

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

Page 1 of 1

VOLUME 11163 FOLIO 864

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

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


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WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

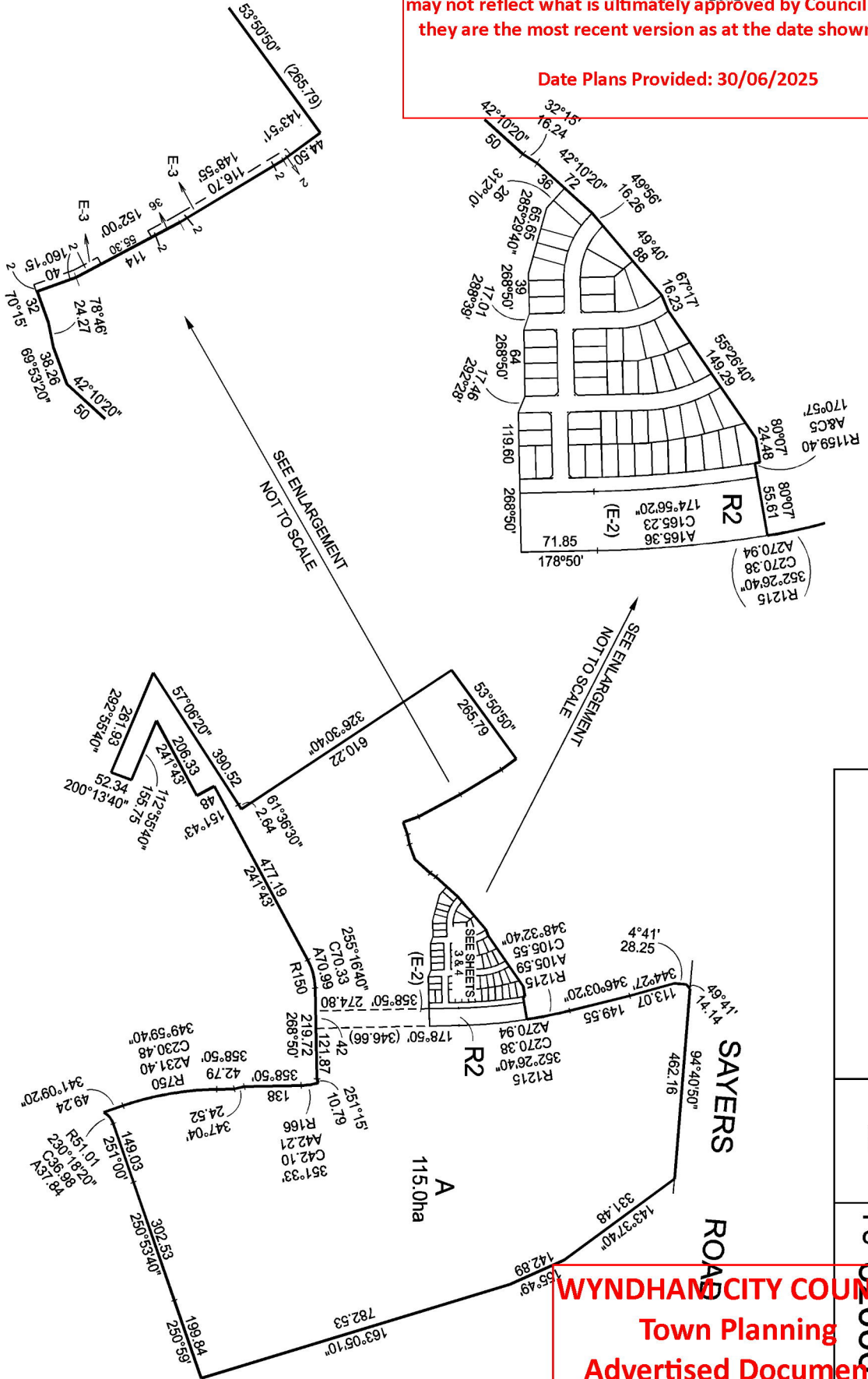
Plan: 2 of 10

PLAN OF SUBDIVISION		STAGE No. --	LRS USE ONLY EDITION 2		PLAN NUMBER PS 620667H
LOCATION OF LAND PARISH: TRUGANINA TOWNSHIP: SECTION: A CROWN ALLOTMENT: 6,6A,6B,11 & 14 (ALL & PART OF FORMER GOVT. ROAD) CROWN PORTION: TITLE REFERENCES: VOL. FOL. LAST PLAN REFERENCE: LOT A PS611307R POSTAL ADDRESS: PALMERS ROAD (at time of subdivision) WILLIAMS LANDING 3027 MGA CO-ORDINATES: E: 301800 ZONE: 55 (of approx. centre of plan) N: 5807500 DATUM: GDA94			COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: WYNDHAM CITY COUNCIL 1. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) 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. OPEN SPACE (ii) 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 COUNCIL DELEGATE COUNCIL SEAL DATE / / . RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE / / .		
VESTING OF ROADS OR RESERVES					
IDENTIFIER		COUNCIL/BODY/PERSON			
ROAD R1 ROAD R2		WYNDHAM CITY COUNCIL ROADS CORPORATION			
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) THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 138,222,223, 224,225 & 226 IN PROCLAIMED SURVEY AREA No.			
SURVEY: THIS PLAN IS BASED ON SURVEY.					
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	LRS USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 2 /10/ 2009
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN & WYNDHAM CITY COUNCIL	
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER LIMITED	
(E-2)	CARRIAGEWAY	SEE PLAN	PS620721E	LOT 1 ON PS620721E	
(E-3)	DRAINAGE	SEE PLAN	PS611307R	LAND IN PS611307R & WYNDHAM CITY COUNCIL	LRS USE ONLY PLAN REGISTERED TIME 10.59am DATE 13 /10/2009
(E-3)	SEWERAGE	SEE PLAN	PS611307R	CITY WEST WATER LIMITED	
LICENSED SURVEYOR: SIMON P COX SIGNATURE: DIGITALLY SIGNED REF: 6208/3					WYNDHAM CITY COUNCIL A.R.T. ASSISTANT REGISTRAR OF TITLES Town Planning Advised Documents Plan: 3 of 10
CHECKED MJW DATE: 07/11/08		VERSION: 6		ORIGINAL SHEET SIZE A3	

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Date Plans Provided: 30/06/2025



PLAN OF SUBDIVISION

STAGE No.

PS 620667H

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents
Plan: 4 of 10

ORIGINAL
SHEET SCALE
SIZE
A3
1:10000

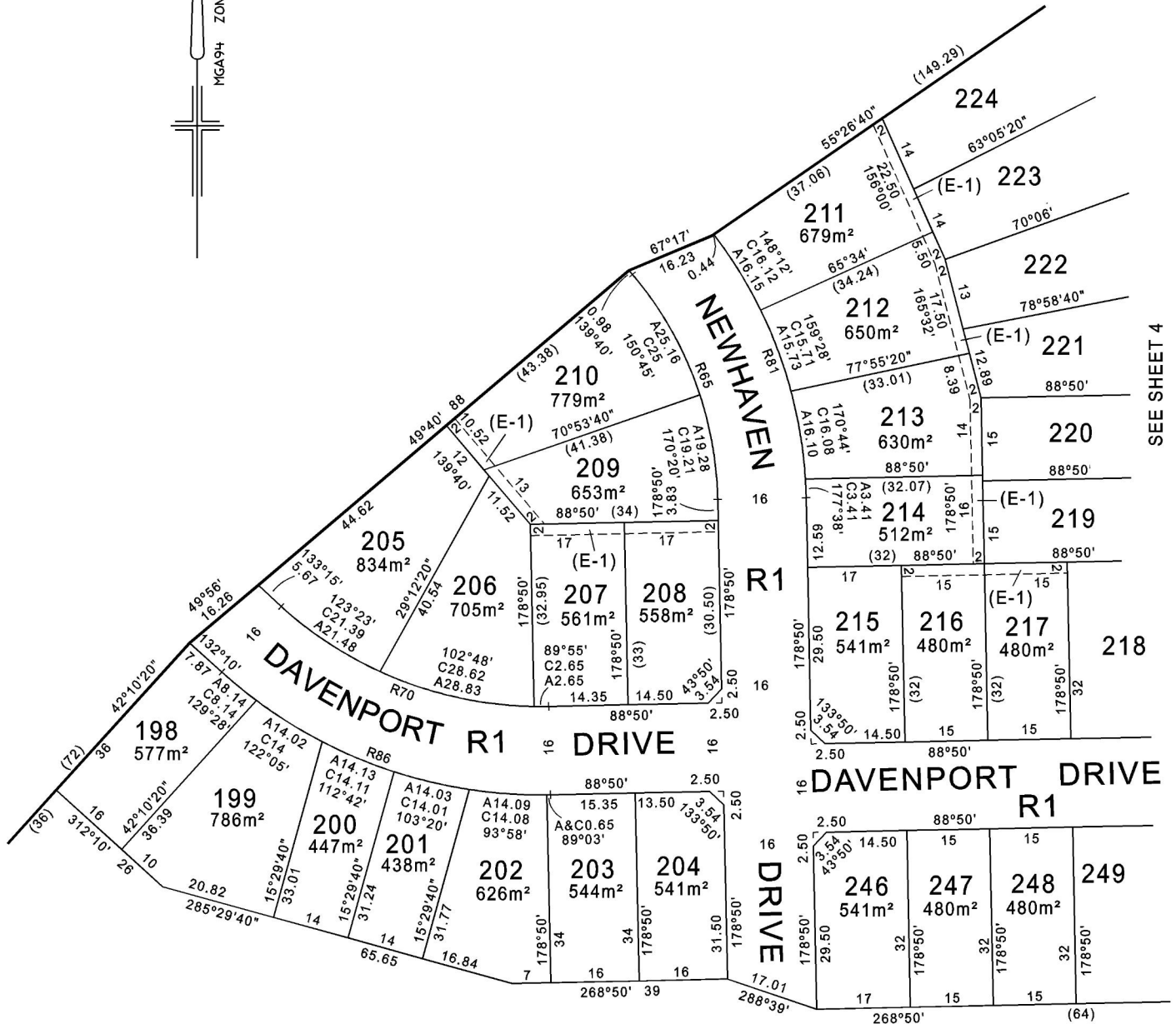
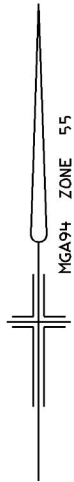
SCALE
100 0 100 200 300 400 500
LENGTHS ARE IN METRES

LICENSED SURVEYOR: SIMON P COX
SIGNATURE: . DIGITALLY SIGNED .
REF: 6208/3
VERSION: 6

DATE / /
COUNCIL DELEGATE SIGNATURE

SHEET 2 OF 6 SHEETS

Date Plans Provided: 30/06/2025



SEE SHEET 4

~~SHEET 3 OF 6 SHEETS~~

n: 5 of 10
COUNCIL DELEGATE SIGNATURE

LENGTHS ARE IN METRES

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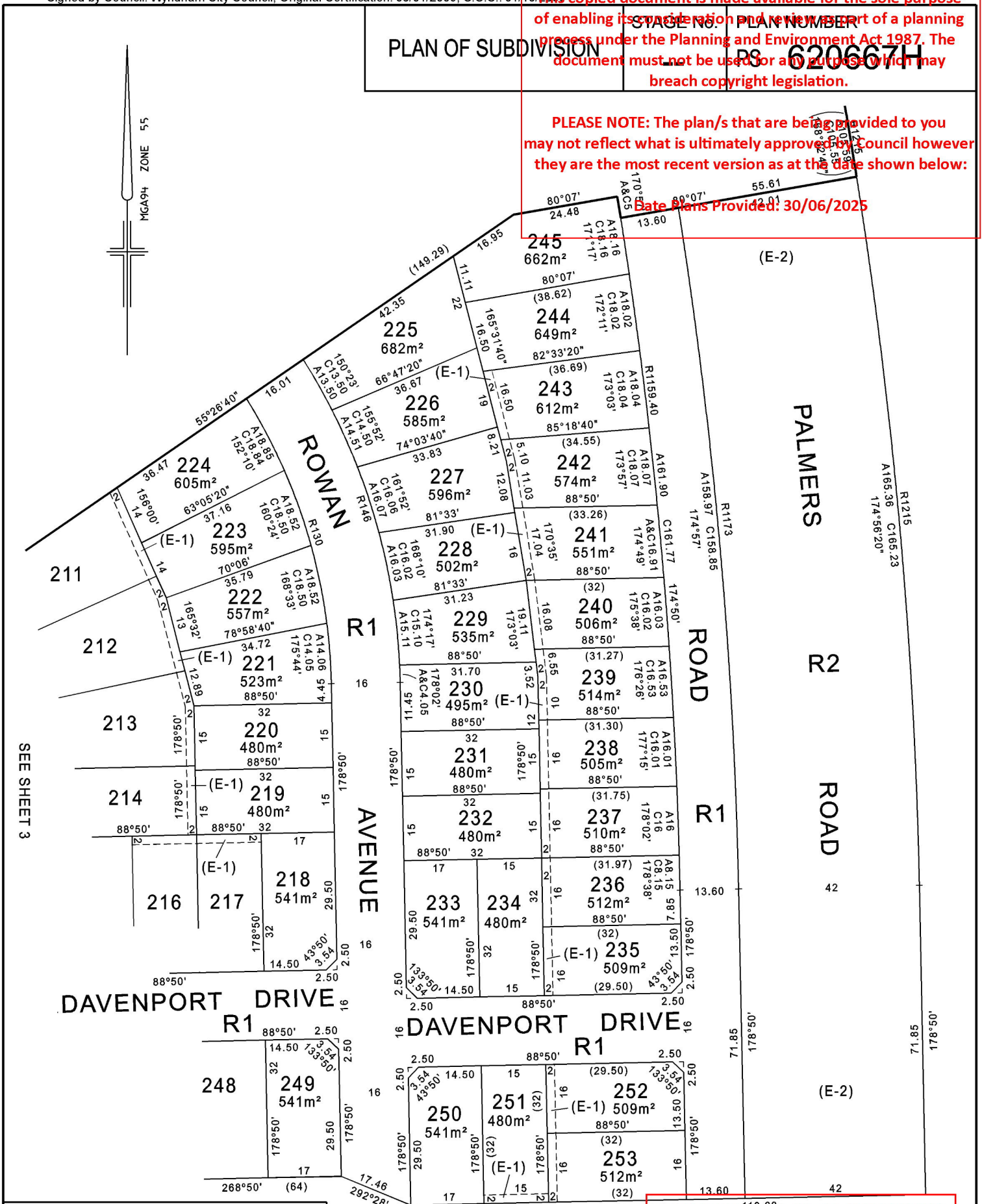
PLAN OF SUBDIVISION

STAGE NO. PLAN NUMBER

PS 620667H

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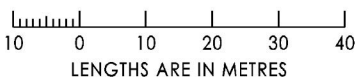
SHEET 4 OF 6 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

ORIGINAL

SHEET SCALE
SIZE 1:800
A3

SCALE



LICENSED SURVEYOR: SIMON P COX

SIGNATURE: ... DIGITALLY SIGNED.

REF: 6208/3

VERSION: 6

Plan: 6 of 10

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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 constructed 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

DATE / /
COUNCIL DELEGATE SIGNATURE

Plan: 7 of 10

VERSION: 6

ORIGINAL
SHEET
SIZE
A3

SCALE

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

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PLAN OF SUBDIVISION

STAGE NO. PLAN NUMBER

PS 620667H

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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

DATE / /
COUNCIL DELEGATE SIGNATURE

ORIGINAL

SCALE

LICENSED SURVEYOR: SIMON P COX

SIGNATURE: ... DIGITALLY SIGNED.

REF: 6208/3

VERSION: 6

SHEET
SIZE
A3

SCALE

Plan of Subdivision PS620667H

Certification by Council (Form 5)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

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

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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:



Organisation:

Wyndham City Council

Date:

06/01/2009

WYNDHAM CITY COUNCIL
Town Planning
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Plan: 9 of 10

