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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 2

VOLUME 12292 FOLIO 452

Security no: 124096751552X Produced 11/04/2022 10:52 AM

LAND DESCRIPTION

Lot 4425 on Plan of Subdivision 816940A.

PARENT TITLES:

Volume 11410 Folio 219

Volume 12224 Folio 117 to Volume 12224 Folio 118

Volume 12224 Folio 120 to Volume 12224 Folio 121

Created by instrument PS816940A 19/03/2021

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU431889V 08/06/2021 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS816940A 19/03/2021

COVENANT AU431888X 08/06/2021

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.

AGREEMENT Section 173 Planning and Environment Act 1987 AR061585E 25/05/2018

AGREEMENT Section 173 Planning and Environment Act 1987 AS132094X 02/05/2019

AGREEMENT Section 173 Planning and Environment Act 1987 AS840225L 19/12/2019

DIAGRAM LOCATION

SEE PS816940A FOR FURTHER DETAILS AND BOUNDARIES

Street Address: 794 MORRIS ROAD TRUGANINA VIC 3029

ACTIVITY IN THE LAST 125 DAYS

NITI.

WYNDHAM CITY COUNCIL

Town Planning

Advertised Documents

Plan: 1 of 12

------Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

Title 12292/452 Page 1 of 2



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

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NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Effective from 11/06/2021

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS816940A
Number of Pages	9
(excluding this cover sheet)	
Document Assembled	11/04/2022 10:55

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Plan: 3 of 12

PLAN OF SUBDIVISION

EDITION 1

PS 816940A

LOCATION OF LAND

PARISH: TRUGANINA

TOWNSHIP: -SECTION: 15

CROWN ALLOTMENT: 1 (Part), 3 (Part) & 5 (Part)

CROWN PORTION: -

TITLE REFERENCE: C/T VOL 11410 FOL 219 VOL 12224 FOL 117

VOL 12224 FOL 118 VOL 12224 FOL 120

VOL 12224 FOL 121 LAST PLAN REFERENCE: LOT 6 on PS 701124Y

LOTS D, E, G & AR on PS 819174A

POSTAL ADDRESS: 905 DOHERTYS ROAD (at time of subdivision) TRUGANINA VIC 3029

MGA94 CO-ORDINATES: E: 298 510 ZONE: 55

(of approx centre of land

ROAD R-1

in plan)

N: 5810840

Council Name: Wyndham City Council

Council Reference Number: WYS4698/18 Planning Permit Reference: WYP6744/13 SPEAR Reference Number: S125068V

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: Klaas Meekel for Wyndham City Council on 18/02/2021

Statement of Compliance issued: 01/03/2021

VESTING OF ROADS AND/OR RESERVE	VESTING OF ROADS AND	OR RESERV	/ES
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IDENTIFIER COUNCIL/BODY/PERSON

WYNDHAM CITY COUNCIL

Notations

Lots B to U, X to AZ, and 1 to 4400 (all inclusive) have been omitted from this plan.

Land being subdivided is enclosed within thick continuous lines

NOTATIONS

DEPTH LIMITATION : DOES NOT APPLY

SURVEY:

This plan is based on survey

STAGING:

This is not a staged subdivision Planning Permit No. WYP6744/13

This survey has been connected to permanent marks No(s). 158, 164, 609, 610 In Proclaimed Survey Area No. -

WYNDHAM CITY COUNCIL

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EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	DRAINAGE	2	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL
E-2	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION
E-3	SEWERAGE	2.50	THIS PLAN	CITY WEST WATER CORPORATION
E-4	SEWERAGE	3	THIS PLAN	CITY WEST WATER CORPORATION
E-5	SEWERAGE	4	THIS PLAN	CITY WEST WATER CORPORATION
E-6	SEWERAGE	5	THIS PLAN	CITY WEST WATER CORPORATION
E-7	SEWERAGE	3	PS 810120Y	CITY WEST WATER CORPORATION
E-8	CARRIAGEWAY	5	PS810121W	WYNDHAM CITY COUNCIL
E-9	SEWERAGE	5	PS 810120Y	CITY WEST WATER CORPORATION
E-9	CARRIAGEWAY	5	PS810121W	WYNDHAM CITY COUNCIL
E-10	DRAINAGE	SEE DIAG.	THIS PLAN	WYNDHAM CITY COUNCIL
E-11	DRAINAGE	3	THIS PLAN	WYNDHAM CITY COUNCIL

WESTBROOK ESTATE - STAGE 44 (34 LOTS)

414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
Spiire com 788

SURVEYORS FILE REF: 304752SV00

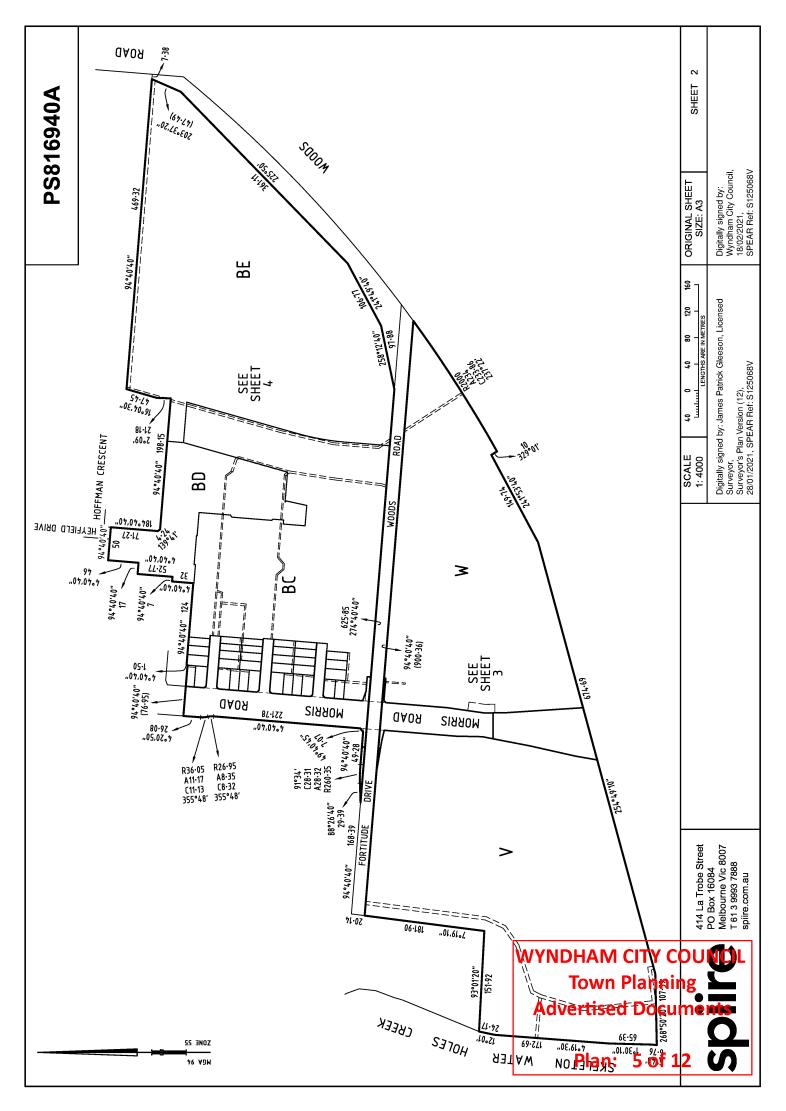
ORIGINAL SHEET SIZE: A3

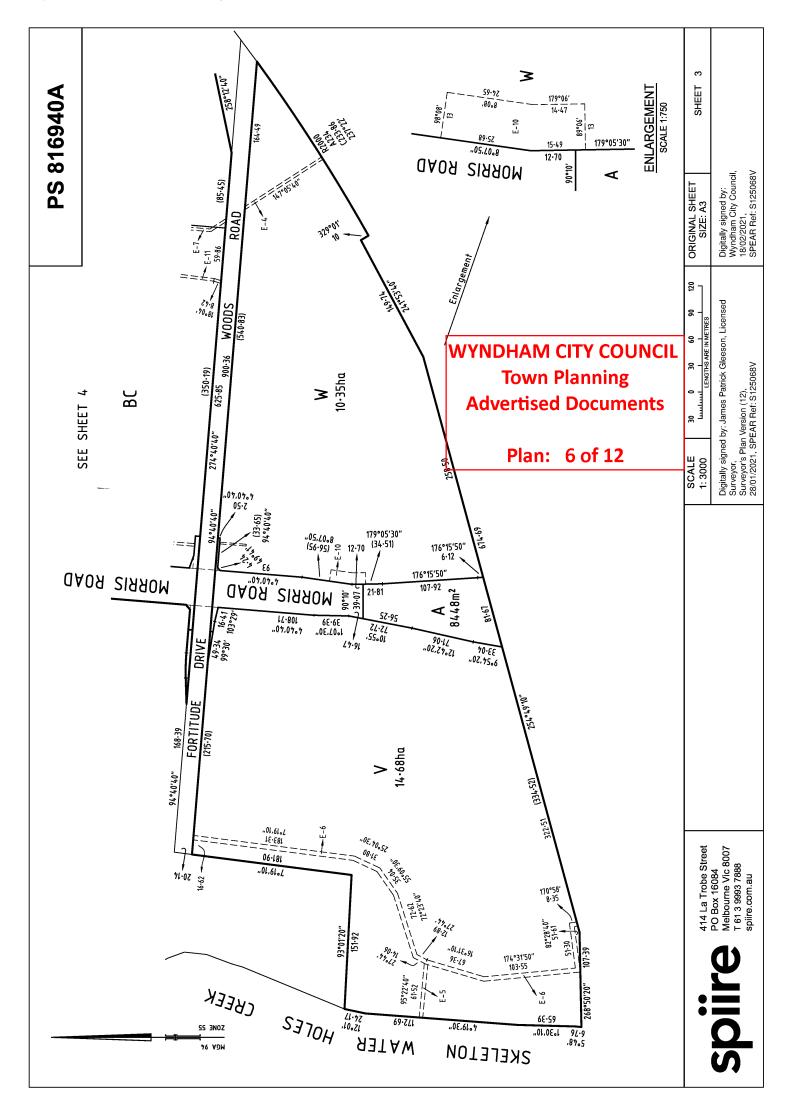
SHEET 1 OF 9

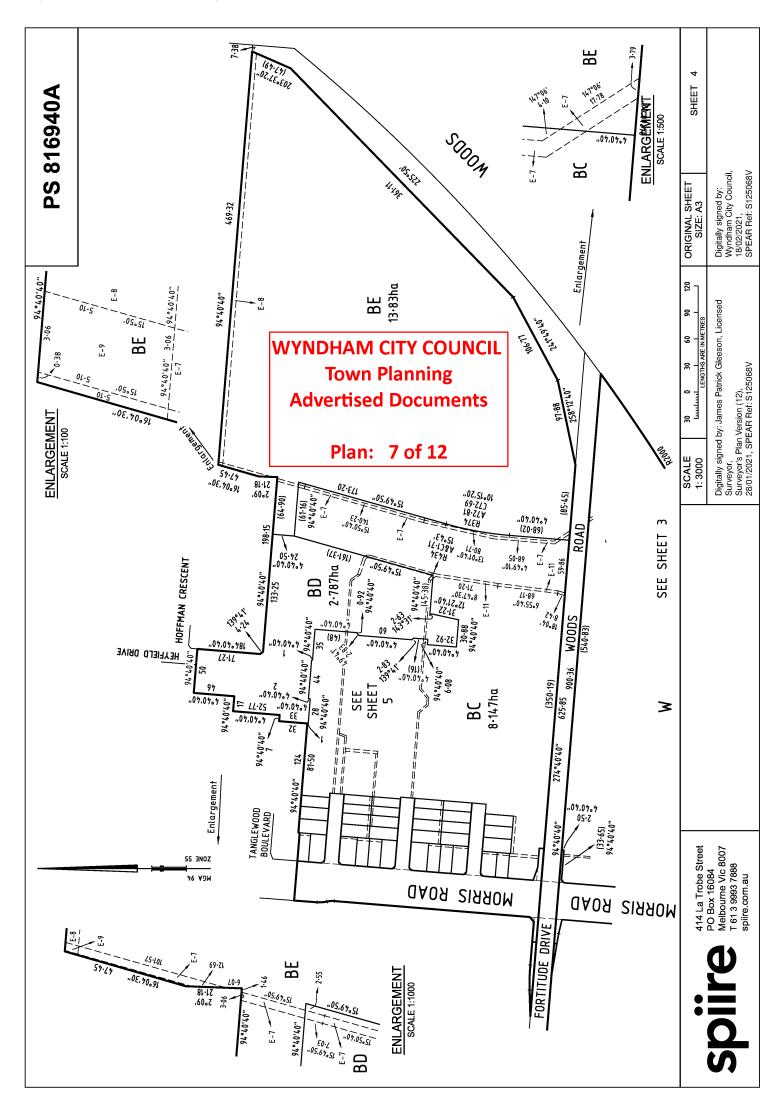
AREA OF STAGE - 3.798ha

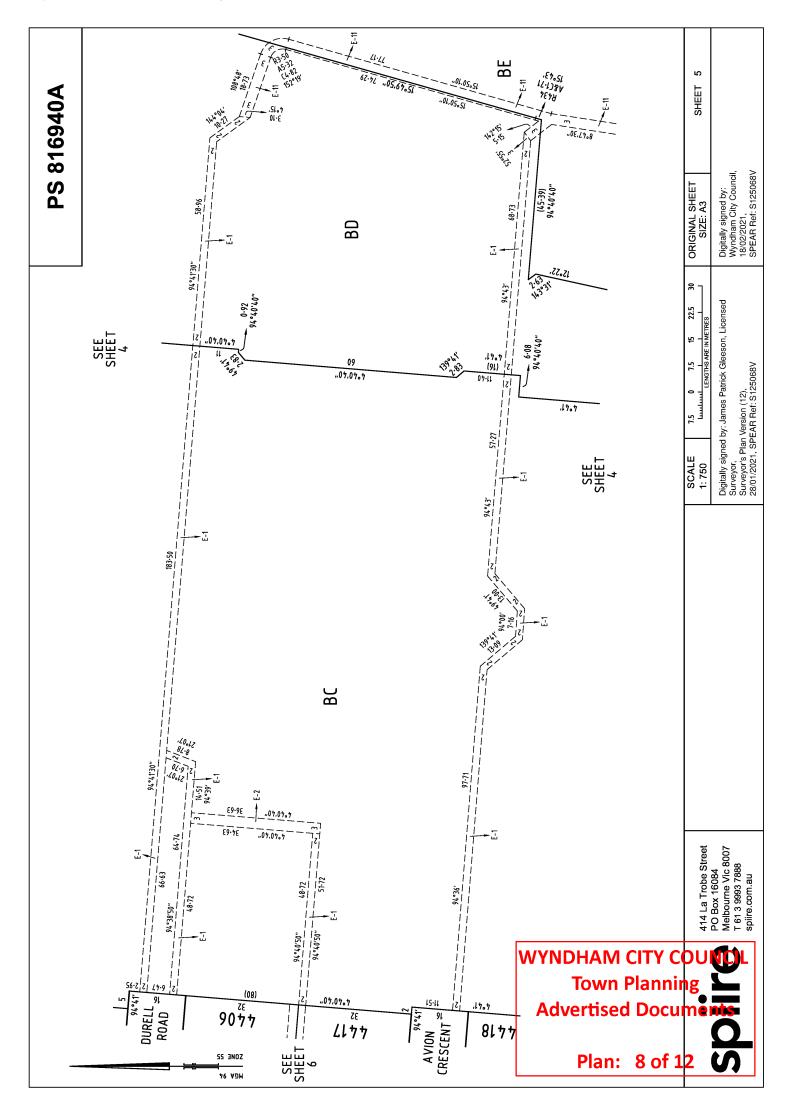
Digitally signed by: James Patrick Gleeson, Licensed PLAN REGISTERED

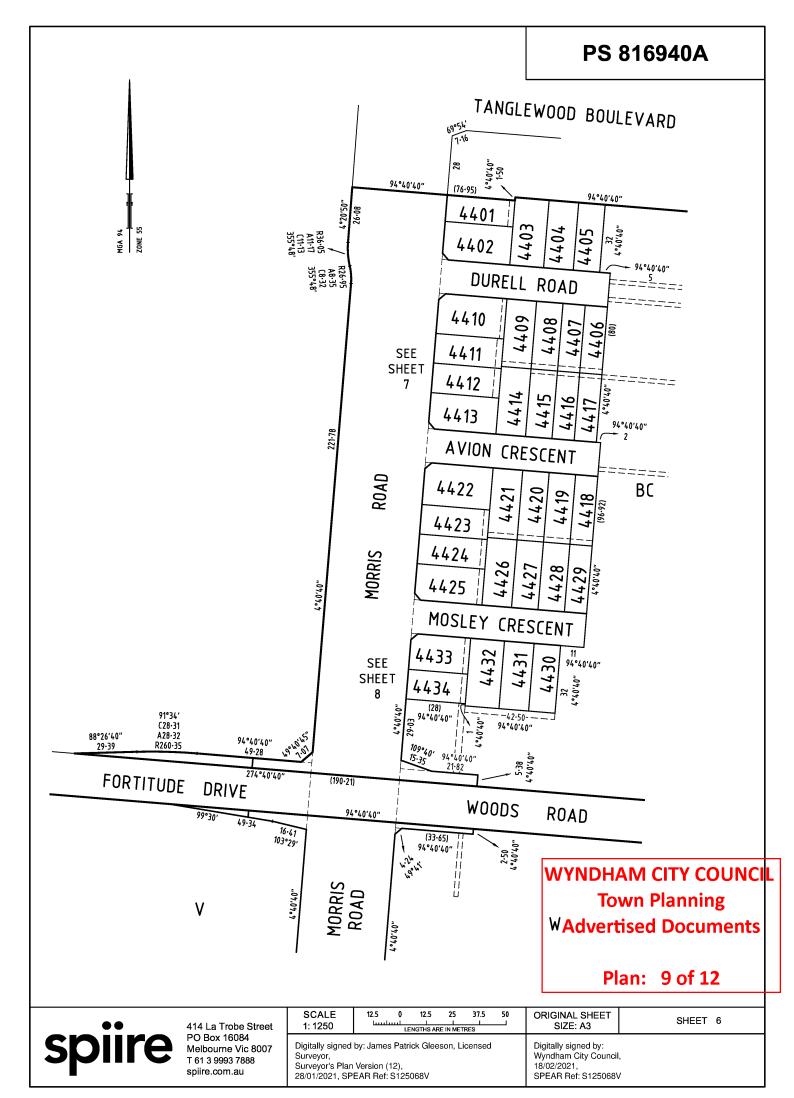
Surveyor, Surveyor's Plan Version (12), 28/01/2021, SPEAR Ref: S125068V TIME: 10:50am DATE: 19/03/21
Assistant Registrar of Titles G Venn

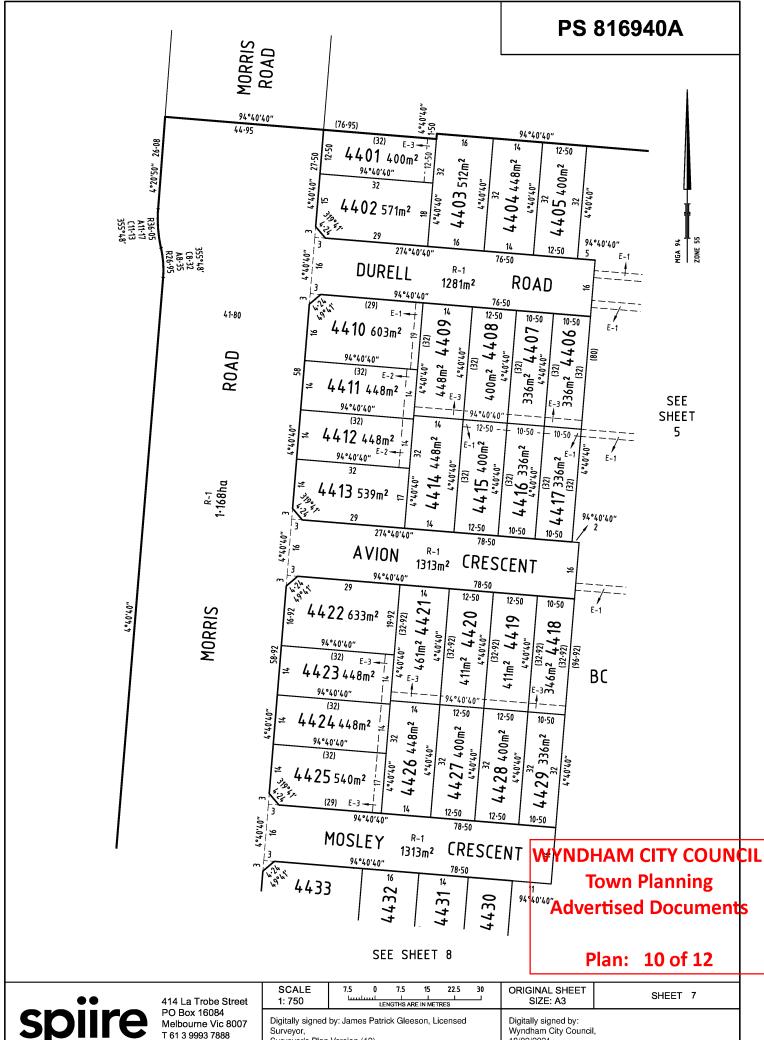












T 61 3 9993 7888

Surveyor's Plan Version (12), 28/01/2021, SPEAR Ref: S125068V

Wyndham City Council, 18/02/2021. SPEAR Ref: S125068V

PS 816940A

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan of subdivision:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 4401 to 4434 (both inclusive) on this plan Benefited Land: Lots 4401 to 4434 (both inclusive) on this plan

Restriction:

- 1. The burdened land must not be used or developed unless:
 - (a) that dwelling or commercial building on the burdened land incorporates dual plumbing for the use of recycled water in toilet flushing and
 - (b) in accordance with the provisions set out in the Westbrook Design Guidelines, and the plans approved by the Design Panel appointed by DFC (Westbrook) Pty Ltd.
- 2. Each of Lots 4401 to 4434 must not be used or developed unless in accordance with the provisions set out in the Memorandum of Common Provisions with dealing number AA5654 and the building envelopes contained in Memorandum of Common Provisions with dealing number
- 3. The burdened land must not contain more than one dwelling and/or be further subdivided unless:
 - (a) permitted otherwise by the Design Panel appointed by DFC (Westbrook) Pty Ltd; and
 - (b) clauses 1 and 2 (but excluding the building envelopes set out in Memorandum of Common Provisions with dealing number AA6893) are applied to any subdivided lot with an area of 300m2 or more; or
 - (c) any subdivided lot with an area less than 300m2 is defined as a Type B lot under the Small Lot Housing Code.

Expiry date: Clauses 1(b), 2, 3 and 4 in the above Restriction shall expire 10 years after the date of registration of this plan.

WYNDHAM CITY COUNCIL **Town Planning Advertised Documents**

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ORIGINAL SHEET SHEET 9 SIZE: A3