

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

VOLUME 11163 FOLIO 864

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

Page 1 of 1

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Security no : 124122318051A
Produced 25/02/2025 12:04 PM

Date Plans Provided: 30/06/2025

LAND DESCRIPTION

Lot 235 on Plan of Subdivision 620667H.
PARENT TITLE Volume 11138 Folio 080
Created by instrument PS620667H 13/10/2009

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV462258A 24/03/2022
MEDFIN AUSTRALIA PTY LTD

COVENANT PS620667H 13/10/2009

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 PS620667H 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: 90 PALMERS ROAD WILLIAMS LANDING VIC 3027

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 24/03/2022

DOCUMENT END

**WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents**

Plan: 1 of 10

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version at the date shown below:

Date Plans Provided: 30/06/2025

Document Type	Plan
Document Identification	PS620667H
Number of Pages (excluding this cover sheet)	8
Document Assembled	25/02/2025 12:04

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 2 of 10

Signed by Council: Wyndham City Council, Original Certification: 06/01/2009, S.O.C.: 01/10/2009 copied document is made available for the sole purpose

PLAN OF SUBDIVISION		STAGE No.	LRS USE ONLY of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.	PLAN NUMBER
		--	EDITION 2	PS 620667H
LOCATION OF LAND		COUNCIL CERTIFICATION AND ENDORSEMENT PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:		
PARISH: TRUGANINA		COUNCIL NAME: WYNDHAM CITY COUNCIL REF: 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. 3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988.		
TOWNSHIP:				
SECTION: A				
CROWN ALLOTMENT: 6,6A,6B,11 & 14 (ALL & PART OF FORMER GOVT. ROAD)				
CROWN PORTION:				
TITLE REFERENCES: VOL. FOL.		OPEN SPACE (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS / HAS NOT BEEN MADE. (ii) THE REQUIREMENT HAS BEEN SATISFIED. (iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE		
LAST PLAN REFERENCE: LOT A PS611307R		COUNCIL DELEGATE COUNCIL SEAL DATE / /		
POSTAL ADDRESS: (at time of subdivision) PALMERS ROAD WILLIAMS LANDING 3027				
MGA CO-ORDINATES: (of approx. centre of plan) E: 301800 ZONE: 55 N: 5807500 DATUM: GDA94				
VESTING OF ROADS OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
ROAD R1 ROAD R2		RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE / /		

NOTATIONS

DEPTH LIMITATION: 15.24 m CROWN ALLOTMENTS 6, 11 & PART OF FORMER GOVT ROAD AND 45.72 m CROWN ALLOTMENT 14.	STAGING	THIS IS A STAGED SUBDIVISION PLANNING PERMIT No. WYP 1825/07
NOTES: TANGENT POINTS ARE SHOWN THUS:  LOTS 1 TO 197 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.	THIS IS A SPEAR PLAN ROAD R2 IS ENCUMBERED BY EASEMENT (E-2)	
SURVEY: THIS PLAN IS BASED ON SURVEY.		THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 138,222,223, 224,225 & 226 IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

NOTATIONS

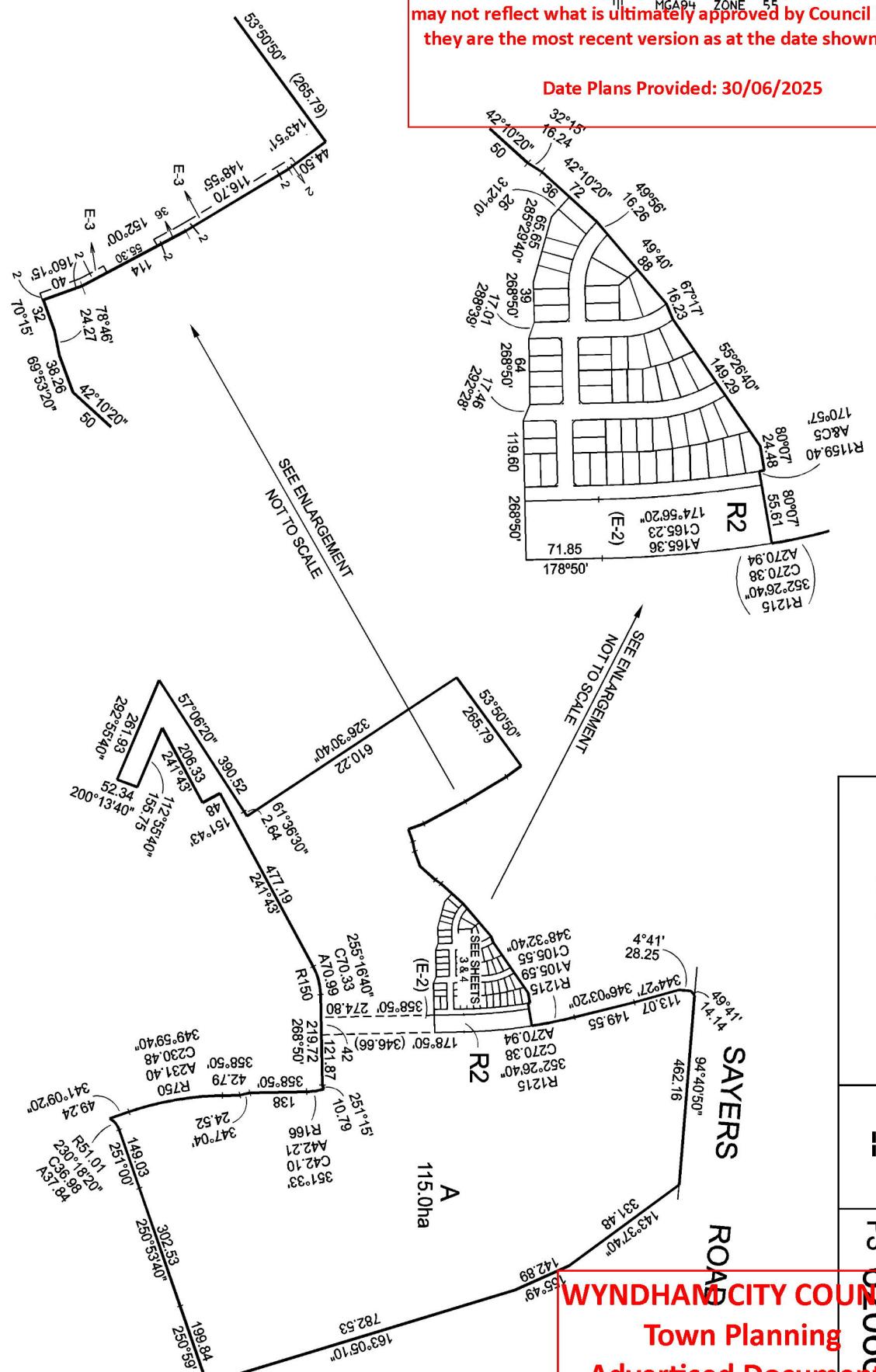
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					ESTATE: WILLIAMS LANDING STAGE: 3 No. OF LOTS: 56 AREA: 5.324ha MEL: 203:J:8
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN & WYNDHAM CITY COUNCIL	LRS USE ONLY
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER LIMITED	STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
(E-2)	CARRIAGeway	SEE PLAN	PS620721E	LOT 1 ON PS620721E	RECEIVED <input checked="" type="checkbox"/> DATE 2 /10/ 2009
(E-3)	DRAINAGE	SEE PLAN	PS611307R	LAND IN PS611307R & WYNDHAM CITY COUNCIL	LRS USE ONLY
(E-3)	SEWERAGE	SEE PLAN	PS611307R	CITY WEST WATER LIMITED	PLAN REGISTERED TIME 10.59am DATE 13 /10/2009
					WYNDHAM CITY COUNCIL A.R.T. ASSISTANT REGISTRAR OF TITLES Town Planning SHEET 1 OF 6 SHEETS
					Advertised Documents
				 DATE / / COUNCIL DELEGATE SIGNATURE
					Plan: 3 of 10
CHECKED	MJW	DATE: 07/11/08	REF: 6208/3	VERSION: 6	ORIGINAL SHEET SIZE A3

WYNDHAM CITY COUNCIL A.R.T. ASSISTANT REGISTRAR OF TITLES Town Planning SHEET 1 OF 6 SHEETS	
Advertised Documents	
..... DATE / / COUNCIL DELIGHTS SIGNATURE Plan. 3 of 10 ORIGINAL SHEET SIZE A3	

07/09/09 **This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.**

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/06/2025



WYNDHAM CITY COUNCIL

Town Planning Advertised Documents

Plan: 4 of 10

ORIGINAL		SCALE		SHEET 2 OF 5 SHEETS	
SHEET SIZE	SCALE			LICENSED SURVEYOR: SIMON P COX	
A3	1:10000	100 0 100 200 300 400 500		SIGNATURE: ..DIGITALLY SIGNED.....	
		LENGTHS ARE IN METRES		DATE / /	
				REF: 6208/3	
				VERSION: 6	
				COUNCIL DELEGATE SIGNATURE	

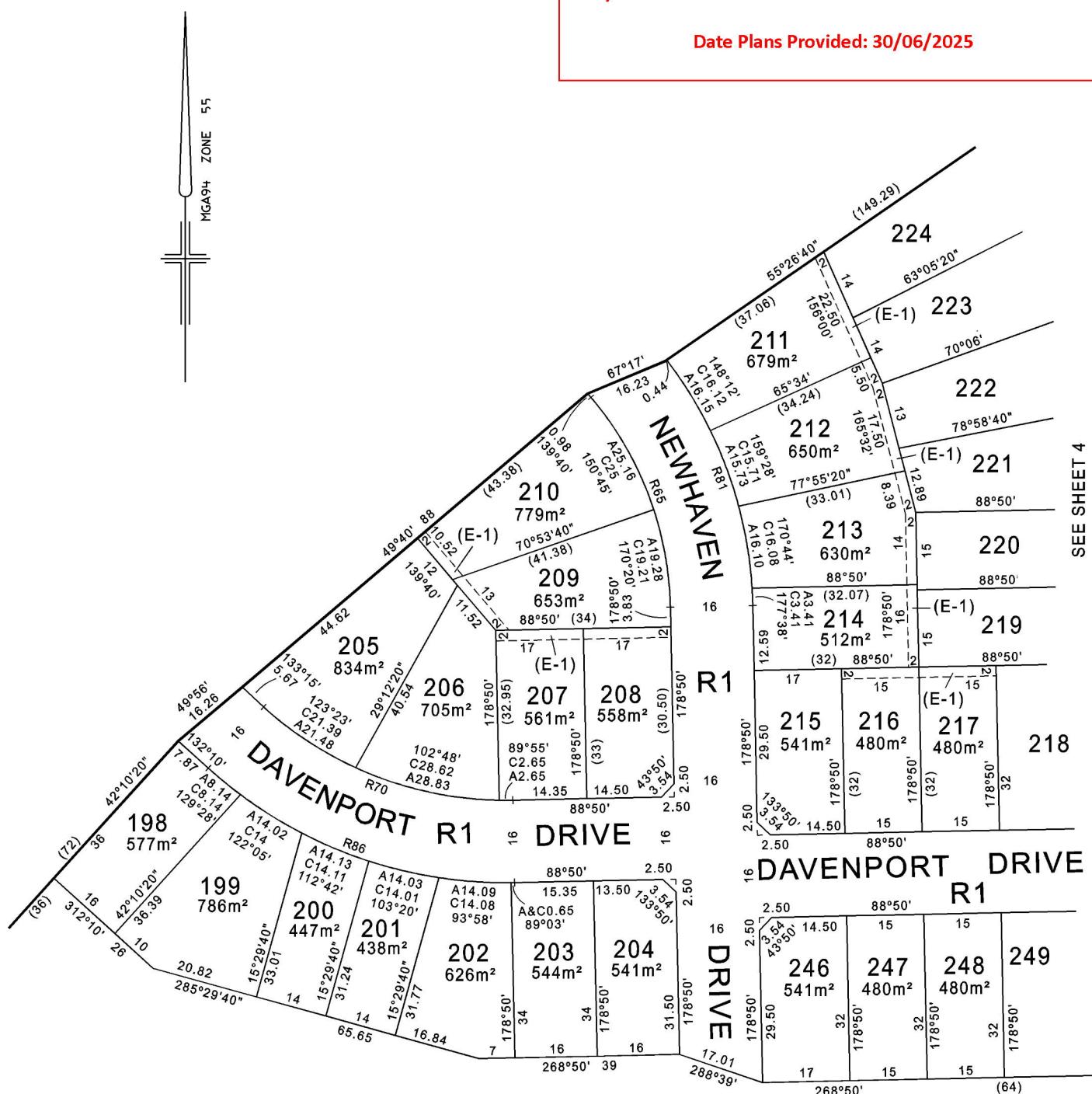
Signed by Council: Wyndham City Council, Original Certification: 06/01/2009, S.O.C.: 01/10/2009

PLAN OF SUBDIVISION

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/06/2025



WYNDHAM CITY COUNCIL

Town Planning

Advertised Documents

SHEET 3 OF 6 SHEETS

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....</div

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER

PS 620667H

CREATION OF RESTRICTION A

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/06/2025

Land to Benefit: Lots 198 to 253 (all inclusive) on this plan.

Land to be Burdened: Lots 198 to 253 (all inclusive) on this plan.

In this restriction Transferor means Galaway Holdings Pty. Ltd. ACN 078 663 993

A. The registered proprietor or proprietors for the time being of any lot on this plan to which the following restriction applies shall not:

1 At any time erect, construct, build or cause or permit to be erected, constructed or built on the lot:

(a) any building other than one private dwelling or one single residential dwelling and usual outbuildings;

(b) any building unless such building has prior written approval by the Transferor;

(c) any dwelling that is used for the purposes of a display home or for the purposes of marketing display homes unless prior written consent of the Transferor has been obtained;

(d) any garage unless:

(i) constructed from the same materials as the dwelling;

(ii) incorporated under the main roof of the dwelling and enclosed with a sectional garage door, unless the lot has a secondary frontage to a public road and the access and egress to and from the garage located on the secondary frontage is solely to and from that secondary public road; and

(iii) setback a minimum of 840mm from the front facade of the dwellings;

(e) any carport unless:

(i) fixed to the side of a dwelling and enclosed with a sectional garage door, unless the lot has a secondary frontage to a public road and the access and egress to and from the carport located on the secondary frontage is solely to and from the secondary public road ; and

(ii) setback a minimum of 840mm from the front facade of the dwelling;

(f) any outbuildings (other than a garage or carport):

(i) having external walls constructed of materials other than brick, stone, rendered concrete, painted concrete sheet , timber or coloured non-reflective metal;

(ii) whose design, appearance and external colours and textures are not integrated and substantially matched with the dwelling construsted on the Lot;

(iii) greater than 20m² in floor area; or

(iv) which is visible from an abutting or adjacent street;

(g) any dwelling, garage, carport or outbuilding:

(i) having external plumbing (excluding drainage downpipes), reticulated or wired services which may be visible from an abutting or adjacent street ; or

(ii) with a meter box on the front facade;

(h) any dwelling that is not setback at least 4.5m from the Main Street Frontage. The Main Street Frontage

is considered the frontage that allows the most direct access to the front door of the dwelling or in the case of corner lots the Main Street Frontage is considered to be the boundary that is shorter in length.

The following may encroach by 1.50m into the specified Main Street Frontage setback:

(i) porches, verandahs, pergolas, balconies and porticoes;

(ii) masonry chimneys;

(iii) sunblinds ; and

(iv) screens, but only to the extent needed to protect a neighbouring property from a direct view

(i) any dwelling that does not accord with the side street setbacks of Rescode (clause 54.03-1) except a dwelling on Lots 211, 224, 225 and 245 which may be setback 1m from their respective northern boundaries, provided that any wall that is setback 1m from the subject boundary, does not exceed 3.6m in height;

(j) any wall on any boundary that exceeds 3.6m in height.

CONTINUED

WYNDHAM CITY COUNCIL

SEE SHEET 6

Town Planning

Advertised Documents

SHEET 5 OF 6 SHEETS

Plan 7 of 10

COUNCIL DELEGATE SIGNATURE



ORIGINAL
SHEET
SIZE
A3

SCALE

LICENSED SURVEYOR: SIMON P COX

SIGNATURE: .. DIGITALLY SIGNED

REF: 6208/3

VERSION: 6

COUNCIL DELEGATE SIGNATURE

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER

PS 620667H

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/06/2025

CREATION OF RESTRICTION A (CONTINUED)

2 Erect or cause or permit to be erected or remain erected any fence:

- (a) on either side boundary or rear boundary of any Lot any fence other than a timber paling fence which has firstly, a timber cap and secondly, the timber post exposed on both sides of the fence;
- (b) on either side boundary or rear boundary of any Lot any fence of a height exceeding 1.95 metres;
- (c) on either side boundary of the lot between the front boundary and front facade of any private dwelling or residential dwelling;
- (d) on any front boundary of any Lot, unless the lot is currently designated as display housing by the Transferor; or
- (e) on the side boundary of a Lot which abuts a street, that is not setback at least 10m from the front boundary except for lots 211, 224, 225 and 245 where 2(c) applies.

3 Place or allow to be placed on the Lot any vehicle having a carrying capacity of one tonne or more or any boat, caravan, trailer unless screened from view of any street adjacent to or abutting such Lot.

4 Erect or construct or permit to be erected or constructed on the Lot any clothes hoist or clothesline or area used for clothes drying or airing which is visible from any street adjacent to or abutting such Lot.

5 Erect or construct or permit to be erected or constructed on the Lot any:

- (a) two way radio or other aerial, any satellite dish or any other media or electronic communication aerial or device which may be visible from any street adjacent to the Lot; and
- (b) externally mounted air-conditioning, evaporative cooling unit or device or any other plant and equipment including any solar hot water system tanks (not solar panels) unless:
 - (i) it is similar in colour as the predominant colour of the adjacent roofing on which the unit or device is mounted;
 - (ii) it is not visible from any street adjacent to or abutting such Lot; and
 - (iii) it does not have its highest point higher than the peak ridge of the roof of the dwelling on the Lot;
- (c) water tank that is visible from any street adjacent to or abutting such Lot;
- (d) roller shutters or security bars or the like visible from any street adjacent to or abutting such Lot; or
- (e) any pump, bore or other device for the extraction of groundwater unless approved by the Environmental Protection Authority.

6 Erect or construct or permit to be erected or constructed on the Lot any refuse or bin storage area that is visible from any street.

B. Each of these restrictions is a separate and distinct restriction, and if any restriction or its application to any person or circumstance is or becomes invalid or unenforceable then the remaining restrictions will not be affected and each remaining restriction will be valid and enforceable to the fullest extent permitted by law.

C. These restrictions will cease to affect the Lot on and from the day which is 10 years after registration of this plan.

WYNDHAM CITY COUNCIL

Town Planning

Advertised Documents

SHEET 6 OF 6 SHEETS

ORIGINAL
SHEET
SIZE
A3

SCALE

LICENSED SURVEYOR: SIMON P COX
SIGNATURE: .. DIGITALLY SIGNED.....
REF: 6208/3

DATE / /
COUNCIL DELEGATE SIGNATURE
VERSION: 6 Plan 8 of 10

Plan of Subdivision PS620667H

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

Certification by Council (Form 5)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/06/2025

SPEAR Reference Number: S001563M

Plan Number: PS620667H

Council Name: Wyndham City Council

Council Reference Number 1: WYP1825/07

Council Reference Number 2: WYS0753/08

Surveyor's Plan Version: Version 6

Certification

This plan is certified under section 6 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 Council Delegate: [REDACTED]

Organisation: Wyndham City Council

Date: 06/01/2009

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 9 of 10

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLAN NUMBER

PS620667H

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DEGRADED AND AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

Date Plans Provided: 30/06/2025