

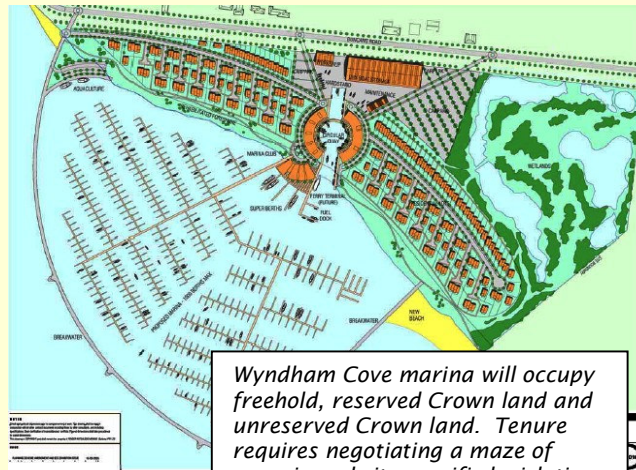
*The Public Land Consultancy, in association with the law firm Maddocks, is pleased to offer you professional advice regarding the complex legal and sensitive policy issues the other side of your title boundary.*

Your freehold title is familiar territory, but there is often a need to step across the title boundary. Over there you will find roads and lanes, railway land, parks and reserves, river frontages and foreshores. Utilising this land needs innovative design and careful planning – but it also needs highly specialised property expertise.



*Café society: No 1 Fitzroy Street, St Kilda occupies government road at two strata - each of which needs its own form of legal authorisation*

Pressure for ‘off-title’ development arises from many causes. Melbourne 2030 is driving increased urban densities; planning constraints are limiting building heights, and Melbourne is running out of ‘greenfield’ and even ‘brownfield’ sites. And then there’s the insatiable demand for proximity to river, park and coast.



*Wynndham Cove marina will occupy freehold, reserved Crown land and unreserved Crown land. Tenure requires negotiating a maze of generic and site-specific legislation*



Our extensive experience in this field ranges from balconies over city streets to marina developments on the Port Phillip foreshore.

*We can tell you whether you need a letter from the local council, a lease from a government Minister, or a new Act of Parliament – and then we can help you through the process of obtaining it.*



*The 1989 pedestrian air-bridge over Lonsdale Street set an architectural and legal precedent for Melbourne. Since then, the law relating to over- and underpasses has gone through some notable changes.*

## ***Your Title Boundary need not be a Brick Wall***



31 Spring Street – This residential conversion includes balconies over three abutting roads, and required a site-specific Order in Council



The vehicular bridge at Westfield's Cheltenham retail complex required the revocation of an Arterial Road at stratum and negotiation of a 99-year Crown lease

# OFF-TITLE

A Service for Property Developers and Their Consultants

Your freehold title is familiar territory, but there is often a need to step across the title boundary.

Over there you will find roads and lanes, railway land, parks and reserves, river frontages and foreshores...

## Your Title Boundary...



Melbourne University's \$200m redevelopment included a 1200-space car park below University Square Carlton, which needed a site-specific Act of Parliament

photo - Equiset



At Melbourne Central the architectural features protruding into LaTrobe Street are authorised by generic Order-in-Council

## THE PUBLIC LAND CONSULTANCY

- Authoritative advice on Land Status
- Strategic analysis of Tenure Options
- Design of Change-of-Status processes

- Risk Identification and Evaluation
- Representations to Councils, Authorities and Government

### ... need not be a Brick Wall