to provide for the matters set out in condition 8. Copies of the Planning Permit and plans endorsed under it are attached to this Agreement and marked 'A'.
- E. As at the date of this Agreement, the Subject Land is encumbered by Mortgage No. W266306L, in favour of the Mortgagee. The Mortgagee has consented to the Owner entering into this Agreement with respect to the Subject Land. A copy of the Mortgagee's consent is attached to this Agreement and marked "B".
- F. The parties enter into this Agreement:
  - F.1 to give effect to the requirements of the Planning Permit; and
  - F.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

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## THE PARTIES AGREE

### 1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

**Act** means the *Planning and Environment Act 1987*.

**Agreement** means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

**Car Park 6** means the car parking space so identified at south-east corner of the ground floor on the endorsed plans.

**Car Stackers** means the car stacker so identified within Car Park 6.

**Council** means Stonnington City Council as the Responsible Authority for the Planning Scheme.

**Endorsed Plans** means the plans endorsed by Council under condition 1 of the Planning Permit.

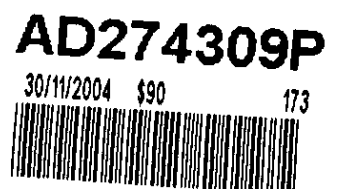
**Mortgagee** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

**Owner** means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

**party or parties** means the Owner and Council under this Agreement as appropriate.

**Planning Scheme** means the Stonnington Planning Scheme and any other planning scheme that applies to the Subject Land.

**Soho Unit** means that unit comprising part ground and part first floor shown at the north-east corner of the ground and first floors on the endorsed plans and marked "G.02" and "1.01" respectively.



**Subject Land** means the land situated at 210 High Street, Windsor being the land referred to in Certificate of Title Volume 10038 Folio 007 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

**2. INTERPRETATION**

In this Agreement unless the context admits otherwise:



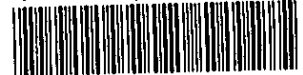
- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

**3. SPECIFIC OBLIGATIONS OF THE OWNER**

The Owner agrees and acknowledge that:

**AD274309P**

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**3.1 Car Space 6**

Car Space 6 and the car stacker must only be used exclusively in association with the Soho Unit.

**4. FURTHER OBLIGATIONS OF THE OWNERS**

**4.1 Notice and Registration**

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

**4.2 Further actions**

The Owner further covenants and agrees that:

- 4.1.2 the Owners will do all things necessary to give effect to this Agreement;
- 4.2.2 the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

**5. COSTS**

The Owner must pay Council's reasonable costs in relation to the preparation and execution of this Agreement and all costs associated with the registration of this Agreement.

**6. AGREEMENT UNDER SECTION 173 OF THE ACT**

Council and the Owner agrees that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed for specified purposes.





**7. OWNER'S WARRANTIES**

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

**8. SUCCESSORS IN TITLE**

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 8.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 8.2 execute a deed agreeing to be bound by the terms of this Agreement.

**9. GENERAL MATTERS**

**9.1 Notices**

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 9.1.1 by delivering it personally to that party;
- 9.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 9.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

**9.2 Service of Notice**

A notice or other communication is deemed served:

- 9.2.1 if delivered, on the next following business day;
- 9.2.2 if posted, on the expiration of 7 business days after the date of posting; or

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9.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

### **9.3 No Waiver**

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

### **9.4 Severability**

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

### **9.5 No Fettering of Council's Powers**

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

### **9.6 Disputes**

9.6.1. If there is a dispute between the parties concerning the interpretation or implementation of this Agreement, that dispute must be referred to the Victorian Civil and Administrative Tribunal ("Tribunal") for resolution to the extent permitted by the Act.

9.6.2. If there is a dispute concerning any matter which is not referable to the Tribunal under the Act, that dispute must be referred for arbitration by an Arbitrator agreed upon in writing by the parties or, in the absence of such agreement the Chairman of the Victorian Chapter of the Institute of Arbitrators, Australia or his nominee, for arbitration.

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DAD274309P-9-6

9.6.3. Where provision is made in this Agreement that any matter be done to the satisfaction of the Responsible Authority or any of its officers and a dispute arises in relation to such provision, the dispute must be referred to the Tribunal in accordance with Section 149(1)(b) of the Act.

9.6.4. The parties must be entitled to legal representation for the purposes of any arbitration or referral referred to in Clauses 9.6(2) and 9.6(3) above. Unless the Arbitrator, Chairman, nominee or the Tribunal otherwise directs, each party must bear its own costs.

**10. COMMENCEMENT OF AGREEMENT**

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

**11. ENDING OF AGREEMENT**

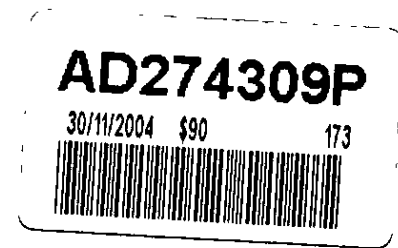
11.1 This Agreement may be ended with the consent of the parties.

11.2 As soon as reasonably practicable after the Agreement has ended, Council must, at the request and at the cost of the Owner, make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register and confirm the cancellation in writing to the Owner.

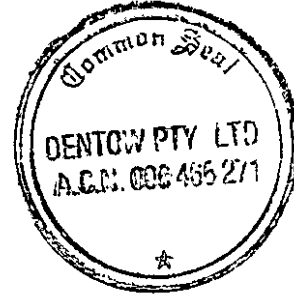
**SIGNED, SEALED AND DELIVERED** as a Deed by the parties on the date set out at the commencement of this Agreement.

Signed Sealed and Delivered by Stephen Sabbatucci on behalf of City of Stonnington pursuant to the power delegated to him by an Instrument of Delegation dated the 4th day of August 1997 in the presence of: )  
)  
)  
)  
)  
)

*Rachael O'Neill*  
.....  
WITNESS



THE COMMON SEAL of DENTOW  
PTY LIMITED (ACN 006 466 271) was )  
affixed in the presence of authorised )  
persons: )



.....  
*[Signature]*

Director

Panagiota Tsokas  
of 44 Helene Street, Bulleen, Victoria 3105

.....  
*[Signature]*

Director/Company Secretary

Frank Tsokas  
of 44 Helene Street, Bulleen, Victoria 3105

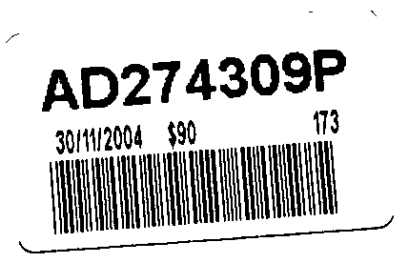


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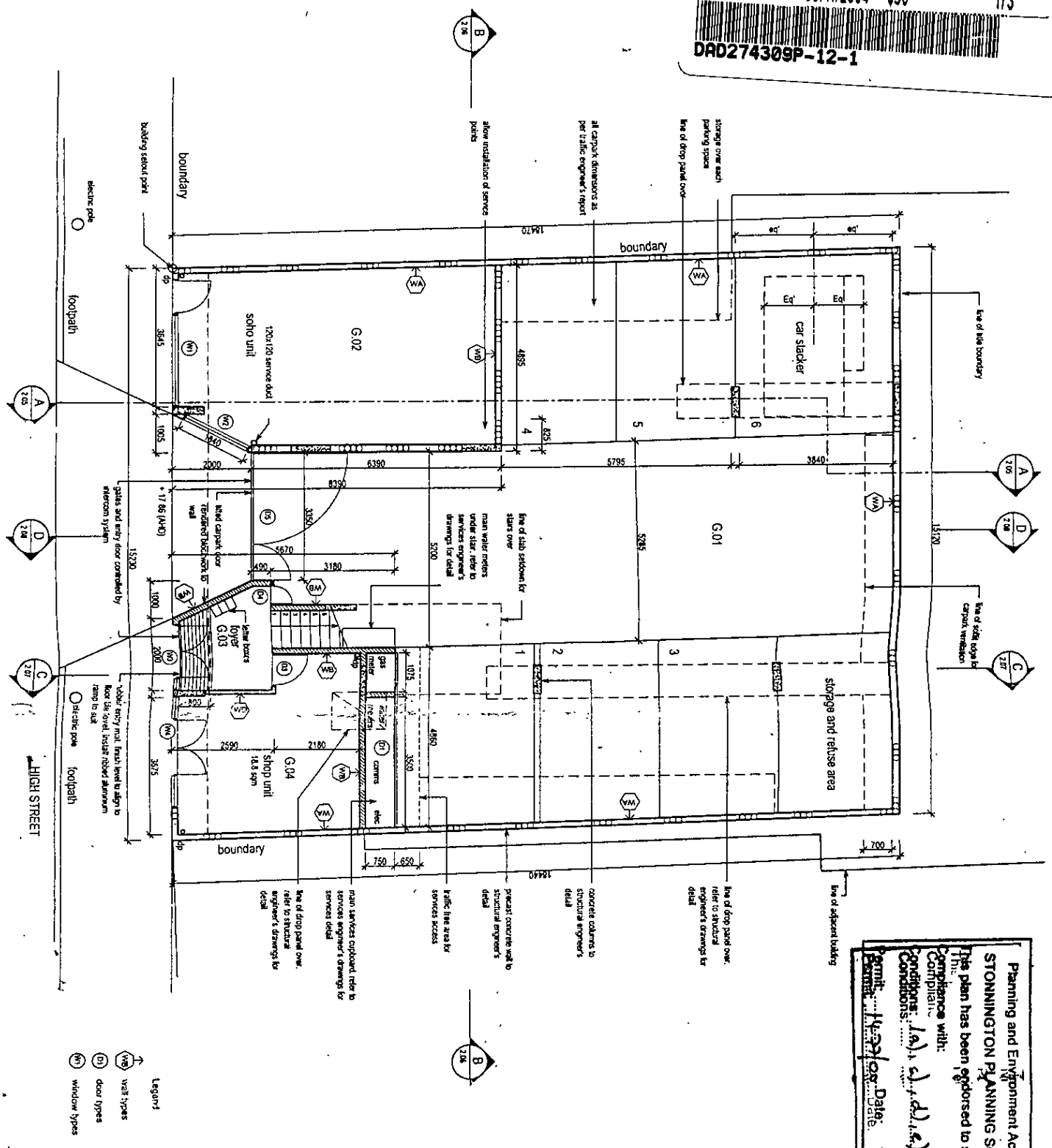
'A'



# AD274309P

30/11/2004 \$90

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Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 This plan has been endorsed to show compliance with:  
 Conditions: (a), (b), (c), (d), (e), (f) of  
 Permit: *143409* for Date: *21 FEB 2003*

Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit to use land  
 Application No. *143409*  
 Date *21 FEB 2003*  
 FOR THE RESPONSIBLE AUTHORITY  
*[Signature]*  
 Created of 10

STONNINGTON CITY COUNCIL  
**PLANNING DEPARTMENT**  
 RECEIVED:  
 13 JAN 2003  
 Received By: *[Signature]*

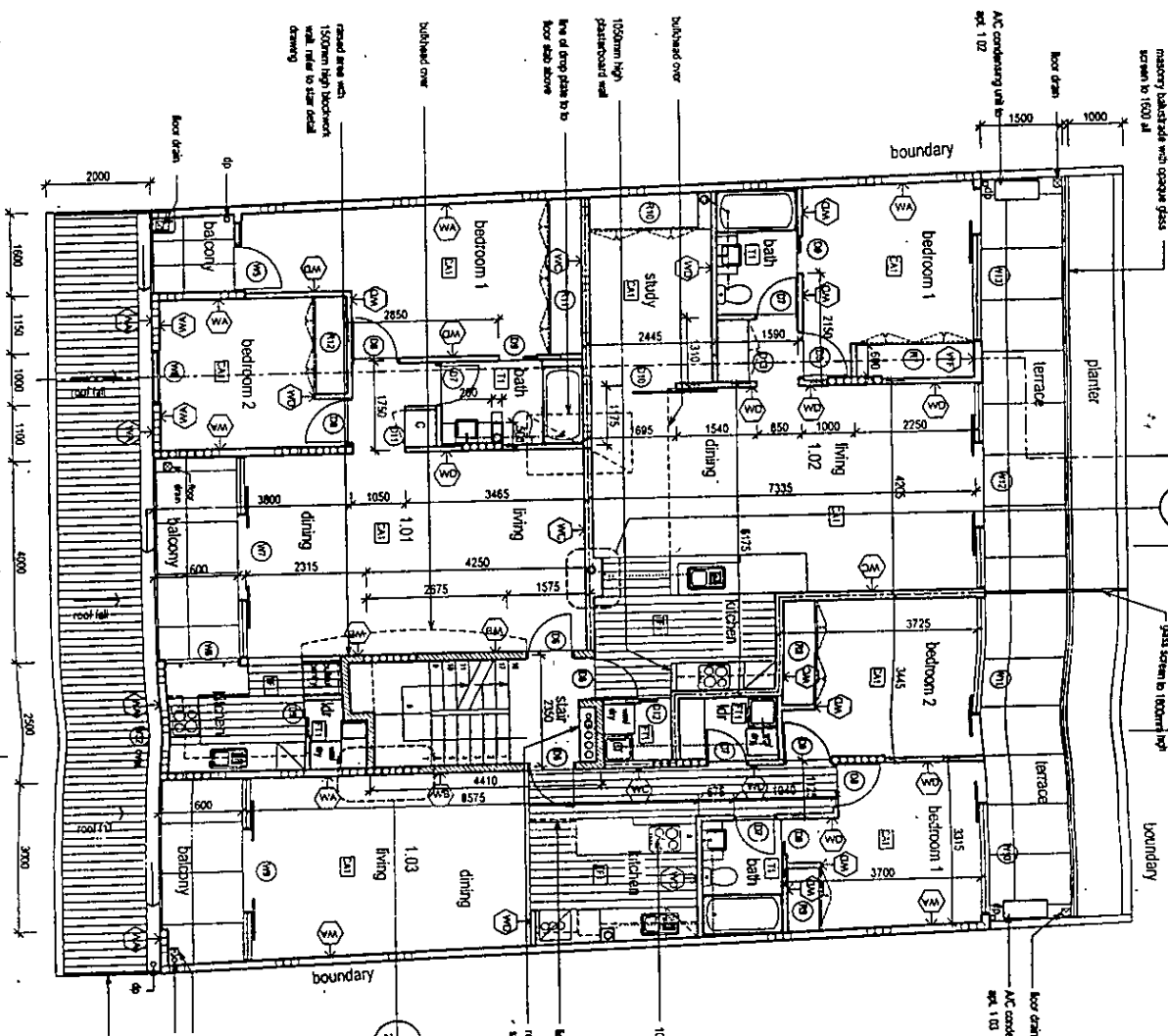
**DOCKHARDTSON ARCHITECTS**  
 42 South Road, North Melbourne, Victoria 3048  
 Telephone: (03) 9487 2777 Facsimile: (03) 9487 2887  
 Email: *planning@dockhardtson.com.au*

Proposed Apartments  
 210 High Street, Windsor  
**Ground Floor Plan**

Project No.	143409	Date	02/03/03
Revision	1	Date	21/02/03
Scale	1:100	Author	1-01
Drawn	1-01	Checked	1-01
Project	143409	Scale	1:100
Revision	1	Date	02/03/03
Scale	1:100	Author	1-01
Drawn	1-01	Checked	1-01



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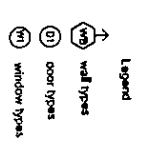


Planning and Environment Act 1987  
STONNINGTON PLANNING SCHEME  
This plan has been endorsed to show  
Compliance with:  
Conditions: (a), (c), (d), (e), (f) of  
Permit: N4/23/00 Date:

Planning and Environment Act 1987  
STONNINGTON PLANNING SCHEME  
Plan referred to for Permit to use land  
Application No: 14/23/00  
21 FEB 2003  
Date FOR THE REGIONAL AUTHORITY  
Sheet 2 of 10

STONNINGTON CITY COUNCIL  
PLANNING DEPARTMENT  
RECEIVED:  
13 JAN 2003  
Received By: \_\_\_\_\_

NOTE:  
A/C Condensing units to  
apartments facing High Street  
are located on the roof behind  
patio wall

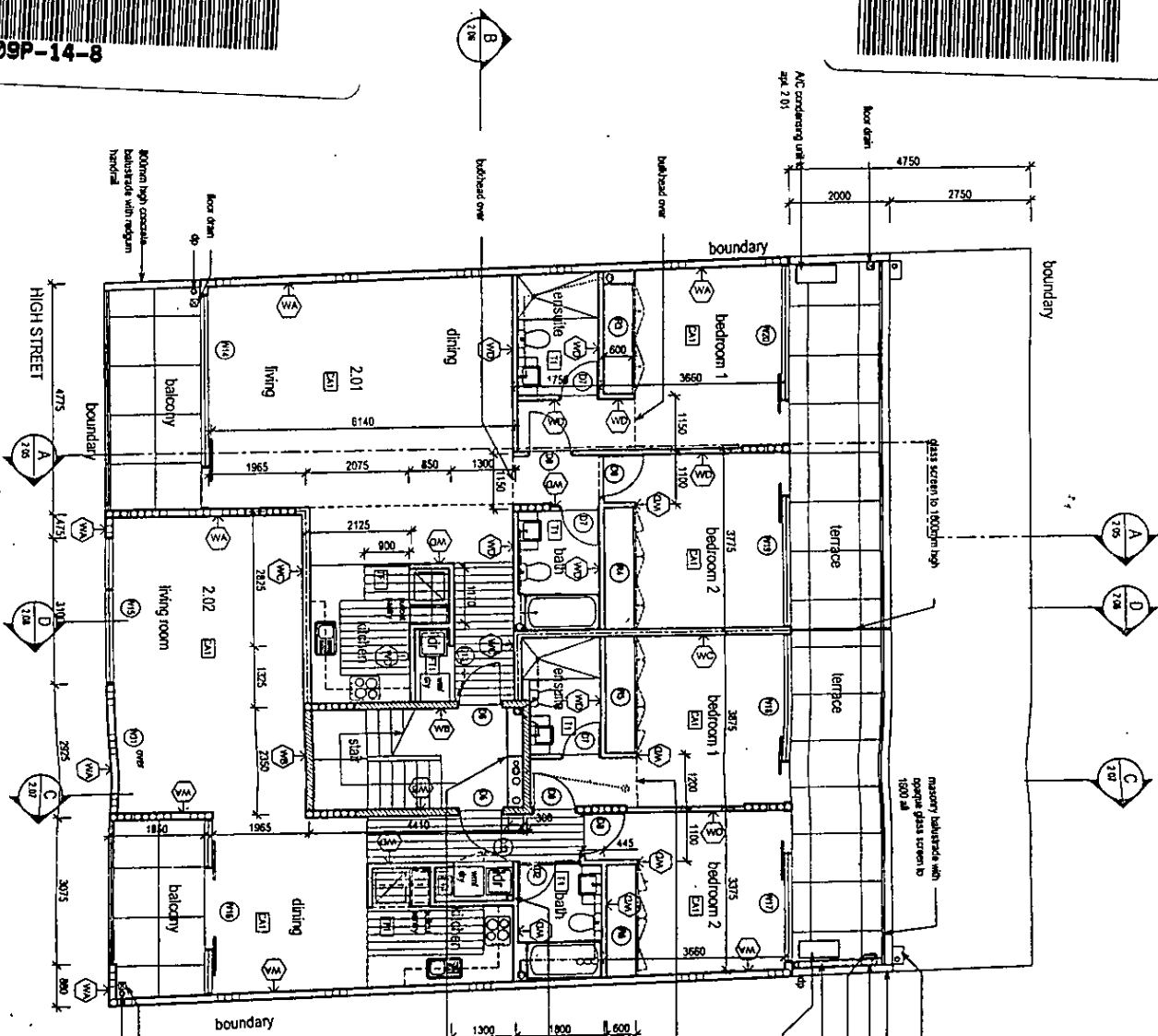
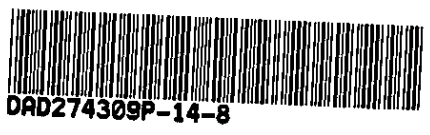


Proposed Apartments  
210 High Street, Windsor  
Level 1 Floor Plan

Revision table with columns for No., Description, and Date. Includes a PRELIMINARY stamp.

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Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 This plan has been endorsed to show  
 Compliance with:  
 Conditions: **(A), (E), (F)** of  
 Permit **1437/00** Date:

Planning and Environment Act 19:  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit to use land  
 Application No. **1437/00**  
 Date **21 FEB 2003**  
 FOR THE RESPONSIBLE AUTH:  
 Sheet **3** of **10**

STONNINGTON CITY COUNCIL  
 PLANNING DEPARTMENT  
 RECEIVED:  
**13 JAN 2003**  
 Received By: \_\_\_\_\_

Note:  
 AC Condensing units to  
 apartments facing High Street  
 are located on the roof behind  
 parapet wall

Legend  
 (WA) wall types  
 (D) door types  
 (W) window types

Proposed Apartments  
 210 High Street, Windsor  
 Level 2 Floor Plan

1:500 (A1) 1:1000 (A2) 0:00 (A3)  
 Date: 2003  
 Scale: 1:03  
 PRELIMINARY

REV	DATE	REVISION
1	15/11/03	Revised Drawings
2	17/11/03	Revised Drawings
3	18/11/03	Revised Drawings
4	19/11/03	Revised Drawings
5	20/11/03	Revised Drawings
6	21/11/03	Revised Drawings
7	22/11/03	Revised Drawings
8	23/11/03	Revised Drawings
9	24/11/03	Revised Drawings
10	25/11/03	Revised Drawings
11	26/11/03	Revised Drawings
12	27/11/03	Revised Drawings
13	28/11/03	Revised Drawings
14	29/11/03	Revised Drawings
15	30/11/03	Revised Drawings

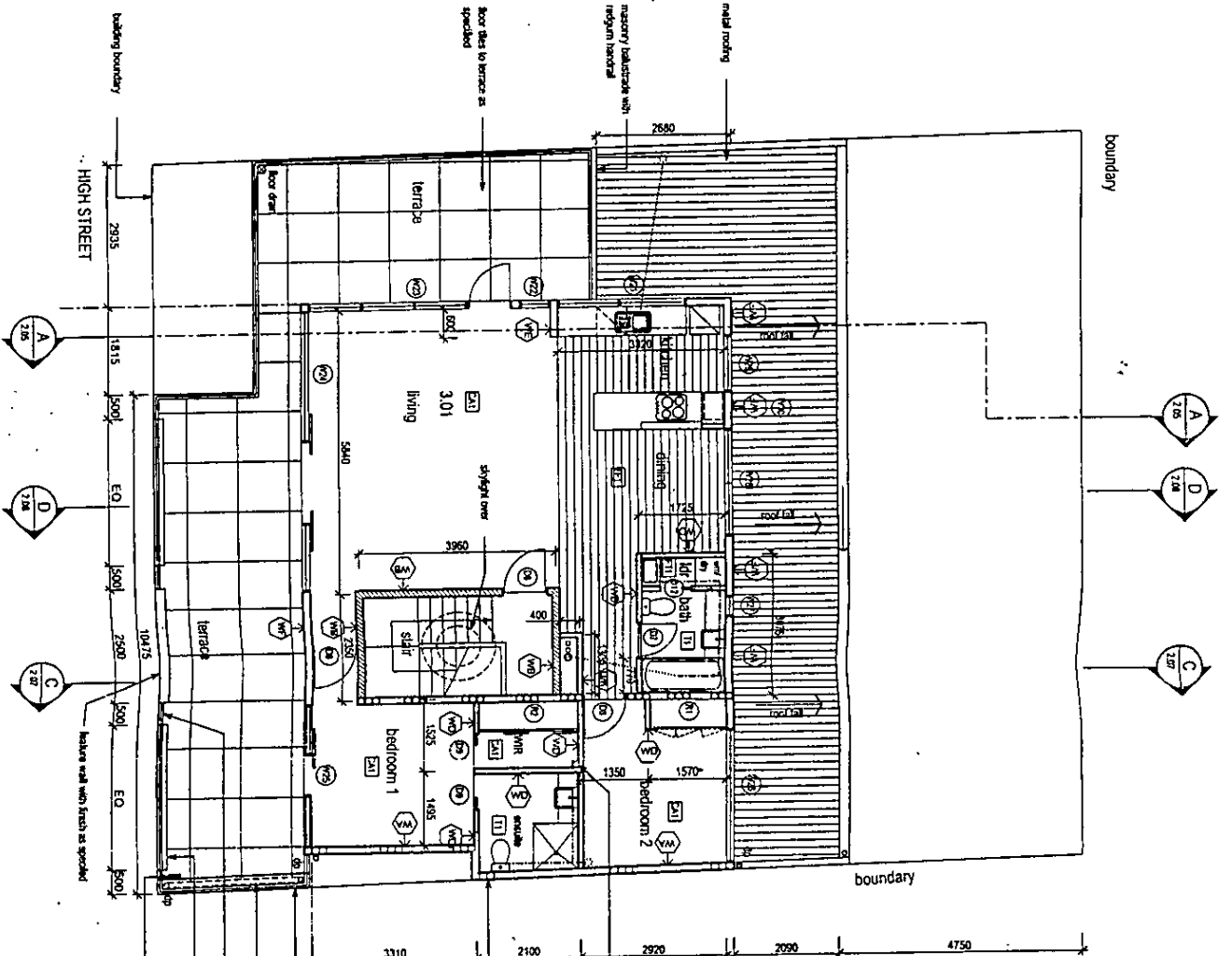
AD274309P

30/11/2004 \$90

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DAD274309P-15-1



Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 This plan has been endorsed to show  
 Compliance with:  
 Conditions: 1(a), 1(d), 1(e), 1(f), 1(g)  
 Permit: 1433/00 Date:

Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit to use land  
 Application No: 1433/00  
 21 FEB 2003  
 Date FOR THE RESPONSIBLE AUTHORITY  
 Street: A of 10

STONNINGTON CITY COUNCIL  
 PLANNING DEPARTMENT  
 RECEIVED:  
 13 JAN 2003  
 Received By: .....

Note:  
 All Concursing units to  
 apartments facing High Street  
 are located on this foot balcony  
 parapet wall.

Legend  
 (M) wall types  
 (N) door types  
 (W) window types

Proposed Apartments  
 210 High Street, Windsor  
 Level 3 Floor Plan

Author	13/08/01/17/10/03/03	Date	02/02/04
Drawn	AD	Printed	22/12
Checked		Scale	1:50
Project	PRELIMINARY	Sheet	15 of 18

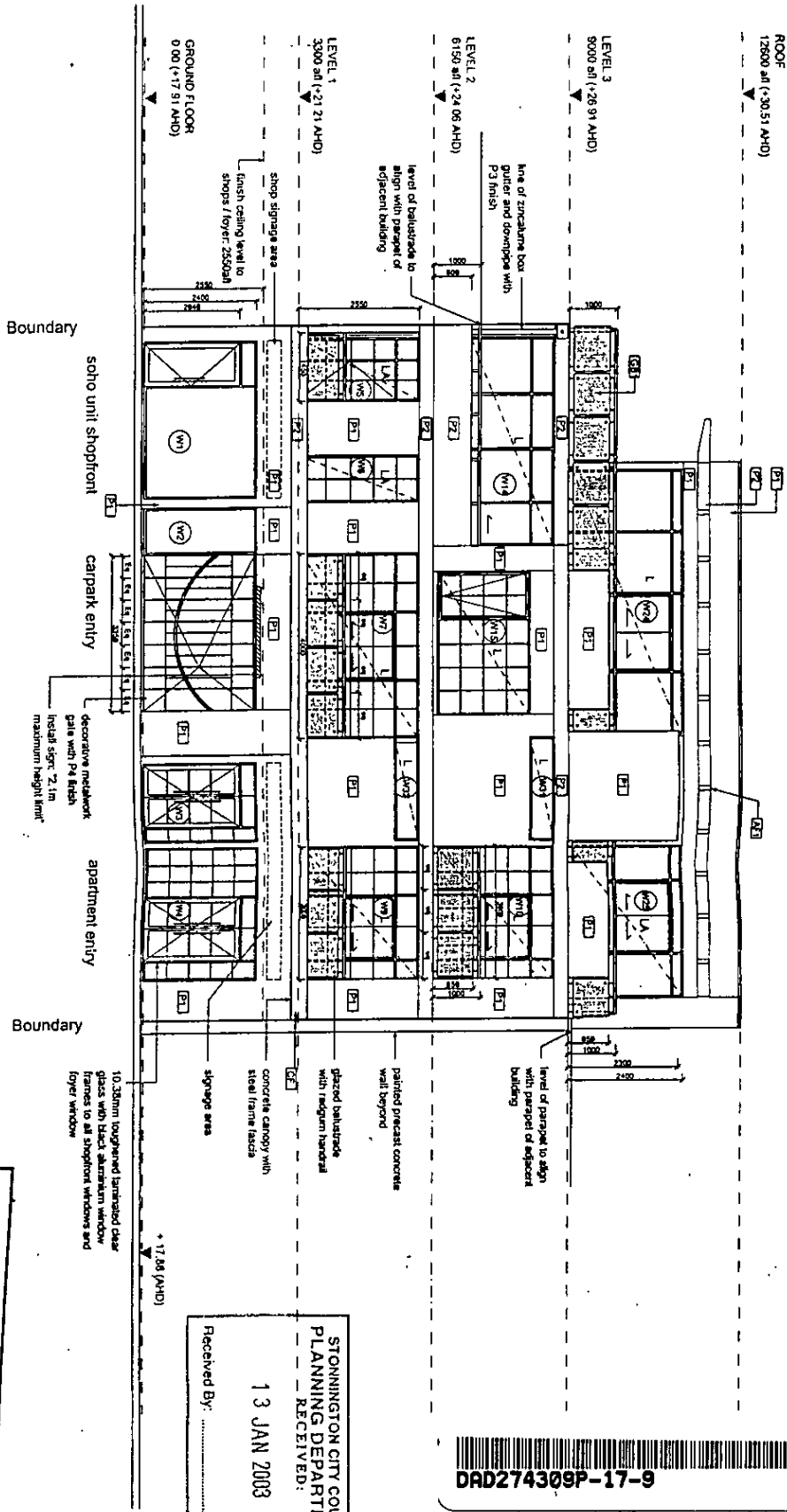




AD274309P



Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit to Use land  
 Application No: 15272  
 Date: 21 FEB 2008  
 FOR THE RESPONSIBLE AUTHORITY



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STONNINGTON CITY COUNCIL  
 PLANNING DEPARTMENT  
 RECEIVED:  
 13 JAN 2003  
 Received By: .....

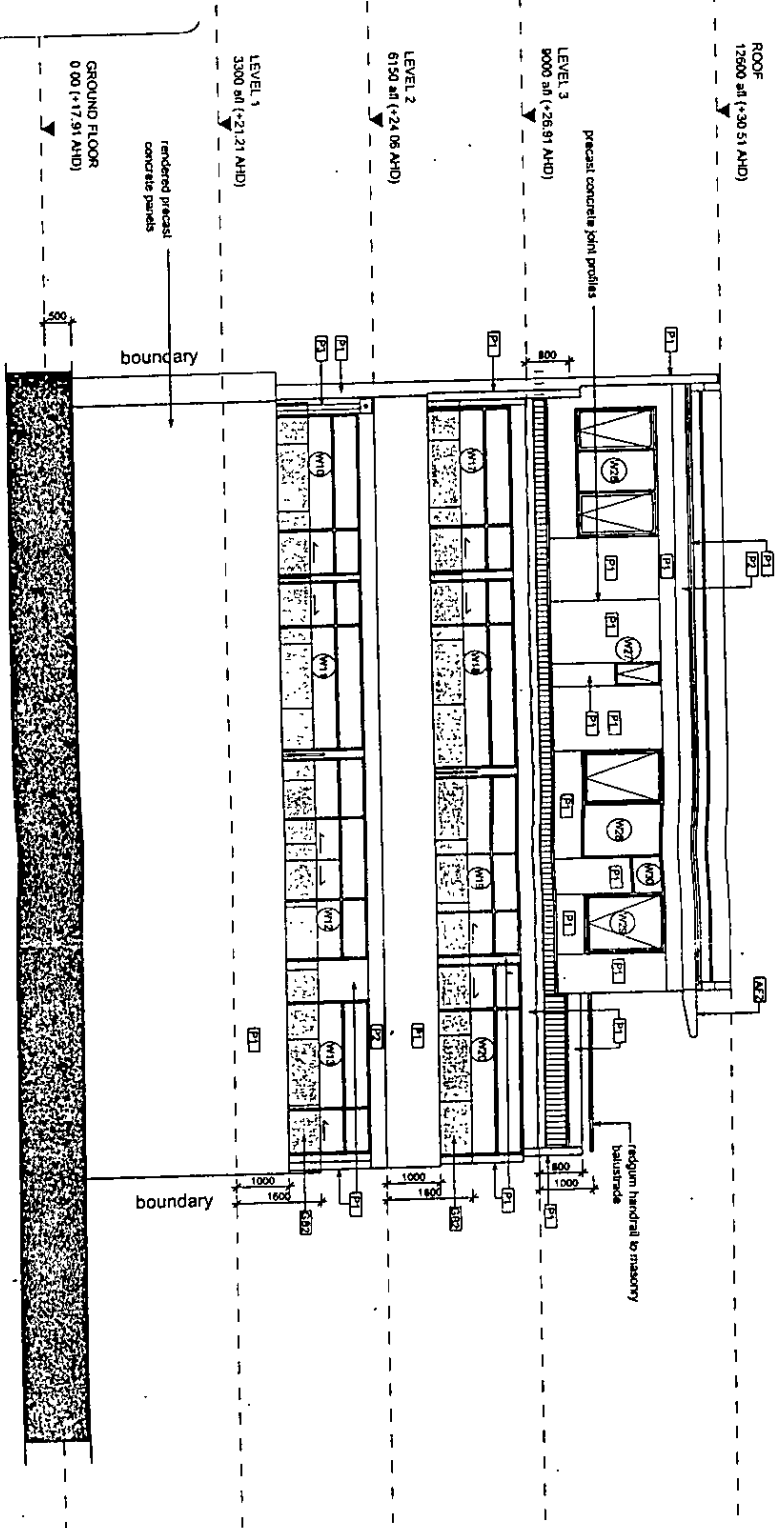
Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 This plan has been endorsed to show  
 Compliance with:  
 Conditions: (a), (c), (d), (e), (f) of  
 Permit: 14-2-1/00 Date: .....

NOTES

AF1	Aluminium feature fin with charcoal grey finish
P1	Paint finish 1
P2	Paint finish 2
P3	Paint finish charcoal grey to match window frames
P4	Paint finish charcoal grey
GB1	10.75mm toughened laminated clear glass to balustrade. Redgum handrail to balustrade
GB2	10.75mm toughened laminated opaque vision screen, installed at 1600mm high to balustrade
CF	Steel framed to concrete canopy with painted in charcoal finish
LA	10.75mm laminated clear glass with black aluminium frames throughout

Proposed Apartments  
 210 High Street, Windsor  
 North Elevation

NO.	DATE	BY	REVISION
1	15/02/2003	...	...
2	20/02/2003	...	...
3	20/02/2003	...	...
4	20/02/2003	...	...
5	20/02/2003	...	...
6	20/02/2003	...	...
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9	20/02/2003	...	...
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12	20/02/2003	...	...
13	20/02/2003	...	...
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99	20/02/2003	...	...
100	20/02/2003	...	...



Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 This plan has been endorsed to show  
 Compliance with:  
 Conditions: *(a), (s), (d), (d), (d), (f)* of  
 Permit: *14/22/00* Date:

NO	DATE	REVISIONS
1	21/02/03	Final Design
2	21/02/03	Final Design
3	21/02/03	Final Design
4	21/02/03	Final Design
5	21/02/03	Final Design
6	21/02/03	Final Design
7	21/02/03	Final Design
8	21/02/03	Final Design
9	21/02/03	Final Design
10	21/02/03	Final Design

Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit for use of land  
 Application No. *14/22/00*  
 21 FEB 2003  
 D-19 FOR THE RESPONSIBLE AUTHORITY  
*[Signature]*

**STONNINGTON CITY COUNCIL**  
**PLANNING DEPARTMENT**  
 RECEIVED:  
 13 JAN 2003  
 Received By: .....

**Architectural services**  
 Proposed Apartments  
 210 High Street, Windsor  
 South Elevation

NO	DATE	REVISIONS
1	1/08/11	01/01/03
2	2/02	2/02
3	2/02	2/02
4	2/02	2/02
5	2/02	2/02
6	2/02	2/02
7	2/02	2/02
8	2/02	2/02
9	2/02	2/02
10	2/02	2/02

PRELIMINARY

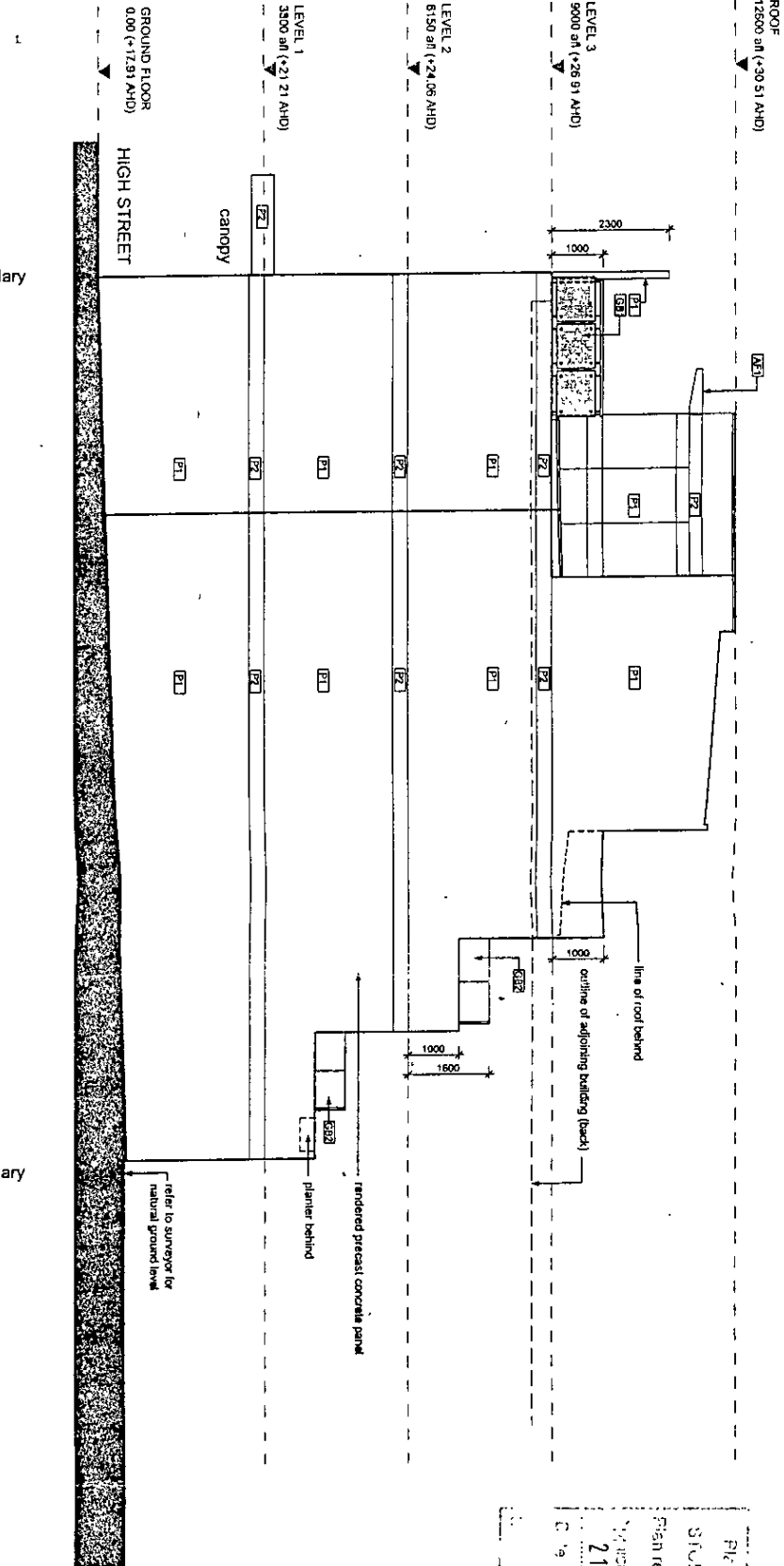
AD274309P  
 30/11/2004 \$90  
 731

Planning and Environment Act 1987  
 STONNINGTON PLANNING SCHEME  
 This plan has been endorsed to show  
 Compliance with:  
 Conditions: ...  
 Permit: 1437/00 Date: ...

CHECKED	DATE	BY	REASON FOR CHECK

Planning and Environment Act 1987  
 STONNINGTON PLANNING SCHEME  
 This plan referred to in Permit of Use land  
 Application No 1437/00  
 21 FEB 2003  
 FOR THE RESPONSIBLE AUTHORITY  
 8 of 10

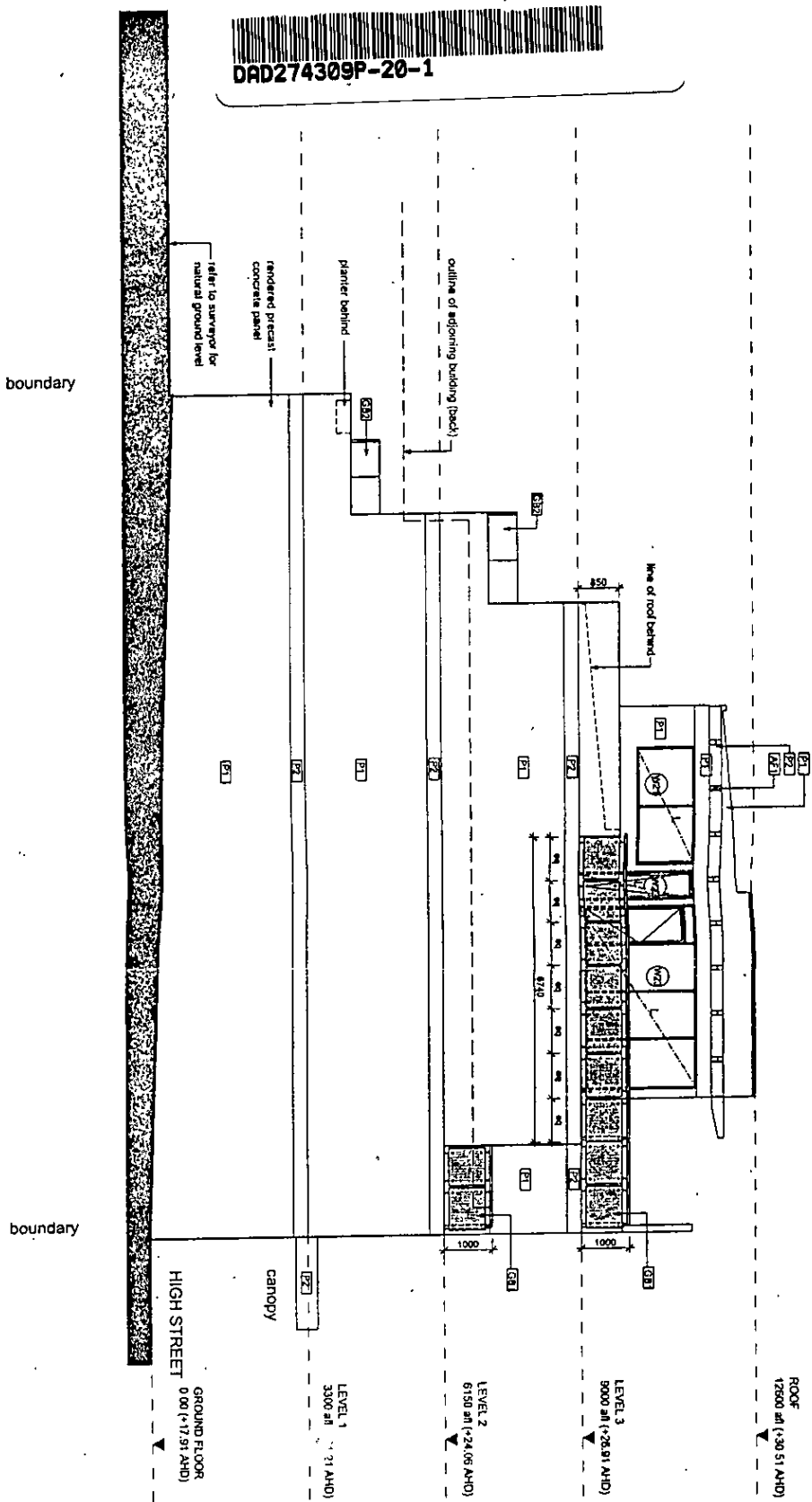
STONNINGTON CITY COUNCIL  
 PLANNING DEPARTMENT  
 RECEIVED:  
 13 JAN 2003



Proposed Apartments  
 210 High Street, Windsor  
 West Elevation  
 Scale: 1:500 (A1) 1:1000 (A2) 1:200 (A3) 1:100 (A4)  
 Date: 21/11/03  
 Drawing No: 2-03  
 PRELIMINARY

DAD274309P-20-1

**AD274309P**  
 30/11/2004 \$90 173



Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 This plan has been endorsed to show  
 Compliance with:  
 Conditions: **(A), (C), (D), (E), (F)** of  
 Permit: **1433/00** Date:

RECORD

NO	DATE	DESCRIPTION
1	09/10/03	Issue for Comment
2	02/02/04	Issue for Comment
3	02/02/04	Issue for Comment
4	02/02/04	Issue for Comment
5	02/02/04	Issue for Comment
6	02/02/04	Issue for Comment
7	02/02/04	Issue for Comment
8	02/02/04	Issue for Comment
9	02/02/04	Issue for Comment
10	02/02/04	Issue for Comment

Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit is used land  
 Application No: **1433/00**  
 Date: **21 FEB 2003**  
 FOR THE PERSONS IN CHARGE  
 Sheet **9** of **10**

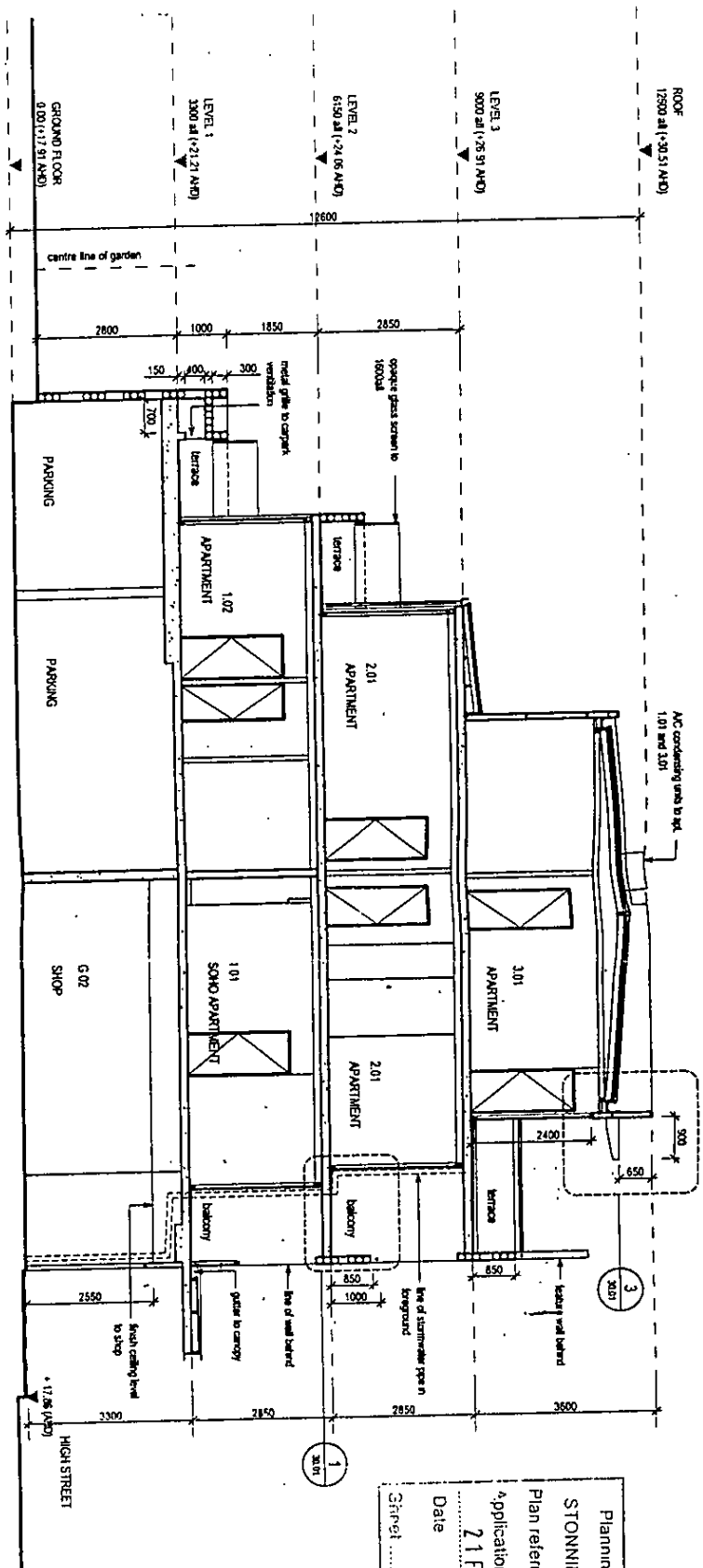
**STONNINGTON CITY COUNCIL**  
**PLANNING DEPARTMENT**  
 RECEIVED:  
**13 JAN 2003**  
 Received By: .....

Proposed Apartments  
 210 High Street, Windsor  
 East Elevation

Author	15/02/2004	2003
Drawn	21/12	2003
Checked	2/04	2004
Scale		
Project		
Sheet		
PRELIMINARY		

**AD274309P**  
 30/11/2004 9:00 \$90  
 711

Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 This plan has been endorsed to show  
 Compliance with:  
 Conditions: *(a), (c), (d), (e), (f)* of  
 Permit: *1437/90* Date:



Planning and Environment Act 1987  
**STONNINGTON PLANNING SCHEME**  
 Plan referred to in Permit to use land  
 Application No: *1437/90*  
 Date: *21 FEB 2003*  
 FOR THE RESIDENTIAL AUTHORITY  
 Street: *10* of *10*

STONNINGTON CITY COUNCIL  
 PLANNING DEPARTMENT  
 RECEIVED:  
 13 JAN 2003  
 Received By: .....



Proposed Apartments  
 210 High Street, Windsor

Section A - A

Author	1.500/PA/11.000/04	Date	8/9/02
Drawn	AI	Check	23/03
Project	PROJMANWAY	Scale	2:05
Sheet	B		

**DAD274309P-21-5**

'B'

**Mortgagee's Consent**

**COMMONWEALTH BANK OF AUSTRALIA** as Mortgagee of registered mortgage No. W266306L consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

SIGNED SEALED and DELIVERED in Victoria for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney *GLENN VINCENT CARUANA* under Power dated 11 December 2000 a certified copy of which is filed in Permanent Order Book No. 277 at Page 016 who certifies that he/she is *SUPERVISOR EXECUTIONS AND REGISTRATIONS* Victoria of COMMONWEALTH BANK OF AUSTRALIA in the presence of:



**AD274309P**

30/11/2004 \$90 173



**DAD274309P-22-9**