

# Apply for a planning permit

## Before you start



Department  
of Transport  
and Planning

### Are you in the right place?

Only applications where the [Minister for Planning is the responsible authority](#) are to be lodged through this portal.

Check the schedule to Clause 72.01 of your [local planning scheme](#) to see which responsible authority issues planning permits for your location.

### You will need these documents to submit this application:

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal.
- If applicable, a current Metropolitan planning Levy certificate.

Fees will apply for this application on [Planning and Environment Act 1987 applications](#). You need to pay all fees or request a fee waiver before you submit. We accept Credit Card payments online and support EFT payments.

This copied document to be 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 any copyright

This application will automatically save as you enter information.

## Contact details

### Applicant details

Is the applicant a person or organisation?	Organisation
Organisation name	BrightNight Australia Pty Ltd C/- Urbis Ltd
Business phone number	0499188843
Email	polly@brightnightpower.com
Address type	Street address
Street address	

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**Unit type** Suite

**Unit number** 2

**Level number** 25

**Site or building name**

**Street number** 100

**Street name** Miller Street

**Suburb** North Sydney

**Postcode** 2060

**State** NSW

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## **Owner details**

**The owner is the applicant** No

**Is the owner a person or organisation?** Organisation

**Organisation name** DRAFFEN PROPERTIES PTY LTD and others (Refer to Title cover letter)

**Business phone number** 0428 501 102

**Email** sgdraffen@gmail.com

**Address type** Street address

## **Street address**

**Unit type**

**Level number**

**Site or building name**

**Street number** 98

**Street name** JAMIESON STREEET

<b>Suburb</b>	WARRNAMBOOL
<b>Postcode</b>	3280
<b>State</b>	VIC

## Preferred Contact

<b>First name</b>	Callum
<b>Last name</b>	Goldby
<b>Mobile</b>	0430106674
<b>Work phone</b>	
<b>Organisation</b>	Urbis Ltd
<b>Job title</b>	Snr Consultant
<b>Email</b>	cgoldby@urbis.com.au
<b>Address type</b>	Street address

### Street address

<b>Unit type</b>	
<b>Level number</b>	11
<b>Site or building name</b>	
<b>Street number</b>	477
<b>Street name</b>	Collins Street
<b>Suburb</b>	Melbourne
<b>Postcode</b>	3000
<b>State</b>	VIC

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## Pre-application meeting details

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**Have you submitted a pre-application meeting request already for this site?** Yes

**Enter the pre-application number** ENQ-464

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## Land details

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**Planning scheme** Moyne

## Location

**Location type** Road reserve

**Road reserve** Hamilton Highway Mortlake

## Application details

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**Describe your proposal** Development and use of land for a solar energy facility (renewable energy facility) and utility installation

**Is this application a combined S96A application (i.e. a combined amendment and planning permit application)?** No

**What is the application trigger?** 53.22

**Please select the application category** Other buildings and works (including septic tanks, dams, earthworks)  
Native vegetation removal  
Signage

**Enter the estimated cost of any development for which the permit is required** Failed to convert value: 80000000000

**What is the current land use?** Other land use

**Describe how the land is used and developed now** Agricultural uses with dwellings and various outbuildings located on parts of the site.

**Does this application look to change or extend the use of this land?** Yes

**What is the proposed land use?** Other land use

No

**Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?**

## Additional details

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**Does this application involve the creation or removal of dwellings?** No

**Does the application involve native vegetation removal?** Yes

**What is the Native Vegetation Removal Report (NVR) number?** ECL\_2024\_034

**What is the credit extract id?** credits not purchased - refer to VegLink Quotation VLQ-10347

**Does this application involve the creation or removal of lots?** No

**Does the activity require preparation of a Cultural Heritage Management Plan (CHMP)?** No

## Supporting documents

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The following supporting documents must be submitted with this application, preferably in PDF or Word format

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by DTP or outlined in a DTP planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used).

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## Supporting documents

Appendix C - Landscape Strategy.pdf  
Appendix A - Certificates of Title.pdf  
Appendix D - Survey Plan.pdf  
Appendix E - Elevations and Specifications.pdf  
0. Mortlake Energy Hub - Planning Report.pdf  
  
Appendix B - Site Plans ( Rev e).pdf  
Appendix J - Bush Fire Risk Assessment.pdf  
Appendix Q - Hydrology Assessment.pdf  
Appendix K - MortlakeSolarFarm\_Cultural Heritage Assessment  
incl survey\_V1.pdf  
Appendix I - Agricultural Assessment Mortlake Solar Farm March  
2024.pdf  
Appendix S - Acoustic Assessment.pdf  
Appendix L - Transport Impact Assessment.pdf  
Appendix M - Biodiversity Impact Assessment.pdf  
Appendix N - Engagement Outcomes Report.pdf  
Appendix O - Photosimulations.pdf  
Appendix P - Visual Impact Assessment.pdf  
Appendix R - Growling Grass Frog.pdf  
Appendix T - Environmental Management Plan Framework.pdf  
Mortlake Energy Hub - Planning Application Cover Letter - April  
2024.pdf

## 3D digital model

A 3D digital model will assist to clearly communicate your application's intentions and enhance the review process. We encourage and recommend submitting a 3D digital model as part of your application.

- **Mandatory** formats: **FBX, OBJ, 3DM**; Optional supplementary formats: RVT, IFC
- Triangle count under five million per development.
- Unit scale in metric.
- The maximum file size is 250 MB.
- Please refer to the [technical guidance for submission](#) to check your model meets all specifications. We will request a re-submission of the 3D digital model if the specifications are not met.
- If you are unable to submit your 3D digital model, contact [visualisation@delwp.vic.gov.au](mailto:visualisation@delwp.vic.gov.au) for assistance.

## 3D digital model

## Fees and payment

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[View planning and subdivision fees](#)

### Fee

Fee type	Applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)
Class	16

<b>Fee amount</b>	\$61914.60
<b>Fee description</b>	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000*

The total amount is calculated as the highest fee plus 50% of the remainder of the fees.

**Total amount to pay** \$61914.60

**Payment method** EFT

**BSB** 033-875

**Account and reference number** 170075021

**EFT confirmation** I confirm that the fee has been paid via EFT

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## Submit

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**Applicant declaration** I declare that I am or represent the applicant; that all the information in this application is true and correct; and that the owner (if not myself) has been notified of the application

### Privacy statement

The Department of Transport and Planning (DTP) is committed to protecting personal information provided by you in accordance with the principles of the Victoria privacy laws. The information you provide will be used for the following purposes:

- correspond with you about your application
- if necessary, notify affected parties who may wish to inspect your proposal so that they can respond
- if necessary, forward your application to a referral authority.

Your contact details may be used by DTP or its contracted service providers under confidentiality agreements to survey you about your experience with DTP.

The information you provide may be made available to:

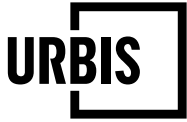
- any person who may wish to inspect your proposal until the process is concluded
- relevant officers in DTP, other Government agencies or Ministers directly involved in the planning process
- persons accessing information in accordance with the Public Records Act 1973 or the Freedom of Information Act 1982.

If all requested information is not received, DTP may be unable to process your request.

You may access the information you have provided to DTP by contacting [Development approvals](#)

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# ADVERTISED PLAN

## CERTIFICATES OF TITLE INDEX

Title	Volume/Folio	Registered Proprietor
1\TP11005	10431/238	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
2\TP11005	10431/239	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
3\TP11005	10431/237	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
2~6\PP2754	10415/616	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
3~1\PP2754	10415/617	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
1\PS342923	10263/611	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
2\PS342923	10263/612	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
3\PS342923	10263/613	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
1\TP12056	10415/615	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
4B~2\PP2754	10415/597	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
8~2\PP2425	9531/763	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
1~10\PP2425	10785/016	Sole Proprietor

# ADVERTISED PLAN

Title	Volume/Folio	Registered Proprietor
		Australian Bluegum Plantations Pty Ltd
9~2\PP2425	08941/340	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
10~2\PP2425	08650/978	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
2\PP2425	05957/396	TENANTS IN COMMON As to 1 of a total of 2 equal undivided shares Sole Proprietor L & R DRAFFEN PTY LTD As to 1 of a total of 2 equal undivided shares Sole Proprietor R & K DRAFFEN PTY LTD
1\PS347828	10273/497	Joint Proprietors PAULINE MARGARET ARMSTRONG DAVID WALTER IAN ARMSTRONG  <i>No development proposed – included within package for information only.</i>
2\PS347828	10273/498	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
2\LP121574	9516/134	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
1\PS636473	11438/345	Sole Proprietor LD PROPERTIES PTY LTD
2\PS636473	11438/346	Sole Proprietor RTD PROPERTIES PTY LTD
2\LP76419	08670/974	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
3\ LP76419	08670/975	Sole Proprietor

<b>Title</b>	<b>Volume/Folio</b>	<b>Registered Proprietor</b>
		DRAFFEN PROPERTIES PTY LTD
2\PS409088	10333/572	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
3\PS409088	10333/573	Sole Proprietor AUSTRALIAN BLUEGUM PLANTATIONS PTY LTD
2\PS525429	10857/051	Sole Proprietor AUSTRALIAN BLUEGUM PLANTATIONS PTY LTD
1\PS620663	11230/337	Sole Proprietor ORIGIN ENERGY POWER LTD
2\PS620663	11230/338	Sole Proprietor AUSNET TRANSMISSION GROUP PTY LTD
1\TP012057Q	10415/595	Sole Proprietor DRAFFEN PROPERTIES PTY LTD
2\TP012057Q	10415/596	Sole Proprietor DRAFFEN PROPERTIES PTY LTD

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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

VOLUME 10273 FOLIO 497

Security no : 124114854177G  
Produced 10/05/2024 01:19 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 347828G.  
PARENT TITLE Volume 09217 Folio 491  
Created by instrument PS347828G 13/03/1996

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PAULINE MARGARET ARMSTRONG  
DAVID WALTER IAN ARMSTRONG both of 1089 HAMILTON HIGHWAY HEXHAM VIC 3273  
AF312515L 03/09/2007

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS347828G 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: 593 HAMILTON HIGHWAY MORTLAKE VIC 3272

DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>		<b>STAGE NO.</b> /	<b>LTO use only</b> <b>EDITION 2</b>	<b>Plan Number</b> <b>PS 347828G</b>
<b>Location of Land</b> <b>Parish:</b> CONNEWARREN  <b>Township:</b> _____ <b>Section:</b> 2 <b>Crown Allotment:</b> 7 (PART) <b>Crown Portion:</b> _____  <b>LTO Base Record:</b> PARISH PLAN <b>Title Reference:</b> VOL. 9217 FOL. 491  <b>Last Plan Reference:</b> LOT 1 ON L.P. 121574 <b>Postal Address:</b> HAMILTON HIGHWAY (at time of subdivision) HEXHAM 3273  <b>AMG Co-ordinates</b> E 654150 Zone: 54 (of approx. centre of land in plan) N 5788700		<b>Council Certificate and Endorsement</b> Council Name: SHIRE OF MOYNE Ref: 37/S95 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage.....</del> Council delegate <del>Council seal</del> Date 30 / 11 / 95 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier	Council/Body/Person			
NIL	NIL			
<b>Notations</b>				
<b>Staging</b> This <del>is</del> is not a staged subdivision Planning Permit No. _____				
<b>Depth Limitation</b> 15.24 METRES BELOW THE SURFACE. APPLIES TO ALL LAND IN THE PLAN.				
DIMENSIONS UNDERLINED AROUND PART OF LOT 2 ARE NOT THE SUBJECT OF THIS SURVEY.				
<h1 style="color: red;">ADVERTISED PLAN</h1>				
<b>Survey</b> This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 1 In Proclaimed Survey Area No. _____				
<b>Easement Information</b>				<b>LTO use only</b>
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/> Date 30 / 1 / 96
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY SUPPLY	SEE DIAG	L.P. 121574	LOTS ON L.P 121574
E-2	CONDITION IN C/G V.8821.	SEE DIAG	C/G V.8821 F.378	SECV.
E-3	FOL 378 FOR ELECTRICITY SUPPLY	3	THIS PLAN	LOT 1 ON THIS PLAN
E-4	WATER SUPPLY	25	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
				<b>LTO use only</b> PLAN REGISTERED TIME 1:05 DATE 13 / 3 / 96 <i>K Osborne</i> Assistant Registrar of Titles Sheet 1 of 2 Sheets
ADSHEAD & McQUIE PTY. LTD. LAND & ENGINEERING SURVEYING CONSULTANTS, PLANNERS 63 KEPLER STREET WARRNAMBOOL 3280 TEL 055 623752 FAX 055 611659 A.C.N. 005064960		LICENSED SURVEYOR (PRINT) JOHN SZWAJ SIGNATURE..... DATE / / REF 1254 VERSION 02		DATE 30 / 11 / 95 COUNCIL DELEGATE SIGNATURE Original sheet size A3

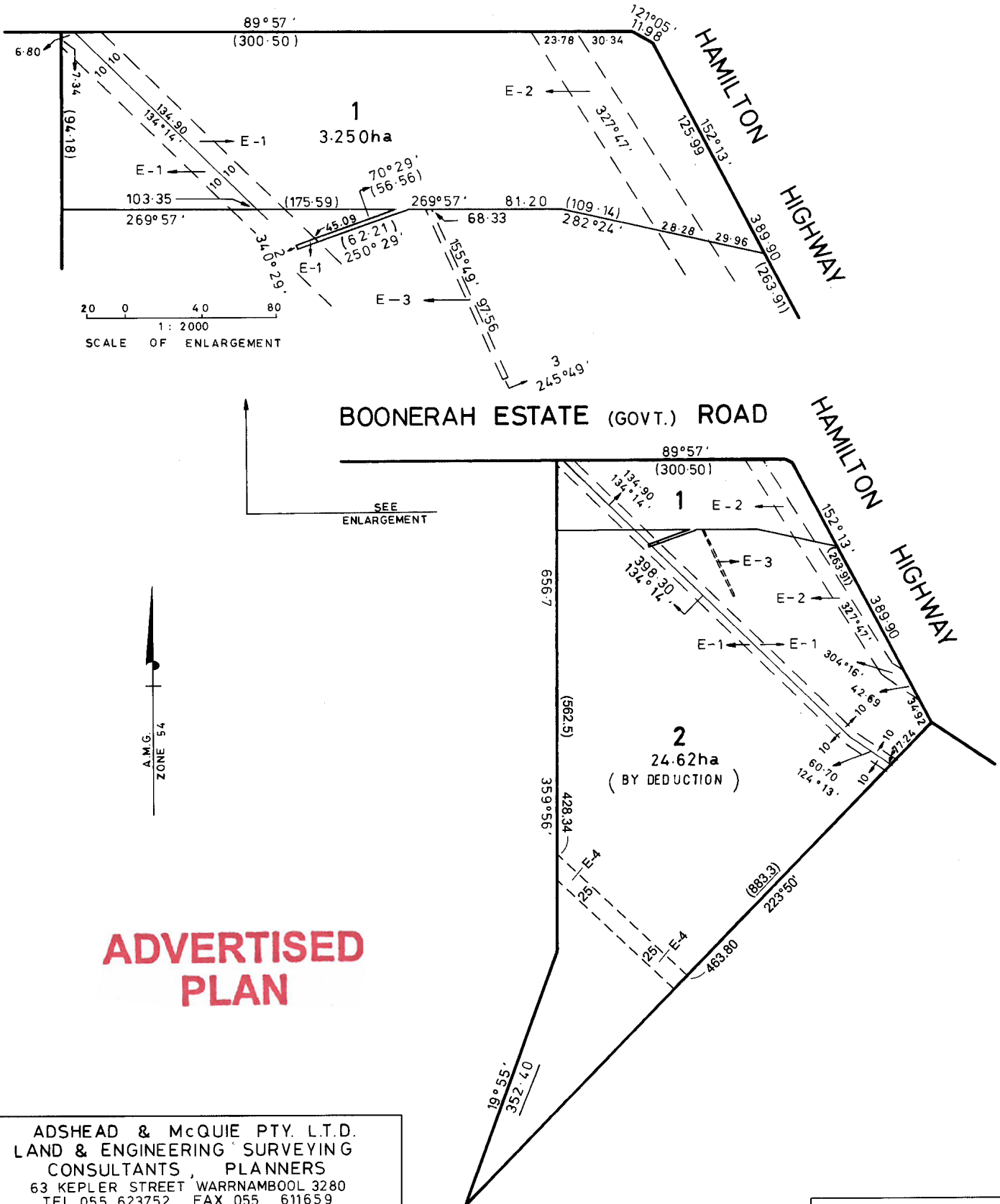
**PLAN OF SUBDIVISION**

Stage No. /

Plan Number

**PS 347828G**

**BOONERAH ESTATE (GOVT.) ROAD**



SCALE OF ENLARGEMENT  
1: 2000

A.M.G.  
ZONE 54

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ADSHEAD & McQUIE PTY. L.T.D.  
LAND & ENGINEERING SURVEYING  
CONSULTANTS, PLANNERS  
63 KEPLER STREET WARRNAMBOOL 3280  
TEL 055 623752 FAX 055 611659  
A.C.N. 005064960

Sheet 2 of 2 sheets

ORIGINAL	SCALE
SCALE	50 0 100 200
SHEET SIZE A3	LENGTHS ARE IN METRES
1:5000	

LICENSED SURVEYOR (PRINT)..... JOHN SZWAJ .....

SIGNATURE..... DATE / /

REF 1254 VERSION 02

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

0 10 20 30 40 50 60 70 80 90 100 mm



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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

VOLUME 10415 FOLIO 616

Security no : 124114474101H  
Produced 26/04/2024 02:51 PM

LAND DESCRIPTION

Crown Allotment 2 Section 6 Parish of Hexham East.  
Created by Application No. 085952L 01/10/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
Application No. 085952L 01/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP012056S 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: HAMILTON HIGHWAY HEXHAM VIC 3273

DOCUMENT END

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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:52:54 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

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### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

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### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

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### File Notes:

NIL

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This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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<b>EDITION 3</b>		<b>TITLE PLAN TP12056S</b>		
Location of Land Parish: <b>HEXHAM EAST</b> Township: Crown Allotment: <b>2 AND 3, 4(PT) &amp; 5(PT)</b> Section: <b>6 1</b> Crown Portion: <b>-</b>  LTO base record: <b>S.D.M.B.-C (RURAL)</b> Last plan Reference: Title Reference: Depth Limitation: <b>NIL</b>		Notations  Warning as to dimensions : Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.  THE ABOVE WARNING ONLY APPLIES TO LOT 1 HEREIN		
Easement Information  E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement				THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
Easement Reference	Purpose/Authority	Width	Origin	Land benefited/In favour of
E-1	TRANSMISSION OF ELECTRICITY	25m	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
E-2	TRANSMISSION OF ELECTRICITY	50m	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD
				Checked by <i>[Signature]</i>  Date <b>27 NOV 2008</b>  Assistant Registrar of Titles
<p style="text-align: center; color: red; font-weight: bold; font-size: 2em;">ADVERTISED PLAN</p> <p style="text-align: center;">CREEK</p> <p style="text-align: center;">SALT</p> <p style="text-align: center;">ROAD</p> <p style="text-align: center;">SEC 6</p> <p style="text-align: center;">SEC 1</p> <p style="text-align: center;">LOT 1 22.65ha (1053)</p> <p style="text-align: right;">ENLARGEMENT NOT TO SCALE</p> <p style="text-align: right;">116°09' 52.40 410.38 6.34 6.12 270°00' 1053 220.46 166.45 116°09' 129.15 (410.38) E-1 204.02 131°17' 161.94 130°58' 161.94</p>				
LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	FILE No. AP85952L	
			DEALING CODE 26D	
Sheet 1 of 1				



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

VOLUME 10415 FOLIO 617

Security no : 124114474138S  
Produced 26/04/2024 02:52 PM

LAND DESCRIPTION

Crown Allotment 3 Section 1 Parish of Hexham East.  
Created by Application No. 085952L 01/10/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
Application No. 085952L 01/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP012056S 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: HAMILTON HIGHWAY HEXHAM VIC 3273

DOCUMENT END

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**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:52:55 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:

NIL

---

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Statement End.

**ADVERTISED  
PLAN**

<b>EDITION 3</b>		<b>TITLE PLAN TP12056S</b>		
Location of Land Parish: <b>HEXHAM EAST</b> Township: Crown Allotment: <b>2 AND 3, 4(PT) &amp; 5(PT)</b> Section: <b>6 1</b> Crown Portion: <b>-</b>  LTO base record: <b>S.D.M.B.-C (RURAL)</b> Last plan Reference: Title Reference: Depth Limitation: <b>NIL</b>		Notations  Warning as to dimensions : Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.  THE ABOVE WARNING ONLY APPLIES TO LOT 1 HEREIN		
Easement Information  E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement				THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
Easement Reference	Purpose/Authority	Width	Origin	Land benefited/In favour of
E-1	TRANSMISSION OF ELECTRICITY	25m	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
E-2	TRANSMISSION OF ELECTRICITY	50m	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD
				Checked by <i>[Signature]</i>  Date <b>27 NOV 2008</b>  Assistant Registrar of Titles
LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	FILE No. AP85952L	
			DEALING CODE 26D	
Sheet 1 of 1				





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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

VOLUME 10415 FOLIO 597

Security no : 124114474494F  
Produced 26/04/2024 02:57 PM

LAND DESCRIPTION

Crown Allotment 4B Section 2 Parish of Hexham East.  
Created by Application No. 085954G 01/10/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
Application No. 085954G 01/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP012057Q 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

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**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:57:34 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:

NIL

---

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Statement End.

**ADVERTISED  
PLAN**

<b>EDITION 2</b>	<b>TITLE PLAN TPI2057Q</b>			
Location of Land Parish: HEXHAM EAST Township: 4B AND 4 (PT) & 5 (PT) Crown Allotment: 2 1 Section: - Crown Portion: -  LTO base record: S.D.M.B.-C (RURAL) Last plan Reference: Title Reference: Depth Limitation: NIL	Notations  Warning as to dimensions : Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.  THE ABOVE WARNING ONLY APPLIES TO LOTS 1 & 2 HEREIN			
Easement Information  E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement				THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
Easement Reference	Purpose/Authority	Width	Origin	Land benefited/In favour of
E-1	TRANSMISSION OF ELECTRICITY	25m	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
				Checked by <i>[Signature]</i>  Date <b>27 NOV 1998</b>  Assistant Registrar of Titles
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%; text-align: left;"> <h1 style="color: red; margin: 0;">ADVERTISED PLAN</h1> </div> <div style="width: 65%;"> <p style="text-align: center;">BOONERAH ESTATE ROAD</p> </div> </div>				
LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	FILE No. AP85954G	
			DEALING CODE 26D	
Sheet 1 of 1				



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

VOLUME 09531 FOLIO 763

Security no : 124114474559K  
Produced 26/04/2024 02:58 PM

LAND DESCRIPTION

Crown Allotment 8 Section 2 Parish of Connewarren.  
PARENT TITLE Volume 08617 Folio 429  
Created by instrument K547227 14/09/1983

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL  
K547227 14/09/1983

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K547228 14/09/1983  
NATIONAL COMMERCIAL BANKING CORPORATION OF AUSTRALIA LTD

CAVEAT AN319717Q 28/11/2016

Caveator  
DUNDONNELL WIND FARM PTY LTD ACN: 133651019  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
18/12/2012  
Estate or Interest  
INTEREST AS CHARGE  
Prohibition  
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST  
Lodged by  
HWL EBSWORTH LAWYERS  
Notices to  
TILT RENEWABLES AUSTRALIA PTY LTD of LEVEL 23 / 535 BOURKE STREET MELBOURNE  
VIC 3000

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP061781L FOR FURTHER DETAILS AND BOUNDARIES

**ADVERTISED  
PLAN**

ACTIVITY IN THE LAST 125 DAYS  
-----

NIL

-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 409 BOONERAH ESTATE ROAD MORTLAKE VIC 3272

ADMINISTRATIVE NOTICES  
-----

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 22/10/2016

DOCUMENT END

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**AN319717Q**

# Caveat

Section 89 Transfer of Land Act 1958

**Privacy Collection Statement**

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**1. Land/s***Land Title 1*

Volume 10263 Folio 611

*Land Title 2*

Volume 10431 Folio 239

*Land Title 3*

Volume 9531 Folio 763

*Land Title 4*

Volume 9516 Folio 134

*Land Title 5*

Volume 8941 Folio 340

*Land Title 6*

Volume 8650 Folio 978

*Land Title 7*

Volume 8670 Folio 975

*Land Title 8*

Volume 10333 Folio 572

**2. Caveator/s***Caveator*

Name DUNDONNELL WIND FARM PTY LTD

ACN 1 3 3 6 5 1 0 1 9

**3. Grounds of Claim**

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

**Parties**

THE REGISTERED PROPRIETOR(S)

**Date of Claim**

Date: (DD/MM/YYYY) 18/12/2012

**4. Estate or Interest claimed**

INTEREST AS CHARGE

**5. Prohibition**

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

**6. Address for Service of Notice***Lawyer/Conveyancer/Firm Name*

TILT RENEWABLES AUSTRALIA PTY LTD

*Address*

Property Name

Unit Type

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 23 Floor Suffix

Unit Street No 535

Street Name BOURKE

Street Type STREET

Locality MELBOURNE

State VIC Postcode 3000

**ADVERTISED  
PLAN**

# Caveat

Section 89 Transfer of Land Act 1958

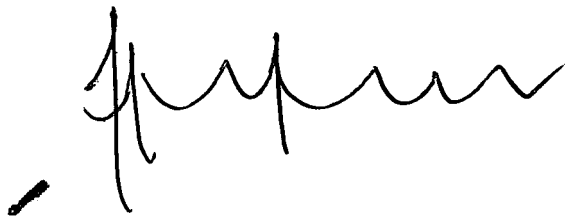
**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

## 7. Signing

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

*Signed by HWL EBSWORTH LAWYERS the Australian Legal Practitioner (under the Legal Profession Uniform Law (Victoria)) for Caveator:*



## 8. Date

25/11/16

Date: (DD/MM/YYYY)

## 9. Lodging Party

Customer Code 0985X

Reference PD:TD:622759

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

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Produced 26/04/2024 02:59:59 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 61781L</b>
<b>Location of Land</b>  Parish: CONNEWARREN Township: 2 Section: 8 Crown Allotment: 8 Crown Portion:  Last Plan Reference: Derived From: VOL 9531 FOL 763 Depth Limitation: 15.24 m		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 22/06/1999 VERIFIED: AA	
ADVERTISED PLAN			
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

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

VOLUME 08941 FOLIO 340

Security no : 124114474705C  
Produced 26/04/2024 03:01 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 9 Section 2 Parish of Connewarren.

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL  
K360828 06/05/1983

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AD396966T 28/01/2005

Caveator  
ORIGIN ENERGY POWER LTD  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

08/10/2004

Estate or Interest

EXECUTORY OR CONTINGENT INTEREST

Prohibition

ABSOLUTELY

Lodged by

CLAYTON UTZ

Notices to

CLAYTON UTZ of (REF: 210/80008329) LEVEL 18 333 COLLINS STREET MELBOURNE VIC  
3000

CAVEAT AX358256T 16/10/2023

Caveator

BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265

Grounds of Claim

OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

09/08/2023

Estate or Interest

EXECUTORY OR CONTINGENT INTEREST

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

WHITE & CASE

Notices to

THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP842618U FOR FURTHER DETAILS AND BOUNDARIES

**ADVERTISED  
PLAN**

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 409 BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

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**ADVERTISED  
PLAN**

# CAVEAT

Section 89 Transfer of Land Act 1958



Lodged by:

Name: Clayton Utz  
Phone: 9286 6000 (Ext. 339)  
Address: Level 18, 333 Collins Street, Melbourne  
Ref: 80008329  
Customer Code: 1416K

Priv: **AD396966T**  
The informz under statut purpose of registers and Registry.  
28/01/2005 \$45 89

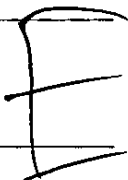
The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: *(title, mortgage, charge or lease)*

Certificates of title volume 9516 folio 134 and volume 8941 folio 340

Caveator: *(full name and address)*

Origin Energy Power Limited ABN 93 008 289 398 of Level 39, 50 Bridge Street, Sydney NSW 2000



Estate or Interest claimed:

Equitable interest as grantee of an option to purchase

Grounds of claim:

Pursuant to a Deed of Option to purchase between the registered proprietor and the Caveator dated 8 October 2004.

Extent of prohibition: *(if not ABSOLUTELY delete and insert desired text)*

**ABSOLUTELY**

Address in Victoria for service of notice: *(include postcode)*

Clayton Utz of Level 18, 333 Collins Street, Melbourne Vic 3000 (Ref: 210/80008329)

Dated: 28/1/05

Signature of caveator

or  
Signature of Current Practitioner under the *Legal Practice Act 1996* for applicant  
or  
Signature of agent

JOHN W. MCGUIRE

A current practitioner within the meaning of the Legal Practice Act 1996



DAD396966T-1-6

Approval No. 1513047A

STAMP DUTY USE ONLY

# C



Handwritten initials and date: 28/1/05

## ADVERTISED PLAN

THE BACK OF THIS FORM MUST NOT BE USED  
Land Registry, 570 Bourke Street, Melbourne, 3000 Phone 8636-2010





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 03:02:46 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

<b>TITLE PLAN</b>	<b>EDITION 2</b>	<b>TP 842618U</b>
-------------------	------------------	-------------------

**Location of Land**

Parish : CONNEWARREN

Township: -

Crown Allotment: 9

Crown Portion: -

Section: 2

Base record : DCMB

Last Plan Reference : -

Derived From : VOL. 8941 FOL. 340

Depth Limitation : 50 FEET

**Notations**

SUBJECT TO THE RESERVATIONS AND CONDITIONS AND POWERS IN CROWN GRANT VOL. 8941 FOL. 340 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

**ENCUMBRANCES**

AS TO THE LAND MARKED E-1  
AN EASEMENT FOR THE PURPOSE OF TRANSMISSION OF ELECTRICITY HAS BEEN ACQUIRED VIDE NOTIFICATION K 515779 TO THE S.E.C.

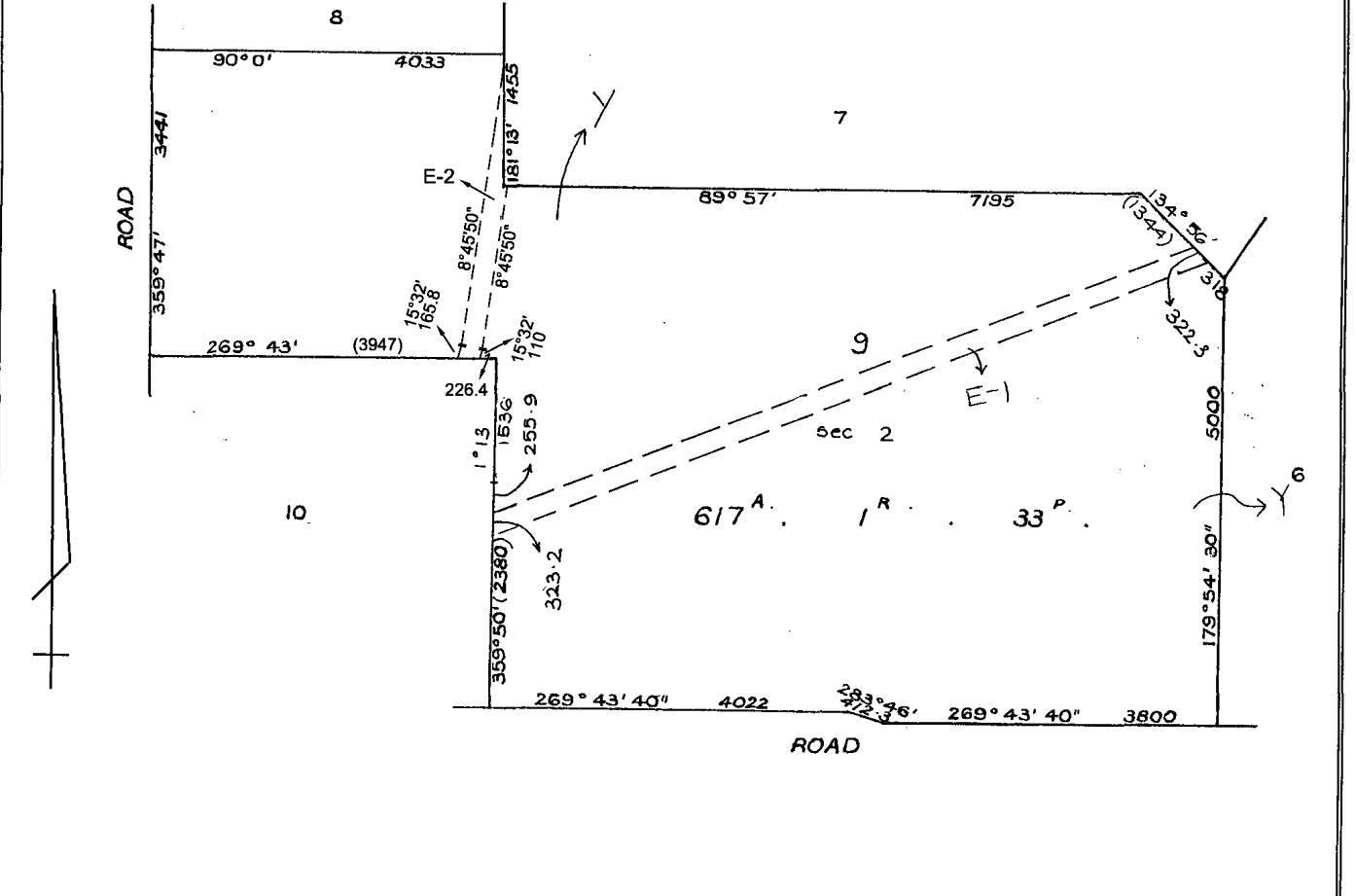
AS TO THE LAND MARKED E-2:  
AN EASEMENT FOR THE PURPOSE OF TRANSMISSION OF ELECTRICITY 248.5 LINKS WIDE IN FAVOUR OF AUSNET TRANSMISSION GROUP PTY LTD HAS BEEN CREATED IN AS453269W.

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 18/07/05

VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*

**COLOUR CODE**  
Y, E-1, E-2= YELLOW



**ADVERTISED  
PLAN**

**TITLE PLAN**

TP 842618U

**LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT**

**All** THAT piece of land in the said State containing **six hundred and seventeen acres one rood and thirty-three perches more or less being Allotment nine of Section two in the Parish of Connewarren County of Hampden**

delineated and colored yellow in the map

PROVIDED that this Grant is made subject to—

(a) the reservation to Us Our heirs and successors of—

(i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (hereinafter called “the reserved minerals”);

(ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;

(iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;

(b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;

(c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1958* or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.

**ADVERTISED  
PLAN**

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 2 of 2 Sheets



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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

VOLUME 08650 FOLIO 978

Security no : 124114474731X  
Produced 26/04/2024 03:01 PM

LAND DESCRIPTION

Crown Allotment 10 Section 2 Parish of Connewarren.  
PARENT TITLE Volume 08617 Folio 443  
Created by instrument C639020 15/11/1966

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON ST WARRNAMBOOL  
R649554U 21/11/1991

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP410421B 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

**ADVERTISED  
PLAN**

263-  
1960-

Titles Office Use Only

REGD

211191 0955 45 90 R649554U

Lodged at the Titles Office by

D. MADDEN & CO.

Code 1164L

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land (Note 5)

Certificate of Title Volume 8650 Folio 978

Consideration

Trn 527583 RDC 52 20/1 (Note 6)  
Req 76276 Amt \$ 1,960.00  
Stamp Duty, Victoria  
72390794898659

\$90,000.00

Transferor (Note 7)

DONALD JOHN MACLEOD

ADVERTISED  
PLAN

Transferee (Note 8)

DRAFFEN PROPERTIES PTY. LTD. of 98 Jamieson Street Warrnambool  
(A.C.N. No. 005 322 181)

Date 29<sup>th</sup> October 1991

Execution & Attestation (Note 9)

SIGNED by the said DONALD JOHN MACLEOD )

*D. J. Macleod*

in the presence of: )

THE COMMON SEAL of DRAFFEN PROPERTIES )

PTY. LTD. (A.C.N. No. 005 322 181) was )

hereunto affixed in accordance with )

its Articles of Association in the )

presence of: )

..... *Arline G. Draffen* ..... Director

..... *[Signature]* ..... Director/Secretary



Comptroller of Stamps Use Only

①  
1960  
OK

Office Use Only



*As to S.O. Saffit*

memorandum of the within instrument has been entered in the Register Book.



REGISTRATION  
NOTE

Approval No. TI/1

## ADVERTISED NOTES PLAN

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
  - (a) transfers by direction
  - (b) transfers creating or reserving easements
  - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
  - (d) transfers of mortgages charges or leases or leasehold estates
  - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 03:02:46 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

TITLE PLAN	EDITION 2	TP410421B
------------	-----------	-----------

**LOCATION OF LAND**  
 PARISH: CONNEWARREN  
 TOWNSHIP:  
 SECTION: 2  
 CROWN ALLOTMENT: 10  
 CROWN PORTION:  
 LAST PLAN REFERENCE:  
 DERIVED FROM: VOL.8650 FOL.978  
 DEPTH LIMITATION: 15.24 METRES

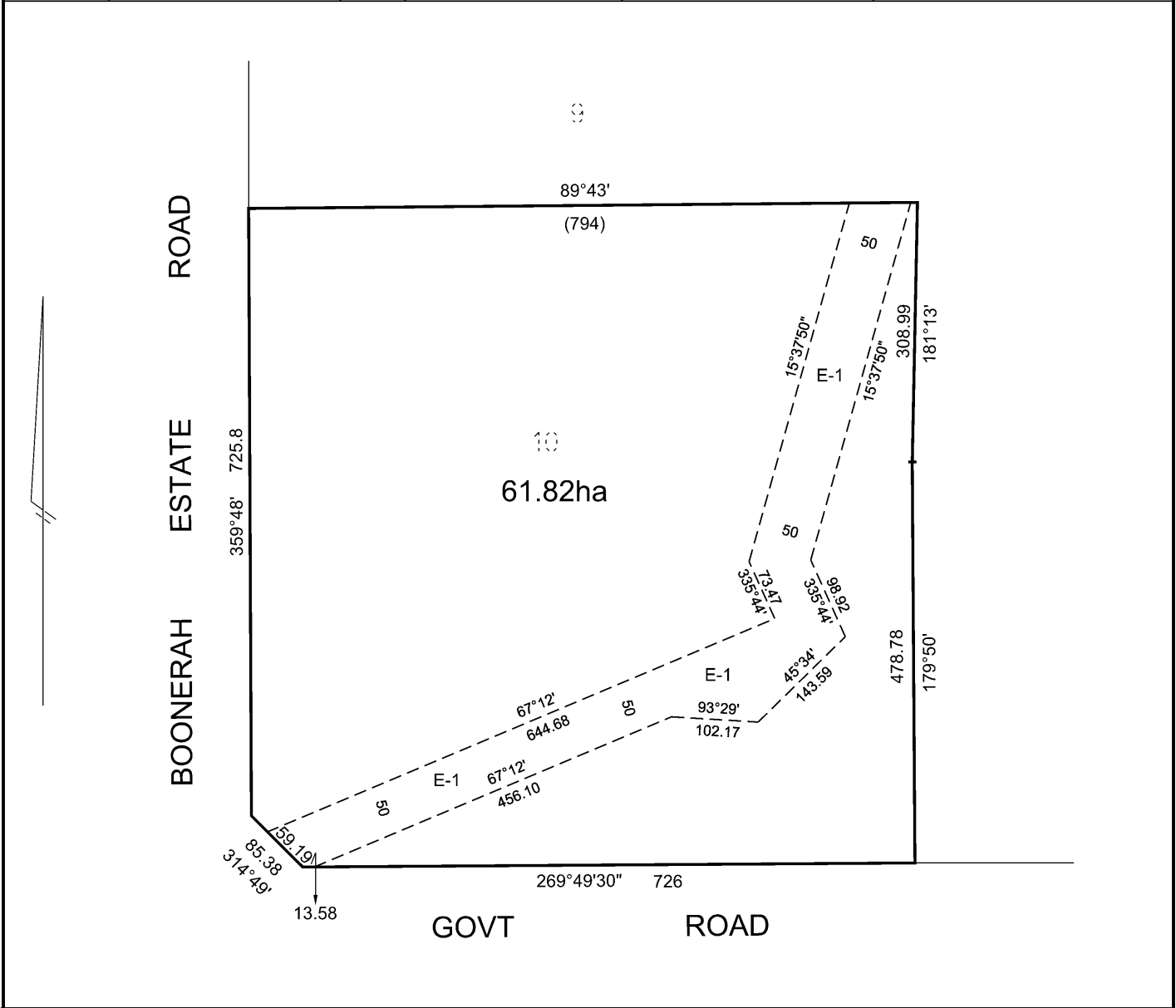
ADVERTISED  
PLAN

EASEMENT INFORMATION

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD

Checked by: JN  
 Date: 15/11/2019  
 Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: AS453269W GOVERNMENT GAZETTE No:	DEALING CODE: 45E SHEET 1 OF 1
-----------------------	------------	--	-----------------------------------



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

VOLUME 10263 FOLIO 611

Security no : 124114474281M  
Produced 26/04/2024 02:54 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 342923Q.  
PARENT TITLES :  
Volume 08382 Folio 136      Volume 10261 Folio 694  
Created by instrument PS342923Q 28/12/1995

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON ST. WARRNAMBOOL 3280  
V271889Y 19/02/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED  
PLAN**

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 PS342923Q 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: HAMILTON HIGHWAY HEXHAM VIC 3273

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: MADDENS LAWYERS

Phone:

Address:

Ref:

Customer Code: 11642



1xSD  
JGN

V271889Y  
190298 1400 45 95

MADE AVAILABLE / CHANGE CONTROL  
Land Titles Office Use Only

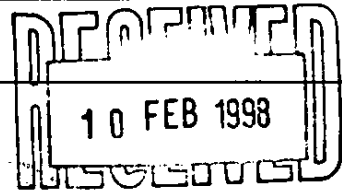
The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land:

Certificate of Title Volume 10263 Folio 611

Estate and Interest:

All my estate in fee simple



Consideration:

- \$93,491.00 paid by the Directing Party to the Transferor
- \$95,888.00 paid by the Transferee to the Directing Party

Transferor:

JENNIFER MARY ARMSTRONG, JONATHON ALBERT NASH and KENNETH RAYMOND DAVEY

Transferee:

DRAFFEN PROPERTIES PTY. LTD. ACN 005 322 181 of 98 Jamieson Street, Warrnambool 3280

Directing Party:

DAVID WALTER IAN ARMSTRONG and MARY MARGARET ARMSTRONG

Dated: 10.2.1998

Signed by JENNIFER MARY ARMSTRONG  
in the presence of

*Jennifer M Armstrong*

*Dawn Leedring*

Signed by JONATHON ALBERT NASH  
in the presence of

*Jonathon Nash*

*Dawn Leedring*

Signed by KENNETH RAYMOND DAVEY  
in the presence of

*Kenneth Davey*

*Rob Van Poy*

**ADVERTISED PLAN**

Approval No. 506964A

ORDER TO REGISTER

Please register and issue title to

*lodging party*

T1

Page 1 of 2

*W. McKay Taylor* 19855  
Signed Cust. Code

STAMP DUTY USE ONLY

MADDENS LAWYERS

Original / ~~Counterpart~~ / ~~Collateral~~

Victorian stamp duty

\$4,146.00

Stamps Act 1958

AP number 267

Transaction number

Date *12/2/1998*

Signature

*65/98*

*Robert Mub...*

THE BACK OF THIS FORM MUST NOT BE USED

Victoria **ON THE MOVE**



26 FEB 1998

2

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page **2** of *Approved Form* APA dated **10.2.98** between

Signatures of the parties

*Jennifer M Armstrong* *John M. ...* *[Signature]*

**Panel Heading**

THE COMMON SEAL OF DRAFFEN PROPERTIES PTY. LTD  
ACN 005 322 181 was hereto affixed in the presence of

*[Signature]*  
Director

*[Signature]*  
Secretary



Signed by the said DAVID WALTER IAN ARMSTRONG  
in the presence of

*[Signature]*

*[Signature]*

Signed by the said MARY MARGARET ARMSTRONG  
in the presence of

*[Signature]*

*[Signature]*

## ADVERTISED PLAN

Approval No. 506964A

# A1



1. If there is insufficient space to accommodate the required information, insert the words "See Annexure Page 2" (or as the case may be) and enter the number of the page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE**
2. If multiple copies of the instrument are lodged, original Annexure Page 1 must be attached to the instrument.
3. The Annexure Pages must be properly identified and signed by the parties to the instrument to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

**V271889Y**  
190298 1400 45 95

Insert Page



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:55:54 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023





# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:


NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

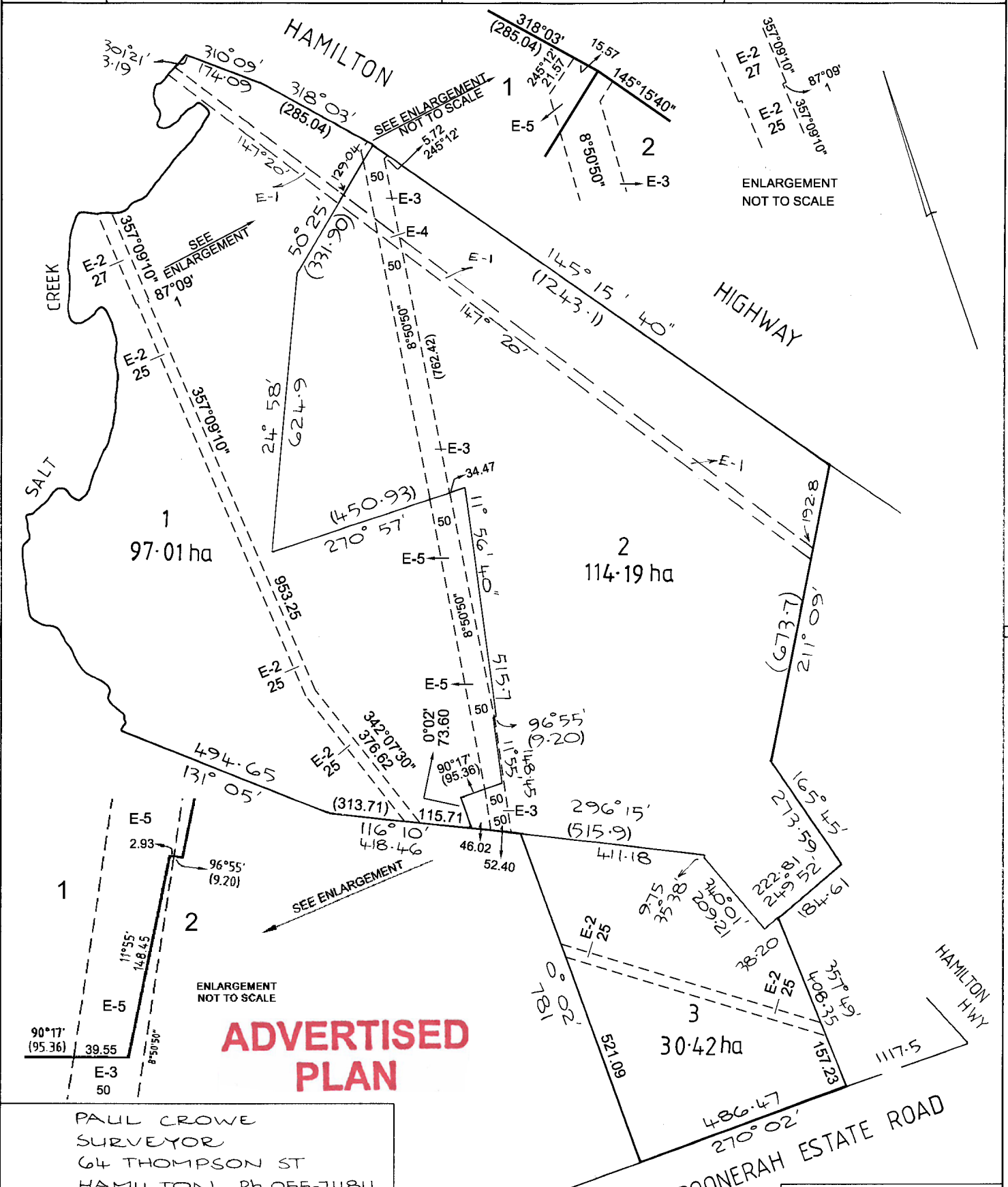
<b>PLAN OF SUBDIVISION</b>		STAGE NO. <hr/>	LTO use only <b>EDITION 4</b>	Plan Number <b>PS 342923Q</b>
<b>Location of Land</b> <b>Parish:</b> HEXHAM EAST <b>Township:</b> CROWN ALLOTMENTS 1, 4A(PART), & 4B SECTION 6 <b>Section:</b> AND PARTS OF CROWN ALLOTS 1, 2, 4 & 5 SECTION 1 <b>Crown Allotment:</b> 1, 2, 4 & 5 SECTION 1 <b>Crown Portion:</b> AND PART OF SUBDIVISION A OF CROWN ALLOT 4 SEC. 2 <b>LTO Base Record:</b> D.C.M.B. <b>Title Reference:</b>  <b>Last Plan Reference:</b> <b>Postal Address:</b> EAST PARK (at time of subdivision) HEXHAM 3273  <b>AMG Co-ordinates</b> E 652,800 Zone: 54 (of approx. centre of land in plan) N 5,790,200		<b>Council Certificate and Endorsement</b> Council Name: MOYNE SHIRE COUNCIL Ref: P95/356 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> /has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage.....</del> Council delegate <del>Council seal</del> Date 13 / 7 / 95  Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier		Council/Body/Person		
NIL		NIL		
<b>Notations</b>				
<b>Staging</b>		This <del>is</del> /is not a staged subdivision Planning Permit No.		
<b>Depth Limitation</b>				
ADVERTISED PLAN				
<b>Survey</b> This plan is <del>is</del> based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.				
<b>Easement Information</b>				<b>LTO use only</b>
<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/>
				Date 1 / 11 / 95
				<b>LTO use only</b>
				PLAN REGISTERED
				TIME 2.45pm
				DATE 28 / 12 / 95
				 Assistant Registrar of Titles
				Sheet 1 of 2 Sheets
PAUL CROWE SURVEYOR 64 THOMPSON ST HAMILTON Ph. 055-711811		LICENSED SURVEYOR (PRINT) PAUL CROWE SIGNATURE..... DATE 14 / 4 / 95 REF 682 VERSION 1		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 342923 Q**



**ADVERTISED PLAN**

PAUL CROWE  
SURVEYOR  
64 THOMPSON ST  
HAMILTON Ph.055-711811

ORIGINAL	SCALE
SCALE 1:8000	SHEET SIZE A3
<p>LENGTHS ARE IN METRES</p>	

LICENSED SURVEYOR (PRINT) <u>PAUL CROWE</u>	DATE <u>14/4/95</u>
SIGNATURE.....	VERSION <u>1</u>
REF <u>682</u>	

Sheet 2 of 2 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



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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

VOLUME 11438 FOLIO 345

Security no : 124114475148U  
Produced 26/04/2024 03:08 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 636473H.  
PARENT TITLE Volume 09013 Folio 174  
Created by instrument PS636473H 08/08/2013

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
LD PROPERTIES PTY LTD of 719 WOOLSTHORPE-HEXHAM ROAD HEXHAM VIC 3273  
AL778313U 26/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED  
PLAN**

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 PS636473H 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: 287 HAMILTON HIGHWAY MORTLAKE VIC 3272

ADMINISTRATIVE NOTICES

NIL

eCT Control 22330C MADDENS LAWYERS  
Effective from 09/12/2022

DOCUMENT END

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 03:09:55 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

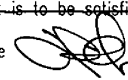

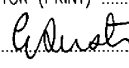
---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

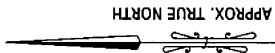


<b>PLAN OF SUBDIVISION</b>			<b>STAGE NO.</b>	<b>LRS use only EDITION 4</b>	<b>Plan Number PS636473H</b>
<b>Location of Land</b> Parish: Connewarren Township: - Section: 2 Crown Allotment: 6 (Part) Crown Portion: - LRS Base Record: DCMB Title Reference: Volume 9013 Folio 174  Last Plan Reference: TP 833293X  Postal Address: 287 Hamilton Highway (at time of subdivision) MORTLAKE 3272  MGA Co-ordinates E 654 700 Zone: 54 (of approx. centre of land in plan) N 5787 300			<b>Council Certificate and Endorsement</b> Council Name: Moyne Shire Council Ref: <u>50810/2058</u>  1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del> Date of original certification under section 6 <del>      /      /      </del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 1988 <del>has</del> /has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage .....</del>  Council delegate  Council seal Date <u>4 / 7 / 2012</u>  <del>Re-certified under section 11(7) of the Subdivision Act 1988.</del> Council Delegate Council Seal Date <del>      /      /      </del>		
<b>Vesting of Roads and/or Reserves</b>					
Identifier	Council/Body/Person				
Nil	Nil				
<b>Notations</b>					
Depth Limitation: 15.24 metres			Staging This is not a staged subdivision. Planning Permit No. PL10/171		
Land being subdivided is enclosed within thick continuous lines  <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <h2 style="color: red; margin: 0;">ADVERTISED PLAN</h2> </div> <div style="text-align: left;"> <p><b>BEARINGS &amp; DIMENSIONS UNDERLINED ARE NOT A RESULT OF THIS SURVEY</b></p> <p>Survey This plan is based on survey.</p> <p>This survey has been connected to permanent marks No.(s) 1, 14, 15 &amp; 17</p> <p>In Proclaimed Survey Area No. -</p> </div> </div>					
<b>Easement Information</b>					
<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement. A - Appurtenant Easement R - Encumbering Easement (Road).					LRS use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date: 30/07/2013
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of	
E-1 & E-7	Powerline	Varies See Diag	Crown Grant Vol. 8504 Fol. 954	State Electricity Commission of Victoria	
E-2, E-6 & E-9	Transmission of Electricity	60	C/E K392235	State Electricity Commission of Victoria	LRS use only PLAN REGISTERED TIME: 10:05am DATE: 08/08/2013
E-3	Powerline	12	This Plan: Section 88 of the Electricity Industry Act 2000 applies	Powercor Australia Limited	DATE: 08/08/2013  <u>R. Witney</u> Assistant Registrar of Titles
E-4	Transmission of Electricity	Varies See Diag	C/E K392235	State Electricity Commission of Victoria	
	Powerline		This Plan: Section 88 of the Electricity Industry Act 2000 applies	Powercor Australia Limited	Sheet 1 of 3 Sheets
 <b>FORSTER LAND SURVEYING</b> PTY. LTD. ABN 74 553 624 822			P.O. BOX 5053 5 TULSA CLOSE WARRNAMBOOL 3280 TEL. (03) 5562 3752 FAX (03) 5561 1659 forsterlandsurvey@bigpond.com		LICENSED SURVEYOR (PRINT) ..... GEOFFREY IAN FORSTER SIGNATURE .....  ..... DATE 15/06/2012 REF: <b>2166</b> VERSION: <b>02</b>
DATE <u>4 / 7 / 2012</u> COUNCIL DELEGATE SIGNATURE Original sheet size A3					21660251.dwg

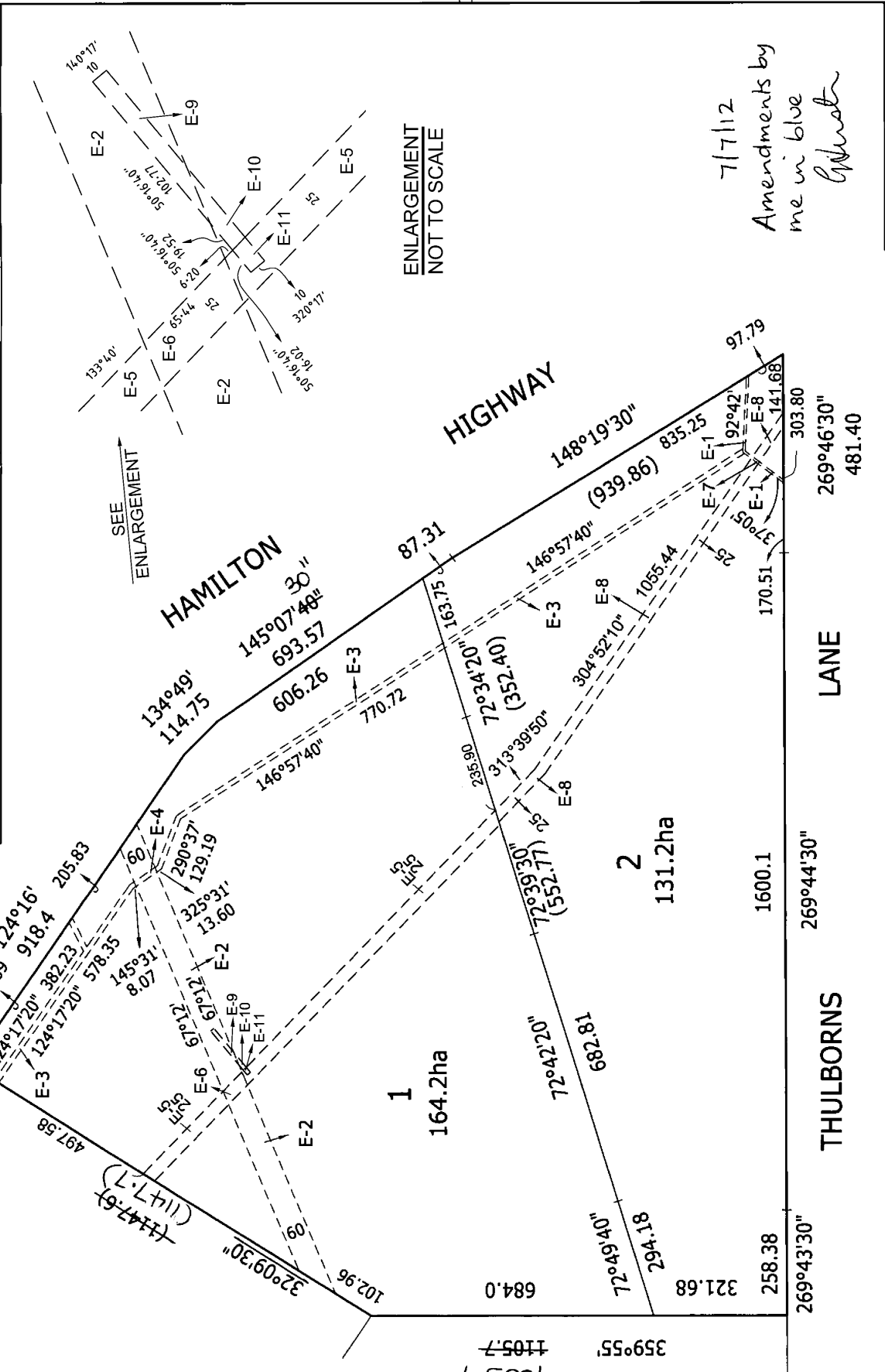
**PLAN OF SUBDIVISION**

Stage No.

Plan Number  
**PS 636473H**



**ADVERTISED PLAN**



Sheet 2 of 2 Sheets

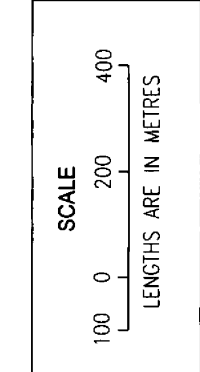
DATE 4 / 7 / 2012

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) GEOFFREY IAN FORSTIER

SIGNATURE *G. Forstier* DATE 15/06/2012

REF: 2166 VERSION 02



**ORIGINAL**

SCALE SHEET SIZE 1:10000 A3

P.O. BOX 5053  
5 TULSA CLOSE  
WARRNAMBOOL 3280  
TEL. (03) 5562 3752  
FAX (03) 5561 1659  
forsterlandsurvey@bigpond.com



# PLAN OF SUBDIVISION No: PS636473H

## EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-5, E-6 & E-11	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AQ590081R	AUSNET TRANSMISSION GROUP PTY LTD
E-7 & E-8	TRANSMISSION OF ELECTRICITY	SEE DIAG	AQ590083M	AUSNET TRANSMISSION GROUP PTY LTD
E-9, E-10 & E-11	TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLES	SEE DIAG	AW201410X	AUSNET TRANSMISSION GROUP PTY LTD

**ADVERTISED PLAN**



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

VOLUME 10431 FOLIO 238

Security no : 124114473315M  
Produced 26/04/2024 02:38 PM

LAND DESCRIPTION

Lot 1 on Title Plan 011005R.  
PARENT TITLE Volume 09053 Folio 640  
Created by instrument V736718S 10/11/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
V736718S 10/11/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AN319718N 28/11/2016

Caveator  
DUNDONNELL WIND FARM PTY LTD ACN: 133651019  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
18/12/2012  
Estate or Interest  
INTEREST AS CHARGE  
Prohibition  
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST  
Lodged by  
HWL EBSWORTH LAWYERS  
Notices to  
TILT RENEWABLES AUSTRALIA PTY LTD of LEVEL 23 / 535 BOURKE STREET MELBOURNE  
VIC 3000

**ADVERTISED  
PLAN**

CAVEAT AX358218C 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 TP011005R 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: HAMILTON HIGHWAY HEXHAM VIC 3273

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

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# Department of Environment, Land, Water & Planning

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Produced 26/04/2024 02:39:03 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

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### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**



# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

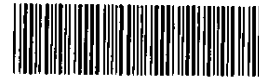


Approved Form T1  
Land Titles Office

Lodged by:  
Name: Maddens Lawyers  
Phone: (03) 5562 4855  
Address: 1A Liebig Street Warrnambool 3280  
Ref: JN:LK  
Customer Code: 1164L

\$ 300

**V736718S**  
101198 0933 45 85



MADE AVAILABLE/CHANGE CONTROL  
C/T 9053-690 CULTH BANK  
Land Titles Office Use Only

NEW C/T TO LODGING PARTY

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

That part of Crown Allotment 3 of Section 6 Parish of Hexham East remaining in Certificate of Title Volume 9053 Folio 640

NEW TITLE

Estate and Interest: (e.g. "all my estate in fee simple")  
All my estate in fee simple

C/T V. 9053 F. 640  
(PT)

Consideration:  
\$85,245.00

BENCH Pt of CA3 Sec 6  
P/HEXHAM EAST.

Transferor: (full name)  
DAVID WALTER IAN ARMSTRONG

✓  
P 24/2/99

Transferee: (full name and address including postcode)  
DRAFFEN PROPERTIES PTY LTD (ACN 005 322 181) of 98 Jamieson Street, Warrnambool, 3280

Dated: 21/9/1998

Execution and attestation:

See Annexure Page

**ADVERTISED  
PLAN**

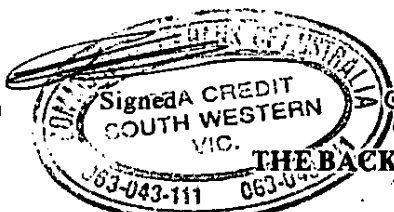
C.B. Approval No. 3899709A

ORDER TO REGISTER

Please register and issue title to

Maddens Lawyers

**T1**



Cust. Code: 00219

STAMP DUTY USE ONLY

MADDENS LAWYERS  
Original / Counterpart / Collateral

Victorian stamp duty

\$ 1746.00

Stamps Act 1958

AP number 267

Transaction number 404/98

Date 24/9/1998

Signature [Signature]

THE BACK OF THIS FORM MUST NOT BE USED

24/2/99

# ANNEXURE PAGE

## Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form T1* dated 21/9/98 between DAVID WALTER IAN ARMSTRONG as Transferor and DRAFFEN PROPERTIES PTY LTD (ACN 005 322 181) as Transferee

Signatures of the parties

Panel Heading

Execution and attestation:

SIGNED by the said DAVID WALTER IAN ARMSTRONG )





in the presence of: )



THE COMMON SEAL of DRAFFEN PROPERTIES PTY LTD)

(ACN 005 322 181) was hereunto affixed in accordance )

with its Articles of Association in the presence of: )

 ..... Director  
 ..... Secretary



# ADVERTISED PLAN

C.B. Approval No. 3899709A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form T1* on the *Annexure Page* under the appropriate panel heading. **THE PLAN IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original *Annexure Page* which it is annexed.
3. The *Annexure Pages* must be properly identified and signed by the transferor.
4. All pages must be attached together by being stapled in the top left corner.

## V736718S

101198 0933 45 85



*Approved Form T1* on the *Annexure Page* IS NOT TO BE USED.

Form to

**AN319718N**

# Caveat

Section 89 Transfer of Land Act 1958

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

**1. Land/s***Land Title 1*

Volume 10263 Folio 611

*Land Title 2*

Volume 10431 Folio 238

*Land Title 3*

Volume 10415 Folio 615

**2. Caveator/s***Caveator*

Name DUNDONNELL WIND FARM PTY LTD

ACN 1 3 3 6 5 1 0 1 9

**3. Grounds of Claim**

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

**Parties**

THE REGISTERED PROPRIETOR(S)

**Date of Claim**

Date: (DD/MM/YYYY) 18/12/2012

**4. Estate or Interest claimed**

INTEREST AS CHARGE

**5. Prohibition**

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

**ADVERTISED  
PLAN****6. Address for Service of Notice***Lawyer/Conveyancer/Firm Name*

TILT RENEWABLES AUSTRALIA PTY LTD

*Address**Property Name**Unit Type*

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 23 Floor Suffix

Unit Street No 535

Street Name BOURKE

Street Type STREET

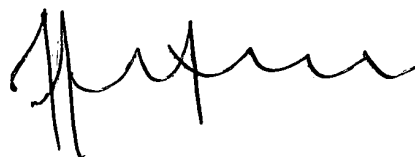
Locality MELBOURNE

State VIC Postcode 3000

**7. Signing**

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Signed by HWL EBSWORTH LAWYERS the Australian Legal Practitioner (under the Legal Profession Uniform Law (Victoria)) for Caveator:


**8. Date** 25/11/16

Date: (DD/MM/YYYY)

**AN319718N**

# Caveat

Section 89 Transfer of Land Act 1958

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

## 9. Lodging Party

Customer Code 0985X

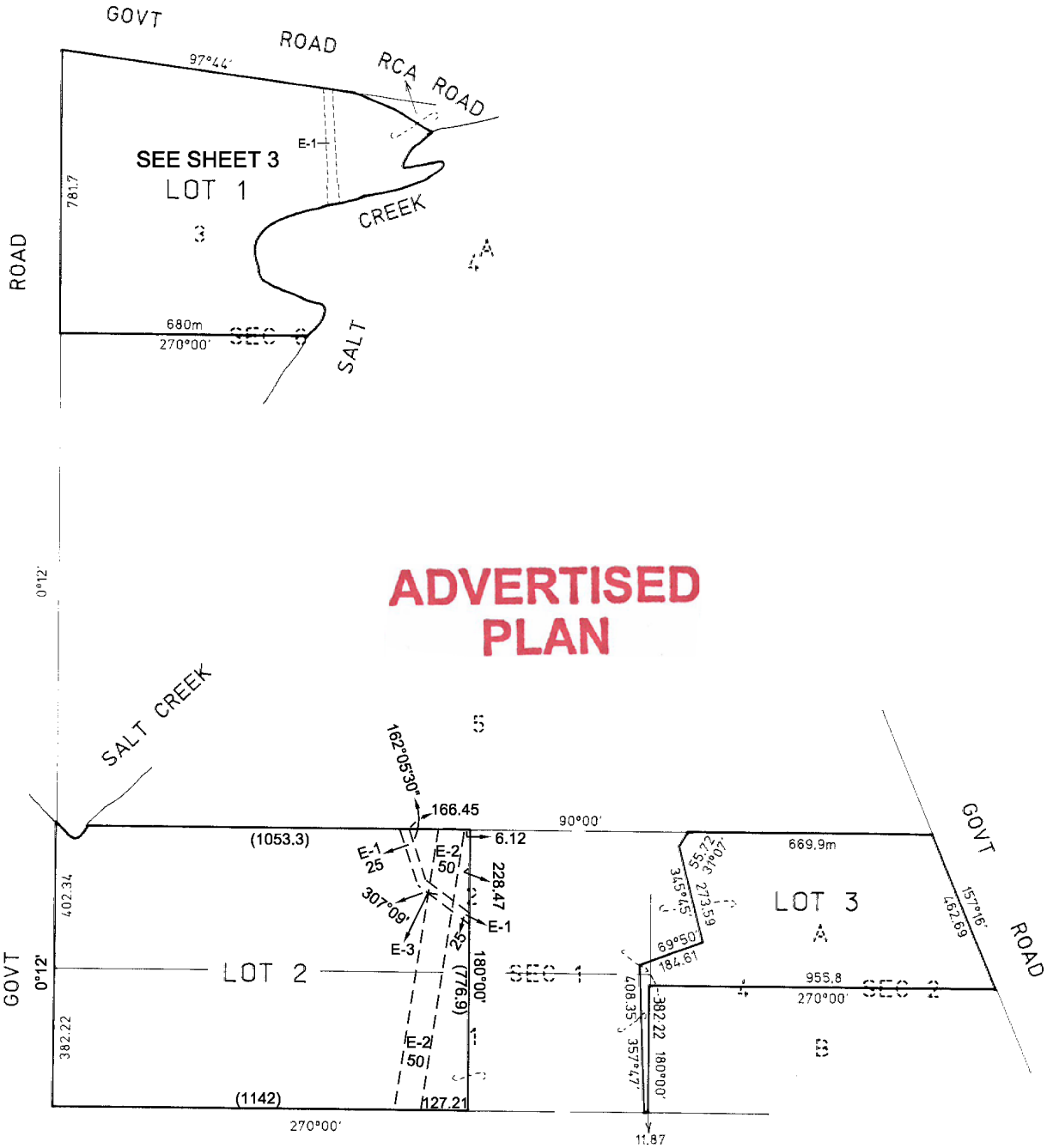
Reference PD:TD:622759

**ADVERTISED  
PLAN**

TITLE PLAN				EDITION 3	TP11005R
<b>LOCATION OF LAND</b> PARISH: HEXHAM EAST SECTION: 1 CROWN ALLOTMENT: PARTS OF 1 & 2 SECTION: 2 CROWN ALLOTMENT: PART OF SUB A OF 4 SECTION: 6 CROWN ALLOTMENT: PART OF 3 DERIVED FROM: VOL.9053 FOL.640 DEPTH LIMITATION: NIL				<b>NOTATIONS</b> FURTHER DIVISION OF THIS LAND MAY REQUIRE THE PRODUCTION OF SEPARATE DIMENSIONS	
<b>EASEMENT INFORMATION</b> E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT					THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES  Checked by: JFM  Date: Assistant Registrar of Titles
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of	
E-1 & E-3	TRANSMISSION OF ELECTRICITY	SEE DIAG	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD	
E-2 & E-3	TRANSMISSION OF ELECTRICITY	50	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD	
<h1 style="color: red;">ADVERTISED PLAN</h1> <p>SEE SHEETS 2 &amp; 3 FOR DIAGRAM</p>					
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No:		DEALING CODE:	
		GOVERNMENT GAZETTE No:			SHEET 1 OF 3

# TITLE PLAN

# TP11005R



LENGTHS ARE IN METRES

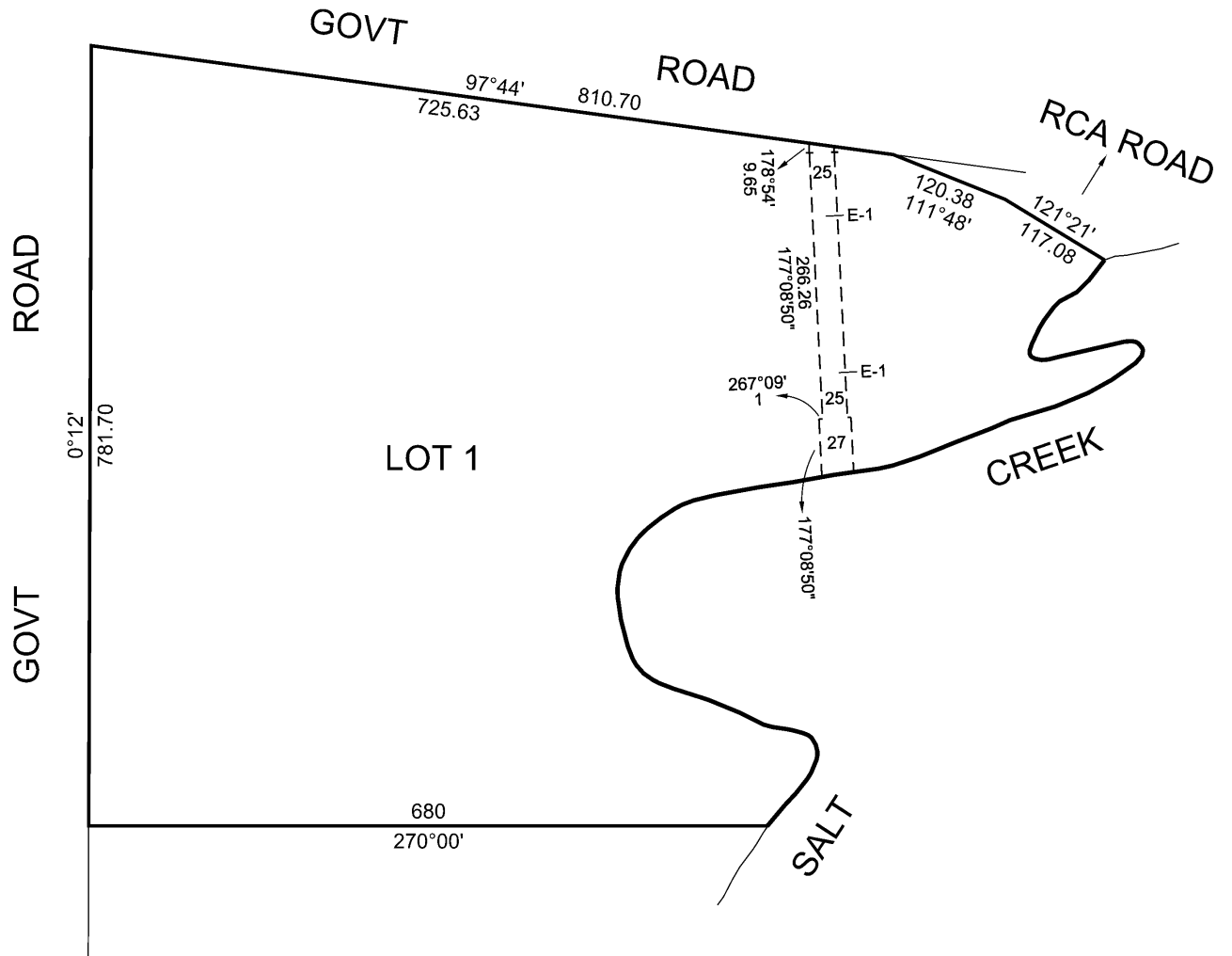
SCALE

DEALING / FILE No:  
GOVERNMENT GAZETTE No:

SHEET 2

# TITLE PLAN

# TP11005R



## ADVERTISED PLAN

LENGTHS ARE IN METRES

SCALE

DEALING / FILE No:  
GOVERNMENT GAZETTE No:

SHEET 3





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

VOLUME 10415 FOLIO 615

Security no : 124114474435U  
Produced 26/04/2024 02:56 PM

LAND DESCRIPTION

Lot 1 on Title Plan 012056S.  
Created by Application No. 085952L 01/10/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
Application No. 085952L 01/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 TP012056S 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: HAMILTON HIGHWAY HEXHAM VIC 3273

DOCUMENT END

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**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:56:46 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:

NIL

---

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Statement End.

**ADVERTISED  
PLAN**

<b>EDITION 3</b>		<b>TITLE PLAN TP12056S</b>		
Location of Land Parish: <b>HEXHAM EAST</b> Township: Crown Allotment: <b>2 AND 3, 4(PT) &amp; 5(PT)</b> Section: <b>6 1</b> Crown Portion: <b>-</b>  LTO base record: <b>S.D.M.B.-C (RURAL)</b> Last plan Reference: Title Reference: Depth Limitation: <b>NIL</b>		Notations  Warning as to dimensions : Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.  THE ABOVE WARNING ONLY APPLIES TO LOT 1 HEREIN		
Easement Information  E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement				THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
Easement Reference	Purpose/Authority	Width	Origin	Land benefited/In favour of
E-1	TRANSMISSION OF ELECTRICITY	25m	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
E-2	TRANSMISSION OF ELECTRICITY	50m	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD
				Checked by <i>[Signature]</i>  Date <b>27 NOV 2008</b>  Assistant Registrar of Titles
LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	<b>FILE No. AP85952L</b>	
			DEALING CODE 26D	
Sheet 1 of 1				



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

VOLUME 08670 FOLIO 974

Security no : 124114475319J  
Produced 26/04/2024 03:10 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 076419.  
PARENT TITLE Volume 08659 Folio 348  
Created by instrument LP076419 18/05/1967

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL  
K547227 14/09/1983

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE K547228 14/09/1983  
NATIONAL COMMERCIAL BANKING CORPORATION OF AUSTRALIA LTD

**ADVERTISED  
PLAN**

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP076419 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 22/10/2016

DOCUMENT END

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**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

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Produced 26/04/2024 03:16:16 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

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### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)





# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

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Statement End.

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PLAN**

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

**LP76419**  
EDITION 3  
APPROVED 20/4/67

PLAN OF SUBDIVISION  
CROWN ALLOTMENT 7 SECTION 8  
PARISH OF CONNEWARREN  
COUNTY OF HAMPDEN

**ENCUMBRANCES**

AS TO THE LAND MARKED E-1  
THE EASEMENT TO THE SEC FOR  
TRANSMISSION OF ELECTRICITY ACQUIRED  
BY K411562

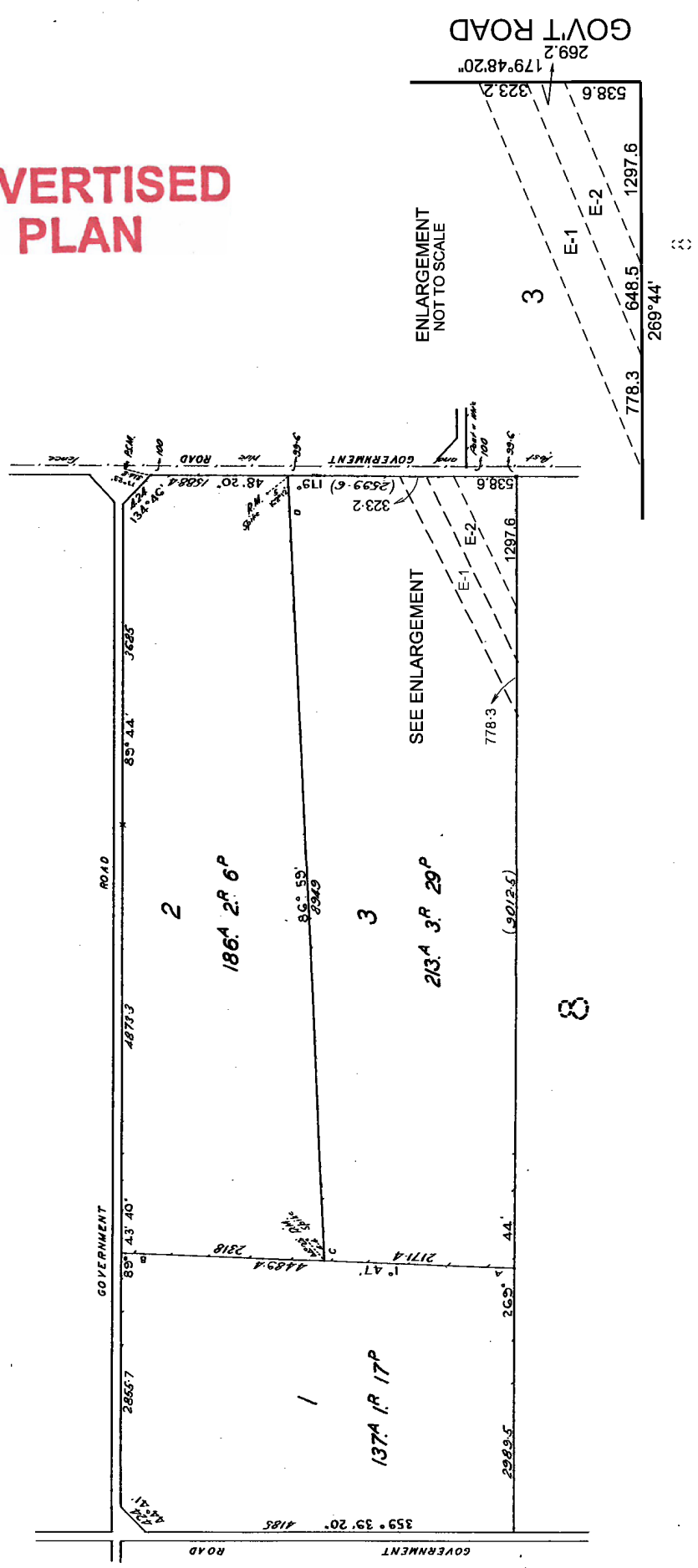
AS TO THE LAND MARKED E-2: AN EASEMENT 248.5 LINKS WIDE FOR THE TRANSMISSION OF ELECTRICITY  
IN FAVOUR OF AUSNET TRANSMISSION GROUP PTY LTD HAS BEEN CREATED BY INSTRUMENT AS453269W.

V. 8659 F. 348

DEPTH LIMITATION: 50 FEET

Measurements are in Links  
Conversion Factor  
LINKS X 0.201168 = METRES

**ADVERTISED  
PLAN**





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

VOLUME 09516 FOLIO 134

Security no : 124114474954F  
Produced 26/04/2024 03:06 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 121574.  
PARENT TITLE Volume 08821 Folio 378  
Created by instrument K313193 28/03/1983

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL  
K313193 28/03/1983

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AD396966T 28/01/2005

Caveator  
ORIGIN ENERGY POWER LTD  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
08/10/2004  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
ABSOLUTELY  
Lodged by  
CLAYTON UTZ  
Notices to  
CLAYTON UTZ of (REF: 210/80008329) LEVEL 18 333 COLLINS STREET MELBOURNE VIC  
3000

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP842624A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

**ADVERTISED  
PLAN**

-----  
NIL

-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

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**ADVERTISED  
PLAN**

# CAVEAT

Section 89 Transfer of Land Act 1958



Lodged by:

Name: Clayton Utz  
Phone: 9286 6000 (Ext. 339)  
Address: Level 18, 333 Collins Street, Melbourne  
Ref: 80008329  
Customer Code: 1416K

Priv: **AD396966T**  
The informz under statut purpose of r registers an Registry.  
28/01/2005 \$45 89

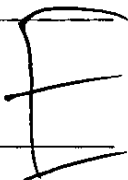
The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: *(title, mortgage, charge or lease)*

Certificates of title volume 9516 folio 134 and volume 8941 folio 340

Caveator: *(full name and address)*

Origin Energy Power Limited ABN 93 008 289 398 of Level 39, 50 Bridge Street, Sydney NSW 2000



Estate or Interest claimed:

Equitable interest as grantee of an option to purchase

Grounds of claim:

Pursuant to a Deed of Option to purchase between the registered proprietor and the Caveator dated 8 October 2004.

Extent of prohibition: *(if not ABSOLUTELY delete and insert desired text)*

**ABSOLUTELY**

Address in Victoria for service of notice: *(include postcode)*

Clayton Utz of Level 18, 333 Collins Street, Melbourne Vic 3000 (Ref: 210/80008329)

Dated: 28/1/05

Signature of caveator

or  
Signature of Current Practitioner under the *Legal Practice Act 1996* for applicant  
or  
Signature of agent

JOHN W. MCGUIRE

A current practitioner within the meaning of the Legal Practice Act 1996



DAD396966T-1-6

Approval No. 1513047A

STAMP DUTY USE ONLY

# C

## ADVERTISED PLAN



Handwritten initials and date: 28/1/05

THE BACK OF THIS FORM MUST NOT BE USED  
Land Registry, 570 Bourke Street, Melbourne, 3000 Phone 8636-2010



# Department of Environment, Land, Water & Planning

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Produced 26/04/2024 03:06:57 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

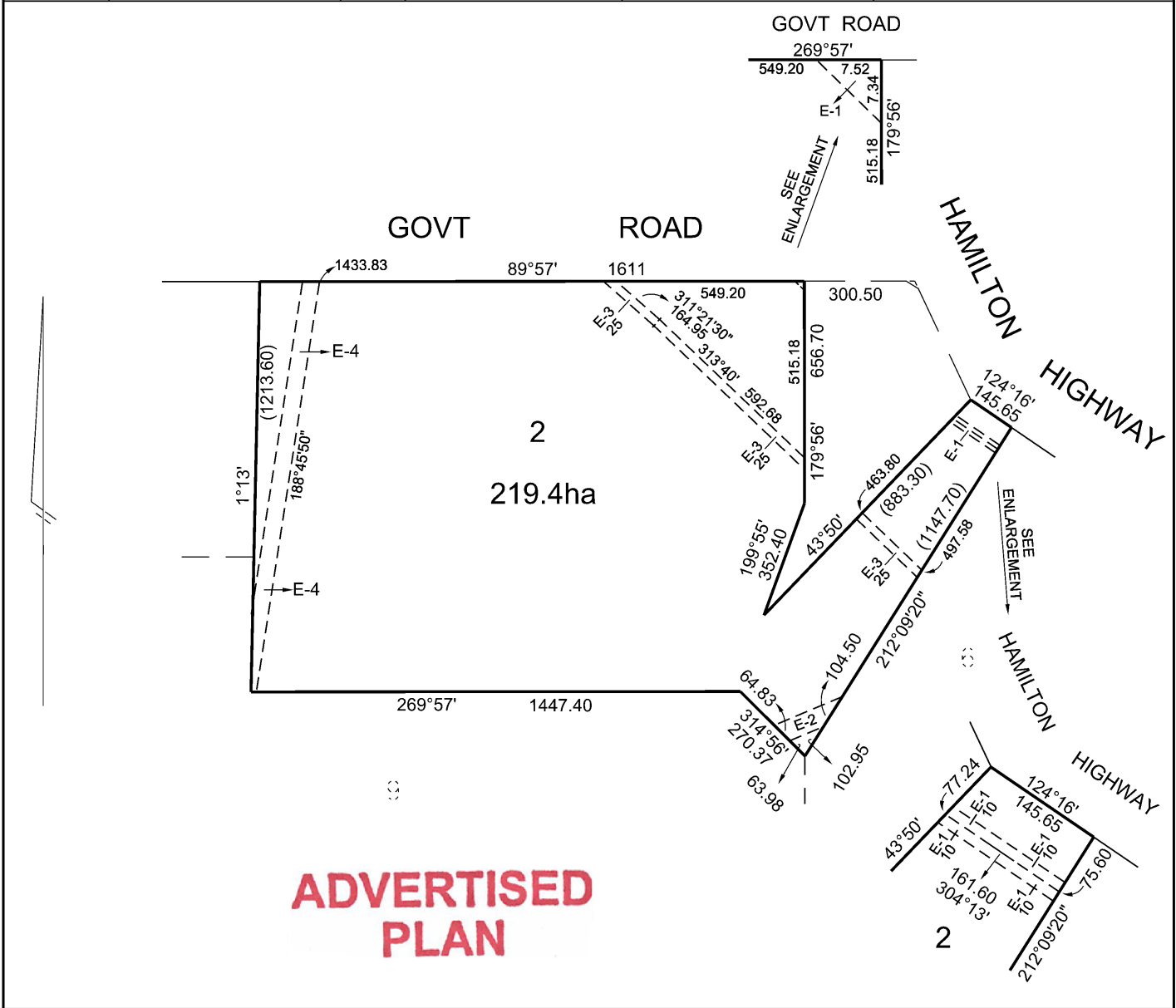


TITLE PLAN	EDITION 3	TP842624A
------------	-----------	-----------

**LOCATION OF LAND**  
 PARISH: CONNEWARREN  
 TOWNSHIP:  
 SECTION: 2  
 CROWN ALLOTMENT: 7 (PT)  
 CROWN PORTION:  
 LAST PLAN REFERENCE: LP121574 (LOT 2)  
 DERIVED FROM: VOL.9516 FOL.134  
 DEPTH LIMITATION: 15.24m

NOTATIONS

EASEMENT INFORMATION					THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT					
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of	
E-1	SUPPLY OF ELECTRICITY	SEE DIAG	LP121574	LOTS ON LP121574	Checked by:  Date: Assistant Registrar of Titles
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	M84142F	SECV	
E-3	TRANSMISSION OF ELECTRICITY	25	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD	
E-4	TRANSMISSION OF ELECTRICITY	50	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD	





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

VOLUME 05957 FOLIO 396

Security no : 124114474768H  
Produced 26/04/2024 03:02 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2 Parish of Connewarren.

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

L & R DRAFFEN PTY LTD of 289 IMMIGRANTS LANE ELLERSLIE VIC 3265

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

R & K DRAFFEN PTY LTD of 1 DUNLOP STREET MORTLAKE VIC 3272

AR784774T 19/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023

Caveator

BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265

Grounds of Claim

OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

09/08/2023

Estate or Interest

EXECUTORY OR CONTINGENT INTEREST

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

WHITE & CASE

Notices to

THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED  
PLAN**

Any crown grant reservations exceptions conditions limitations and powers

noted on the plan or imaged folio set out under DIAGRAM LOCATION below.

For details of any other encumbrances see the plan or imaged folio set out

under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP350623U 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: THULBORNS LANE MORTLAKE VIC 3272

DOCUMENT END

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

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Produced 26/04/2024 03:02:49 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

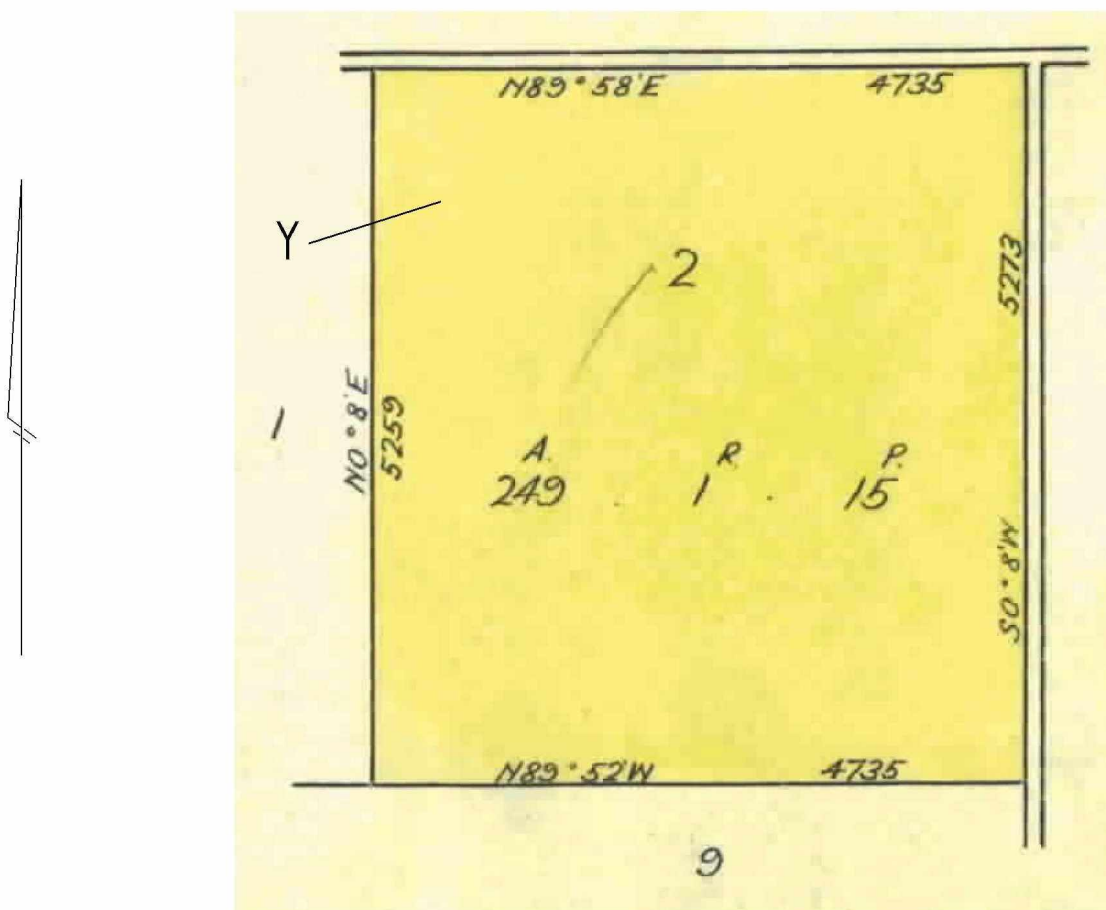
**ADVERTISED  
PLAN**

<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 350623U</b>
-------------------	--	------------------	-------------------

<p><b>Location of Land</b></p> <p>Parish: CONNEWARREN</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 2</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 5957 FOL 396</p> <p>Depth Limitation: 50 FEET</p>	<p style="text-align: center;"><b>Notations</b></p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 5957 FOL. 396 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 10/03/2000</p> <p>VERIFIED: P.J.</p>
--	---

**COLOUR CODE**  
Y = YELLOW



**ADVERTISED  
PLAN**

TITLE PLAN		TP 350623U
------------	--	------------

**LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT**

containing *two hundred and forty nine acres one rood and fifteen perches more or less being Allotment two in the Parish of Bonnewarren County of Hampshire* All THAT PIECE OF LAND in the said State

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*. AND PROVIDED ALSO that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said GRANTEE

his heirs executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

**ADVERTISED  
PLAN**

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 2 of 2 sheets
----------------------	---	--	---------------------



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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

VOLUME 10263 FOLIO 612

Security no : 124114474319V  
Produced 26/04/2024 02:54 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 342923Q.  
PARENT TITLES :  
Volume 08382 Folio 136      Volume 10261 Folio 694  
Created by instrument PS342923Q 28/12/1995

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 919 WOOLSTHORPE-HEXHAM ROAD HEXHAM VIC 3273  
AQ146285E 15/08/2017

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED  
PLAN**

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 PS342923Q 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: "EASR PARK" 757 HAMILTON HIGHWAY HEXHAM VIC 3273

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:55:51 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:


NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

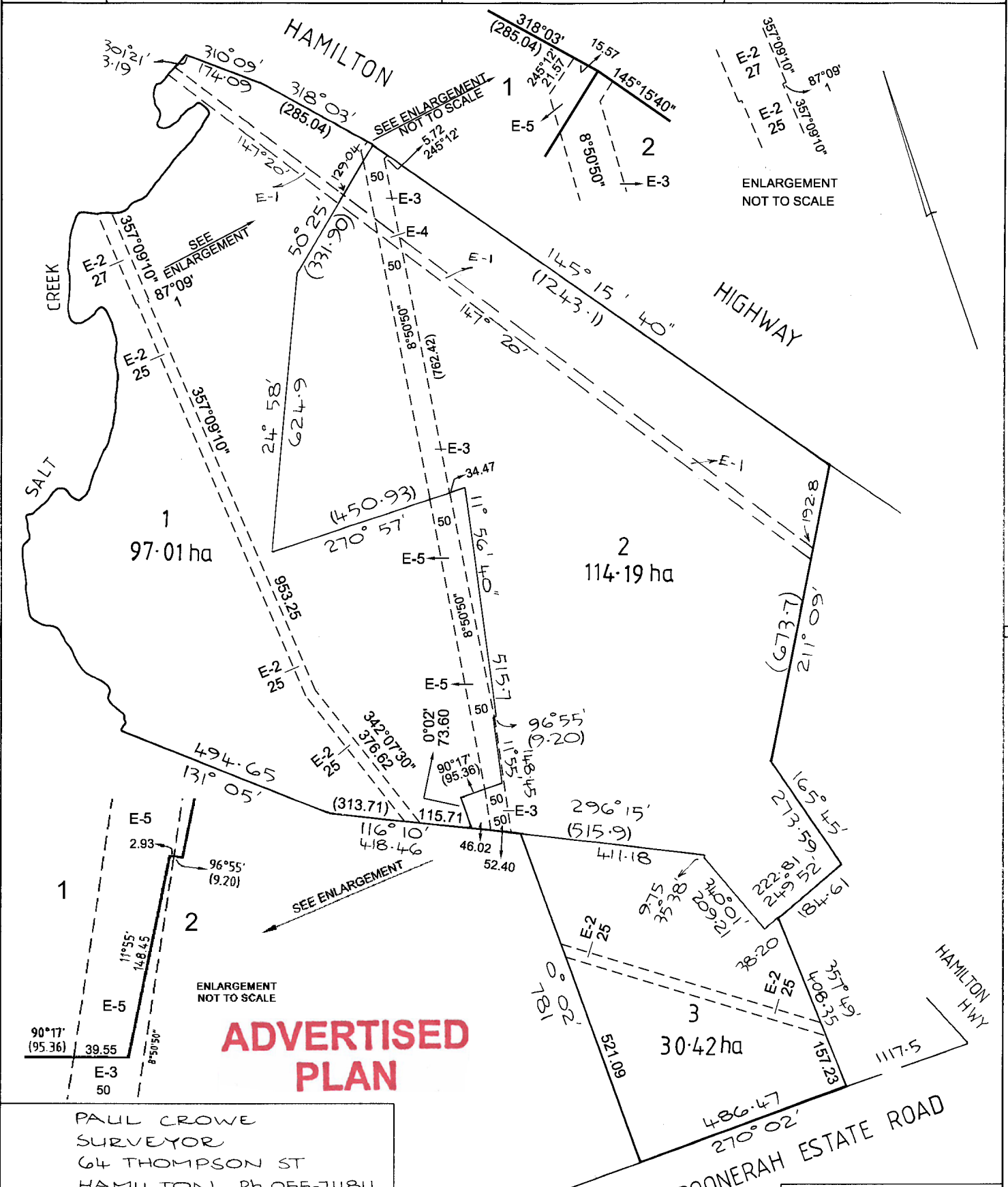
<b>PLAN OF SUBDIVISION</b>		STAGE NO. <hr/>	LTO use only <b>EDITION 4</b>	Plan Number <b>PS 342923Q</b>
<b>Location of Land</b> <b>Parish:</b> HEXHAM EAST <b>Township:</b> CROWN ALLOTMENTS 1, 4A(PART), & 4B SECTION 6 <b>Section:</b> AND PARTS OF CROWN ALLOTS 1, 2, 4 & 5 SECTION 1 <b>Crown Allotment:</b> AND PART OF SUBDIVISION A OF CROWN ALLOT 4 SEC. 2 <b>Crown Portion:</b> D.C.M.B. <b>LTO Base Record:</b> <b>Title Reference:</b> <b>Last Plan Reference:</b> <b>Postal Address:</b> EAST PARK (at time of subdivision) HEXHAM 3273 <b>AMG Co-ordinates</b> E 652,800 Zone: 54 (of approx. centre of land in plan) N 5,790,200		<b>Council Certificate and Endorsement</b> Council Name: <i>MOYNE SHIRE COUNCIL</i> Ref: <i>P95/356</i> 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> /has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage.....</del> Council delegate <del>Council seal</del> Date <i>13 / 7 / 95</i> Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier		Council/Body/Person		
NIL		NIL		
<b>Notations</b>				
<b>Staging</b> This <del>is</del> /is not a staged subdivision Planning Permit No.				
<b>Depth Limitation</b>				
<b>ADVERTISED PLAN</b>				
<b>Survey</b> This plan is <del>is</del> based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.				
<b>Easement Information</b>				<b>LTO use only</b>
<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/> Date <i>1 / 11 / 95</i>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1,E-4	POWERLINE	20-12	THIS PLAN	POWERCOR
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
E-3, E-4	TRANSMISSION OF ELECTRICITY & TELECOMMUNICATION SIGNALS	SEE DIAG.	AS299451Q	AUSNET TRANSMISSION GROUP PTY LTD
E-5	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD
				<b>LTO use only</b> PLAN REGISTERED TIME <i>2-45pm</i> DATE <i>28 / 12 / 95</i>  Assistant Registrar of Titles
				Sheet <i>1</i> of <i>2</i> Sheets
PAUL CROWE SURVEYOR 64 THOMPSON ST HAMILTON Ph. 055-711811		LICENSED SURVEYOR (PRINT) <i>PAUL CROWE</i> SIGNATURE..... DATE <i>14 / 4 / 95</i> REF <i>682</i> VERSION <i>1</i>		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 342923 Q**



**ADVERTISED PLAN**

PAUL CROWE  
SURVEYOR  
64 THOMPSON ST  
HAMILTON Ph.055-711811

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

ORIGINAL	SCALE
SCALE 1:8000	SHEET SIZE A3
LENGTHS ARE IN METRES	

LICENSED SURVEYOR (PRINT) <u>PAUL CROWE</u>	DATE <u>14/4/95</u>
SIGNATURE.....	VERSION <u>1</u>
REF <u>682</u>	

Sheet 2 of 2 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



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

VOLUME 10273 FOLIO 498

Security no : 124114474934B  
Produced 26/04/2024 03:05 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 347828G.  
PARENT TITLE Volume 09217 Folio 491  
Created by instrument PS347828G 13/03/1996

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of RSD 5175 HEXHAM 3273  
U226309B 21/05/1996

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED  
PLAN**

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 PS347828G 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: HAMILTON HIGHWAY MORTLAKE VIC 3272

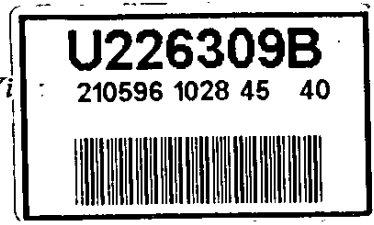
DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by: \$760  
Name: D. Madden & Co.  
Phone: (055) 62 4855  
Address: 1A Liebig Street Warrnambool 3280  
Ref: JN:MG  
Customer Code: 1164L



MADE AVAILABLE/CHANGE CONTROL  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)  
Certificate of Title Volume 10273 Folio 498

Estate and Interest: (e.g. "all my estate in fee simple")  
Ali my estate in fee simple

Consideration:  
\$40,000.00

Transferor: (full name)  
JAMES FRANCIS MCNAMARA

Transferee: (full name and address including postcode)  
DRAFFEN PROPERTIES PTY. LTD.(ACN 005 322 181) of RSD 5175 Hexham 3273

Directing Party: (full name)

Dated: 3/5/1996

### ADVERTISED PLAN

Execution and attestation:

SIGNED by the Transferor in the presence of:

)  
) X J.F. McNamara  
) J.F.M.

John Stewart Lindsay  
John Stewart Lindsay  
Pharmacist  
40 Thompson Street  
Warrnambool 3280

See Annexure Page 2

C.B.Approval No.389959A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

# T1



Signed

Cust. Code:



\$760.....  
STAMPS ACT 1958  
TRANS.NO...Q2964.....  
2015/96  
.....  
QUAYLES (03)9654 8073

THE BACK OF THIS FORM MUST NOT BE USED

27/5/96

MSL



# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form T1* dated 3/5/96,  
Draffen Properties Pty. Ltd. (ACN 005 322 181)

between James Francis McNamara and

Signatures of the parties

*Richard G. Draffen*

~~*J.F.M. McNamara*~~  
*Richard Draffen*

Panel Heading

Execution and Attestation:

*John F. Lindsay*  
John F. Lindsay  
Pharmacist  
40 Thompson Street  
Warrnambool 3240

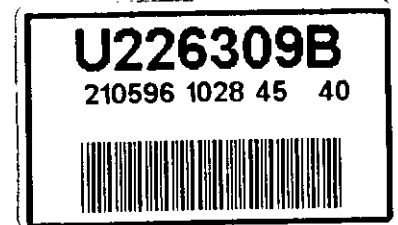
THE COMMON SEAL of DRAFFEN PROPERTIES  
PTY. LTD. was hereunto affixed in accordance with  
its Articles of Association in the presence of:

Director *Richard G. Draffen*

Secretary *Richard Draffen*



**ADVERTISED  
PLAN**



C.B. Approval No. 389959A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 03:06:58 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>		<b>STAGE NO.</b> /	<b>LTO use only</b> <b>EDITION 2</b>	<b>Plan Number</b> <b>PS 347828G</b>
<b>Location of Land</b> <b>Parish:</b> CONNEWARREN  <b>Township:</b> _____ <b>Section:</b> 2 <b>Crown Allotment:</b> 7 (PART) <b>Crown Portion:</b> _____  <b>LTO Base Record:</b> PARISH PLAN <b>Title Reference:</b> VOL. 9217 FOL. 491  <b>Last Plan Reference:</b> LOT 1 ON L.P. 121574 <b>Postal Address:</b> HAMILTON HIGHWAY (at time of subdivision) HEXHAM 3273  <b>AMG Co-ordinates</b> E 654150 Zone: 54 (of approx. centre of land N 5788700 in plan)		<b>Council Certificate and Endorsement</b> Council Name: SHIRE OF MOYNE Ref: 37/S95 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage.....</del> Council delegate <del>Council seal</del> Date 30 / 11 / 95 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier	Council/Body/Person			
NIL	NIL			
<b>Notations</b>				
<b>Staging</b>		This <del>is</del> is not a staged subdivision Planning Permit No.		
<b>Depth Limitation</b>		15.24 METRES BELOW THE SURFACE. APPLIES TO ALL LAND IN THE PLAN.		
DIMENSIONS UNDERLINED AROUND PART OF LOT 2 ARE NOT THE SUBJECT OF THIS SURVEY.				
<h1 style="color: red;">ADVERTISED PLAN</h1>				
<b>Survey</b>		This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 1 In Proclaimed Survey Area No. _____		
<b>Easement Information</b>				<b>LTO use only</b>
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/> Date 30 / 1 / 96
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY SUPPLY	SEE DIAG	L.P. 121574	LOTS ON L.P 121574
E-2	CONDITION IN C/G V.8821.	SEE DIAG	C/G V.8821 F.378	SECV.
E-3	FOL 378 FOR ELECTRICITY SUPPLY	3	THIS PLAN	LOT 1 ON THIS PLAN
E-4	WATER SUPPLY TRANSMISSION OF ELECTRICITY	25	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
ADSHEAD & McQUIE PTY. LTD. LAND & ENGINEERING SURVEYING CONSULTANTS, PLANNERS 63 KEPLER STREET WARRNAMBOOL 3280 TEL 055 623752 FAX 055 611659 A.C.N. 005064960				LICENSED SURVEYOR (PRINT) JOHN SZWAJ SIGNATURE..... DATE / / REF 1254 VERSION 02 DATE 30 / 11 / 95 COUNCIL DELEGATE SIGNATURE Original sheet size A3

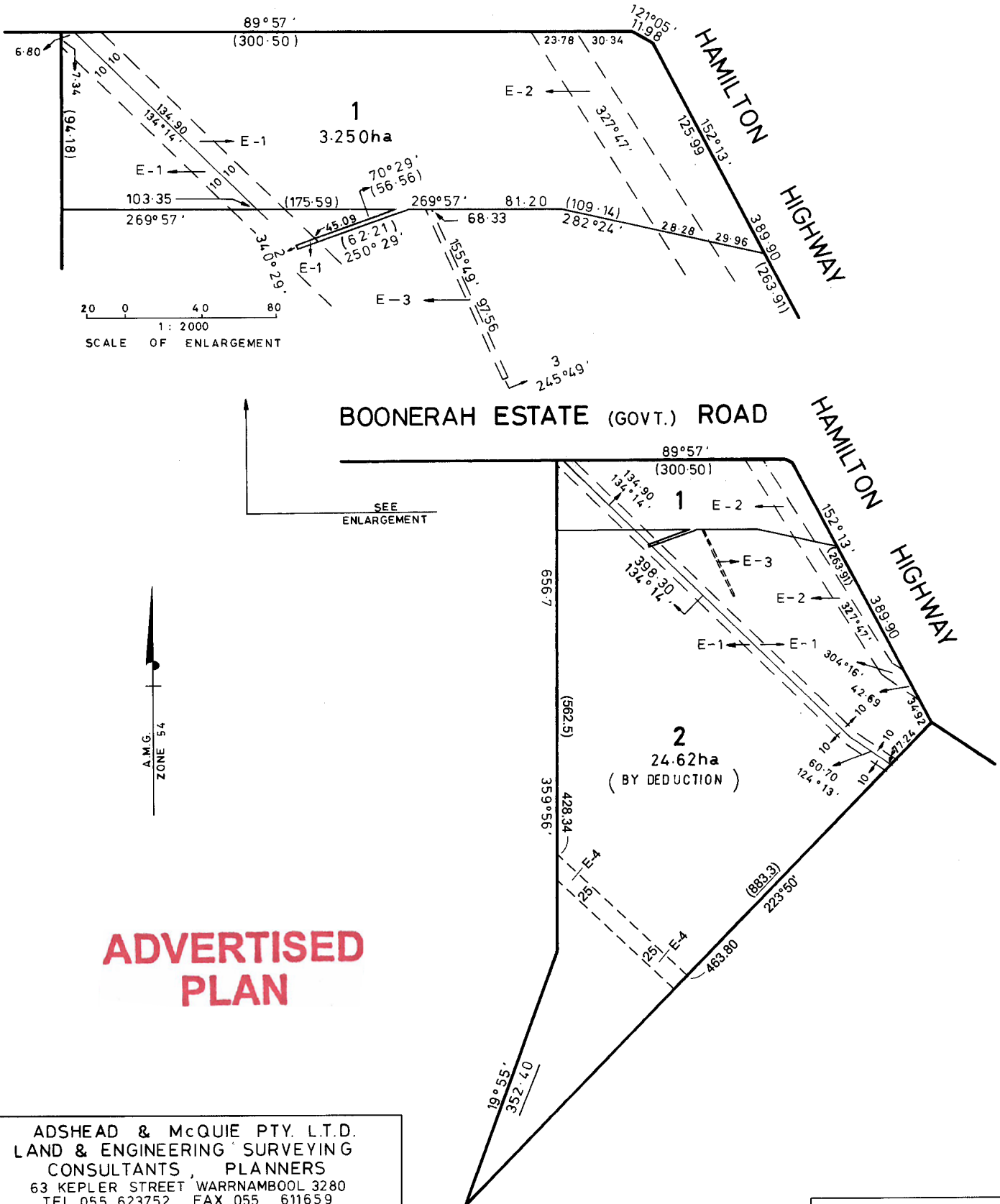
**PLAN OF SUBDIVISION**

Stage No. /

Plan Number

**PS 347828G**

**BOONERAH ESTATE (GOVT.) ROAD**



**ADVERTISED  
PLAN**

ADSHEAD & McQUIE PTY. L.T.D.  
LAND & ENGINEERING SURVEYING  
CONSULTANTS, PLANNERS  
63 KEPLER STREET WARRNAMBOOL 3280  
TEL 055 623752 FAX 055 611659  
A.C.N. 005064960

Sheet 2 of 2 sheets

ORIGINAL	SCALE
SCALE	SHEET SIZE
1:5000	A3
<p>LENGTHS ARE IN METRES</p>	

LICENSED SURVEYOR (PRINT)..... JOHN SZWAJ .....

SIGNATURE..... DATE / /

REF 1254 VERSION 02

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3



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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

VOLUME 10333 FOLIO 572

Security no : 124114475801K  
Produced 26/04/2024 03:16 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 409088E.  
PARENT TITLES :  
Volume 09516 Folio 511      Volume 09585 Folio 839  
Created by instrument PS409088E 23/06/1997

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON ST. WARRNAMBOOL 3280  
U928594T 14/08/1997

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED  
PLAN**

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 PS409088E 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

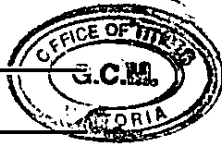
# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Approved Form T1

Lodged by:

Name: MADDENS LAWYERS

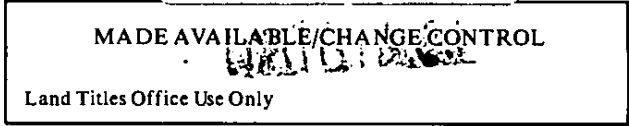


Land Titles Office

Phone: 03 55624855

Address: 1A LIEBIG ST WARRNAMBOOL

Ref: PR



Customer Code: 1164L

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)  
Certificate of Title Volume 10333 Folio 572 ✓

Estate and Interest: (e.g. "all my estate in fee simple")  
All my estate in fee simple

Consideration:  
\$218,813.00

Transferor: (full name)  
PETER MICHAEL DOOLEY

Transferee: (full name and address including postcode)  
DRAFFEN PROPERTIES PTY. LTD. (ACN 005 322 181) of 98 Jamieson Street Warrnambool 3280

Directing Party: (full name) ✓

Dated: 6 / 8 / 1997

Execution and attestation:

SIGNED by the Transferor in the presence of:

## ADVERTISED PLAN

C.B. Approval No. 389959A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY: MADDEN & CO.  
LAWYERS OF WARRNAMBOOL  
Original / ~~Compact~~ / ~~Electronic~~

# T1



Signed

Cust. Code:

Victorian stamp duty  
\$. 9,329.00  
Stamps Act 1958  
AP number 267  
Transaction number 368/97  
Date 11 / 8 / 1997

THE BACK OF THIS FORM MUST NOT BE USED

Signatures



# ANNEXURE PAGE

## Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form T1* dated *6 August 1997* between Peter Michael Dooley and Draffen Properties Pty. Ltd.

Signatures of the parties

*P M Dooley*

### Panel Heading

THE COMMON SEAL of DRAFFEN PROPERTIES )  
PTY. LTD. (ACN 005 322 181) was hereunto affixed in )  
accordance with its Articles of Association in the presence )  
of: )



*Margaret R. Pappas*  
.....  
Director

*P M Dooley*  
.....  
Secretary

## ADVERTISED PLAN



C.B. Approval No. 389959A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the Approved Form to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 03:18:25 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>	STAGE No. <hr/>	<b>LTO USE ONLY EDITION 3</b>	<b>PLAN NUMBER PS 409088E</b>
----------------------------	--------------------	-----------------------------------	-----------------------------------

**LOCATION OF LAND**

**PARISH:** CONNEWARREN

**TOWNSHIP:**

**SECTION:** 8

**CROWN ALLOTMENT:** PART 8

**CROWN PORTION:**

**LTO BASE RECORD:**

**TITLE REFERENCES:** Vol. 9585 Fol. 839  
Vol. 9516 Fol. 511

**LAST PLAN REFERENCE/S:** Lot 1 on LP 134811  
Lot 2 on LP 135944

**POSTAL ADDRESS:** BOONERAH ESTATE RD.  
(At time of subdivision) MORTLAKE

**AMG Co-ordinates**  
(of approx centre of land in plan) E 650 600 ZONE: 54  
N 5 786 600

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: MOYNE SHIRE COUNCIL REF: 510/97

- This plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6, / /~~
- This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

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 .....~~

Council Delegate  
~~Council Seal~~  
Date 16 / 4 / 97

Re-certified under Section 11(7) of the Subdivision Act 1988.  
Council Delegate  
Council Seal  
Date / /

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

**NOTATIONS**

STAGING This <del>is</del> /is not a staged subdivision. Planning permit No. 97015M
DEPTH LIMITATION 15 METRES

LOTS 2 & 3 ARE THE SUBJECT OF THIS SURVEY.

**ADVERTISED  
PLAN**

SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY IN PART  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)  
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION				LTO USE ONLY
LEGEND	A-Appurtenant Easement	E-Encumbering Easement	R-Encumbering Easement (Road)	STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E - 1	TRANSMISSION OF ELECTRICITY	60	K 444957	STATE ELECTRICITY COMMISSION OF VICTORIA
E - 2	ELELCTRICITY SUPPLY	SEE DIAG.	THIS PLAN	POWERCOR
E - 3	TRANSMISSION OF ELECTRICITY	60	SECTION 103 STATE ELECTRICITY COMMISSION ACT 1958 SECTION 49 LANDS COMPENSATION ACT K 444943	S.E.C.V.
E-4	TRANSMISSION OF ELECTRICITY	60	AS468005A	AUSNET TRANSMISSION GROUP PTY LTD
E-5	TRANSMISSION OF ELECTRICITY	50	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD

RECEIVED

DATE: 4 / 6 / 97

**LTO USE ONLY**

PLAN REGISTERED  
TIME 1:30 PM  
DATE 23 / 6 / 97

*John D Tennant*  
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

LAND MANAGEMENT SURVEYS (MELB)  
2 SMALL STREET  
HAMPTON 3188  
Ph : 9597 0101 Fax : 9598 4323

LICENSED SURVEYOR(PRINT) PHILLIP JOSEPH DOOLEY

SIGNATURE ..... DATE 7 / 4 / 97

REF 8369 VERSION 04

DATE 16 / 4 / 97

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3





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

VOLUME 10857 FOLIO 051

Security no : 124114476005N  
Produced 26/04/2024 03:19 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 525429F.

PARENT TITLES :

Volume 10785 Folio 008      Volume 10785 Folio 017      Volume 10785 Folio 022  
Created by instrument PS525429F 14/02/2005

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

AUSTRALIAN BLUEGUM PLANTATIONS PTY LTD of MINTER ELLISON LEVEL 23 535  
COLLINS STREET MELBOURNE VIC 3000  
AG859436V 10/11/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG865136Y 12/11/2009  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 PS525429F 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: CONNEWARREN LANE MORTLAKE VIC 3272

ADMINISTRATIVE NOTICES

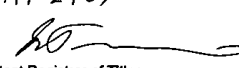
NIL

eCT Control 20596W AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 11/10/2019

DOCUMENT END

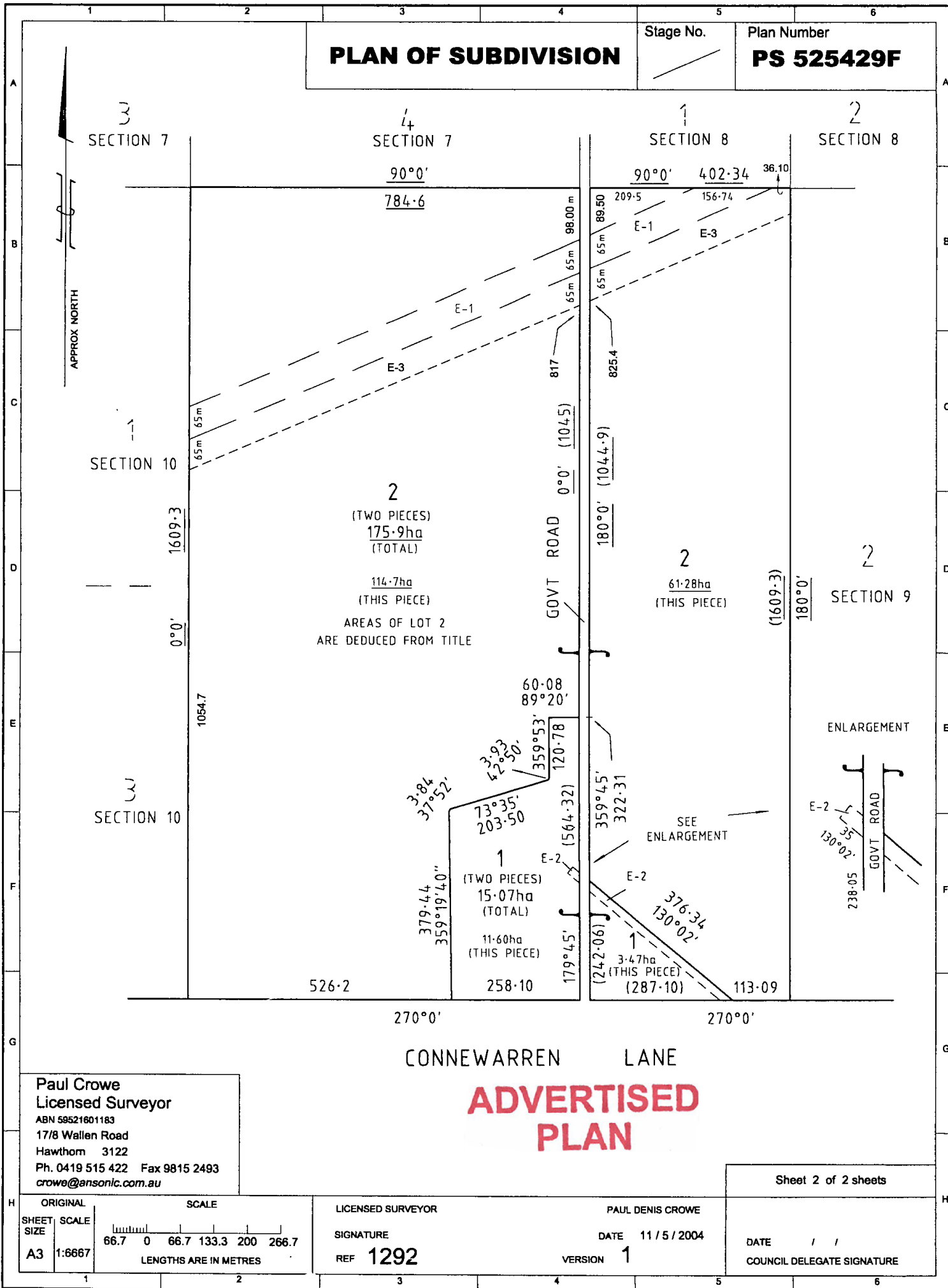
Delivered from the LANDATA® System by GlobalX Pty Ltd

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>		Stage No. <hr/>	LTO use only  EDITION 2	<b>PS 525429F</b>
Location of Land PARISH CONNEWARREN  SECTION 9, CROWN ALLOTMENT 1 SECTION 10, CROWN ALLOTMENTS 2 AND 4  Title References: Vol 10785 Fol 008 Vol 10785 Fol 017 Vol 10785 Fol 022 DCMB (RURAL) Last Plan Reference: LITHO Postal Address: CONNEWARREN LANE MORTLAKE 3262  MGA Co-ordinates: E 648 400 (Of approx. centre of plan) N 5 785 740 Zone 54		Council Certification and Endorsement Council Name: MOYNE SHIRE COUNCIL Ref: SUB04/0038  1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11 (7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6</del> <del>1/1</del>  <del>3. This is a statement of compliance issued under section 21 of the</del> <del>Subdivision Act 1988.</del>  Open Space  (i) A requirement for public open space under section 18 Subdivision Act 1988 <del>has/ has not been made.</del> <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage</del> <del>_____</del>  Council Delegate <del>Council seal</del>  Date 23 / 7 / 2004		
<b>Vesting of Roads or Reserves</b>				
Identifier	Council/Body/Person			
Nil	Nil			
<b>Notations</b>				
Depth Limitation: Does not apply	Staging This is not a staged subdivision Planning Permit No.			
		Survey:- Lot 1 and the connections 526.2 and 113.09 are the result of this survey. The dimensions shown underlined are not the result of this survey.  To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no. _____		
<b>Easement Information</b>				
<b>Legend:</b>		LR use only Statement of Compliance / Exemption Statement  Received <input checked="" type="checkbox"/> Date 7 / 2 / 05		
E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement A - Appurtenant Easement		R - Encumbering Easement (Road)		
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG	C/E K428912	SECV
E-2	POWER LINE	16	THIS PLAN - SEC 104 OF THE ELECTRICITY INDUSTRY ACT 1983	POWERCOR AUST LTD
E-3	TRANSMISSION OF ELECTRICITY	60	AS468005A	AUSNET TRANSMISSION GROUP PTY LTD
		LR use only PLAN REGISTERED TIME 12:19 PM DATE 14 / 2 / 05  Assistant Registrar of Titles		
Sheet 1 of 2 sheets				
Paul Crowe Licensed Surveyor ABN 59521801183 17/8 Wallen Road Hawthorn 3122 Ph. 0419 515 422 Fax 9815 2493 crowe@ansonlc.com.au		LICENSED SURVEYOR PAUL DENIS CROWE  SIGNATURE _____ DATE 11 / 5 / 2004  REF 1292 VERSION 1		
		DATE / / COUNCIL DELEGATE SIGNATURE  Original sheet size A3		

ADVERTISED  
PLAN







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

VOLUME 11438 FOLIO 346

Security no : 124114475221Q  
Produced 26/04/2024 03:09 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 636473H.  
PARENT TITLE Volume 09013 Folio 174  
Created by instrument PS636473H 08/08/2013

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
RTD PROPERTIES PTY LTD of 1 DUNLOP STREET MORTLAKE VIC 3272  
AL778317L 26/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 PS636473H 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: HAMILTON HIGHWAY MORTLAKE VIC 3272

DOCUMENT END

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**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

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Produced 26/04/2024 03:09:55 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**



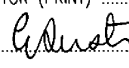
NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

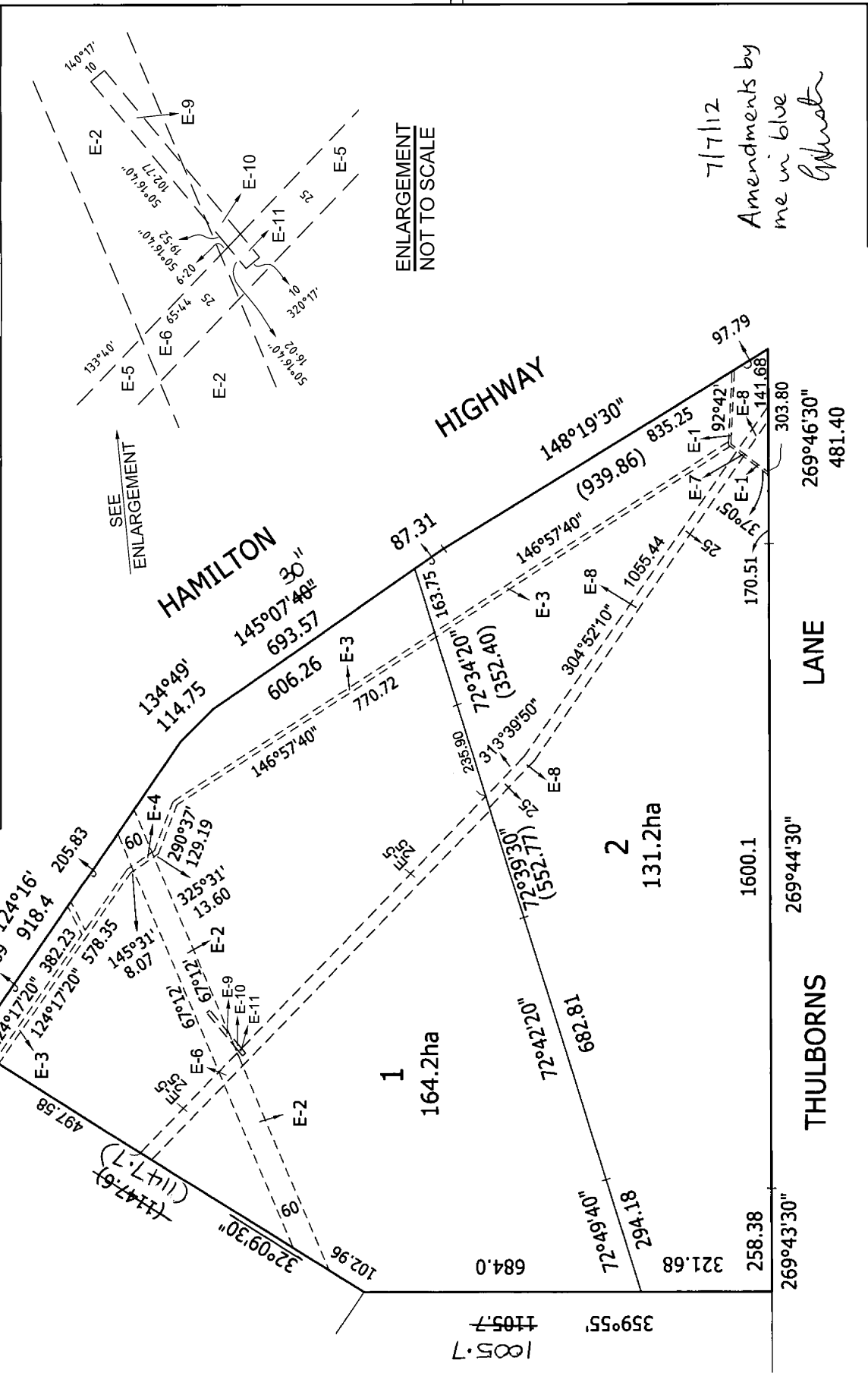
**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>			<b>STAGE NO.</b>	<b>LRS use only EDITION 4</b>	<b>Plan Number PS636473H</b>
<b>Location of Land</b> Parish: Connewarren Township: - Section: 2 Crown Allotment: 6 (Part) Crown Portion: - LRS Base Record: DCMB Title Reference: Volume 9013 Folio 174  Last Plan Reference: TP 833293X  Postal Address: 287 Hamilton Highway (at time of subdivision) MORTLAKE 3272  MGA Co-ordinates E 654 700 Zone: 54 (of approx. centre of land in plan) N 5787 300			<b>Council Certificate and Endorsement</b> Council Name: Moyne Shire Council Ref: <u>50810/2058</u>  1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del> Date of original certification under section 6 <del>      /      /      </del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> /has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage .....</del>  Council delegate  Council seal Date <u>4 / 7 / 2012</u>  <del>Re-certified under section 11(7) of the Subdivision Act 1988.</del> Council Delegate Council Seal Date <del>      /      /      </del>		
<b>Vesting of Roads and/or Reserves</b>					
Identifier		Council/Body/Person			
Nil		Nil			
<b>Notations</b>					
Depth Limitation: 15.24 metres			Staging This is not a staged subdivision. Planning Permit No. PL10/171		
Land being subdivided is enclosed within thick continuous lines  <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <h2 style="color: red; margin: 0;">ADVERTISED PLAN</h2> </div> <div style="text-align: left;"> <p><b>BEARINGS &amp; DIMENSIONS UNDERLINED ARE NOT A RESULT OF THIS SURVEY</b></p> <p>Survey This plan is based on survey.</p> <p>This survey has been connected to permanent marks No.(s) 1, 14, 15 &amp; 17</p> <p>In Proclaimed Survey Area No. -</p> </div> </div>					
<b>Easement Information</b>					
<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement. A - Appurtenant Easement R - Encumbering Easement (Road).					LRS use only
					Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/>
					Date: 30/07/2013
					LRS use only PLAN REGISTERED
					TIME: 10:05am DATE: 08/08/2013
					..... <b>R. Witney</b> ..... Assistant Registrar of Titles
					Sheet 1 of 3 Sheets
 <b>FORSTER LAND SURVEYING</b> PTY. LTD. ABN 74 553 624 822		P.O. BOX 5053 5 TULSA CLOSE WARRNAMBOOL 3280 TEL. (03) 5562 3752 FAX (03) 5561 1659 forsterlandsurvey@bigpond.com		LICENSED SURVEYOR (PRINT) .....GEOFFREY IAN FORSTER..... SIGNATURE .....  ..... DATE 15/06/2012 REF: <b>2166</b> VERSION: <b>02</b>	
					DATE <u>4 / 7 / 2012</u> COUNCIL DELEGATE SIGNATURE Original sheet size A3

**PLAN OF SUBDIVISION**

Stage No. \_\_\_\_\_

Plan Number  
**PS 636473H**



Sheet 2 of 2 Sheets

DATE 4 / 7 / 2012

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) GEOFFREY IAN FORSTER

SIGNATURE *G. Forster* DATE 15/06/2012

REF: 2166 VERSION 02

SCALE

100 0 200 400

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:10000 SHEET SIZE A3

P.O. BOX 5053  
5 TULSA CLOSE  
WARRNAMBOOL 3280  
TEL. (03) 5562 3752  
FAX (03) 5561 1659  
forsterlandsurvey@bigpond.com

ABN 74 553 624 822

FORSTER LAND SURVEYING PTY LTD







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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

VOLUME 10431 FOLIO 239

Security no : 124114473741Y  
Produced 26/04/2024 02:45 PM

LAND DESCRIPTION

Lot 2 on Title Plan 011005R.  
PARENT TITLE Volume 09053 Folio 640  
Created by instrument V736722H 10/11/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280 (V736720P)  
V736722H 10/11/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 TP011005R 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: HAMILTON HIGHWAY HEXHAM VIC 3273

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

**ADVERTISED  
PLAN**

# TRANSFER OF LAND

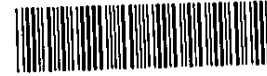
## Section 45 Transfer of Land Act 1958

Lodged by:  
Name: Maddens Lawyers  
Phone: (03) 5562 4855  
Address: 1A Liebig Street Warrnambool 3280  
Ref: JN:LK  
Customer Code: 1164L



**V736722H**  
101198 0933 45 66

n T1  
f fice



MADE AVAILABLE/CHANGE CONTROL  
*of T 9053-640 CULTH BANK*  
Land Titles Office Use Only

*NEW CT TO LOBBING PART?*

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Part of Crown Allotment 2 of Section 1 Parish of Hexham East and being part of the land comprised in Certificate of Title Volume 9053 Folio 640 (bounded on the North by Salt Creek and a boundary measuring 5235.7 links bounded on the East by a boundary measuring 1961.8 links on the South by a boundary measuring 5676.8 links and on the West by a boundary measuring 2000 links

*NEW TITLE*

Estate and Interest: *(e.g. "all my estate in fee simple")*  
All my estate in fee simple

*CONJUN  
C/T V. 9053 F. 640  
(P)*

Consideration:  
\$66,281.00

*BEING Pt of CA2 SEC 1  
P/ HEXHAM EAST.*

Transferor: *(full name)*  
DAVID WALTER IAN ARMSTRONG

*V736722OP (WH)  
24/2/99*

Transferee: *(full name and address including postcode)*  
DRAFFEN PROPERTIES PTY LTD (ACN 005 322 181) of 98 Jamieson Street, Warrnambool, 3280

Dated: *2/9* /1998

Execution and attestation:

See Annexure Page

**ADVERTISED  
PLAN**

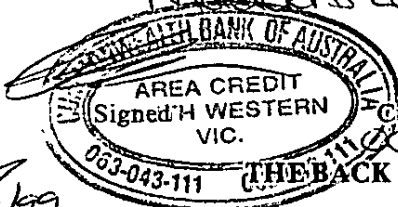
C.B. Approval No. 3899709A

ORDER TO REGISTER

Please register and issue title to

*Maddens Lawyers*

**T1**



Cust. Code: *021*

MADDENS LAWYERS  
STAMP DUTY USE ONLY

Victorian stamp duty  
\$ *1391.00*  
Stamps Act 1958  
AP number 267  
Transaction number *405/98*  
Date *24/9/1998*  
Signature *[Signature]*

THE BACK OF THIS FORM MUST NOT BE USED

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

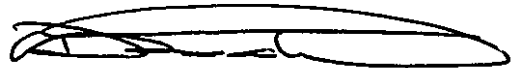
This is page 2 of *Approved Form T1* dated 21/9/98 between DAVID WALTER IAN ARMSTRONG as Transferor and DRAFFEN PROPERTIES PTY LTD (ACN 005 322 181) as Transferee

Signatures of the parties

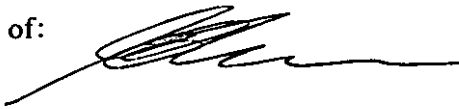
Panel Heading

Execution and attestation:

SIGNED by the said DAVID WALTER IAN ARMSTRONG )



in the presence of: )



THE COMMON SEAL of DRAFFEN PROPERTIES PTY LTD)

(ACN 005 322 181) was hereunto affixed in accordance )

with its Articles of Association in the presence of: )



*Stirling G. Draffen* ..... Director

*[Signature]* ..... Secretary

## ADVERTISED PLAN

C.B. Approval No. 3899709A

# A1



1. If there is insufficient space to accommodate the required information insert the words "See Annexure Page 2" (or as the case may be) in the Annexure Page under the appropriate panel heading. **THE BACK TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure P
3. The Annexure Pages must be properly identified and signed by the person to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Site Approved Form  
**V736722H** hc  
101198 0933 45 66 )T



to



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:45:31 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

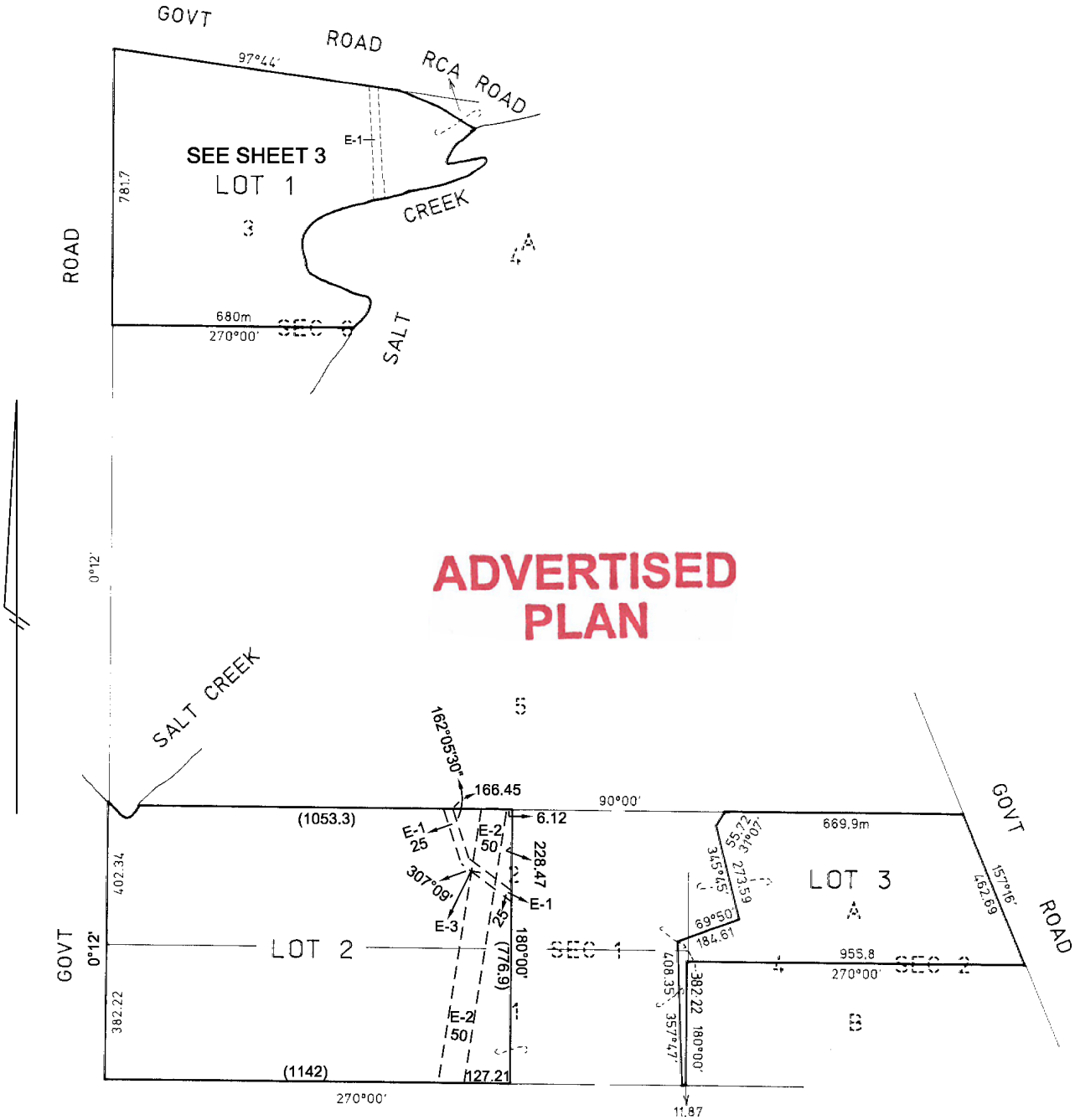
Statement End.

**ADVERTISED  
PLAN**

TITLE PLAN				EDITION 3	TP11005R
<b>LOCATION OF LAND</b> PARISH: HEXHAM EAST SECTION: 1 CROWN ALLOTMENT: PARTS OF 1 & 2 SECTION: 2 CROWN ALLOTMENT: PART OF SUB A OF 4 SECTION: 6 CROWN ALLOTMENT: PART OF 3 DERIVED FROM: VOL.9053 FOL.640 DEPTH LIMITATION: NIL				<b>NOTATIONS</b> FURTHER DIVISION OF THIS LAND MAY REQUIRE THE PRODUCTION OF SEPARATE DIMENSIONS	
<b>EASEMENT INFORMATION</b> E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT					THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES  Checked by: JFM  Date: Assistant Registrar of Titles
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of	
E-1 & E-3	TRANSMISSION OF ELECTRICITY	SEE DIAG	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD	
E-2 & E-3	TRANSMISSION OF ELECTRICITY	50	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD	
<h1 style="color: red;">ADVERTISED PLAN</h1> <p>SEE SHEETS 2 &amp; 3 FOR DIAGRAM</p>					
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No:			DEALING CODE:
		GOVERNMENT GAZETTE No:			SHEET 1 OF 3

# TITLE PLAN

# TP11005R

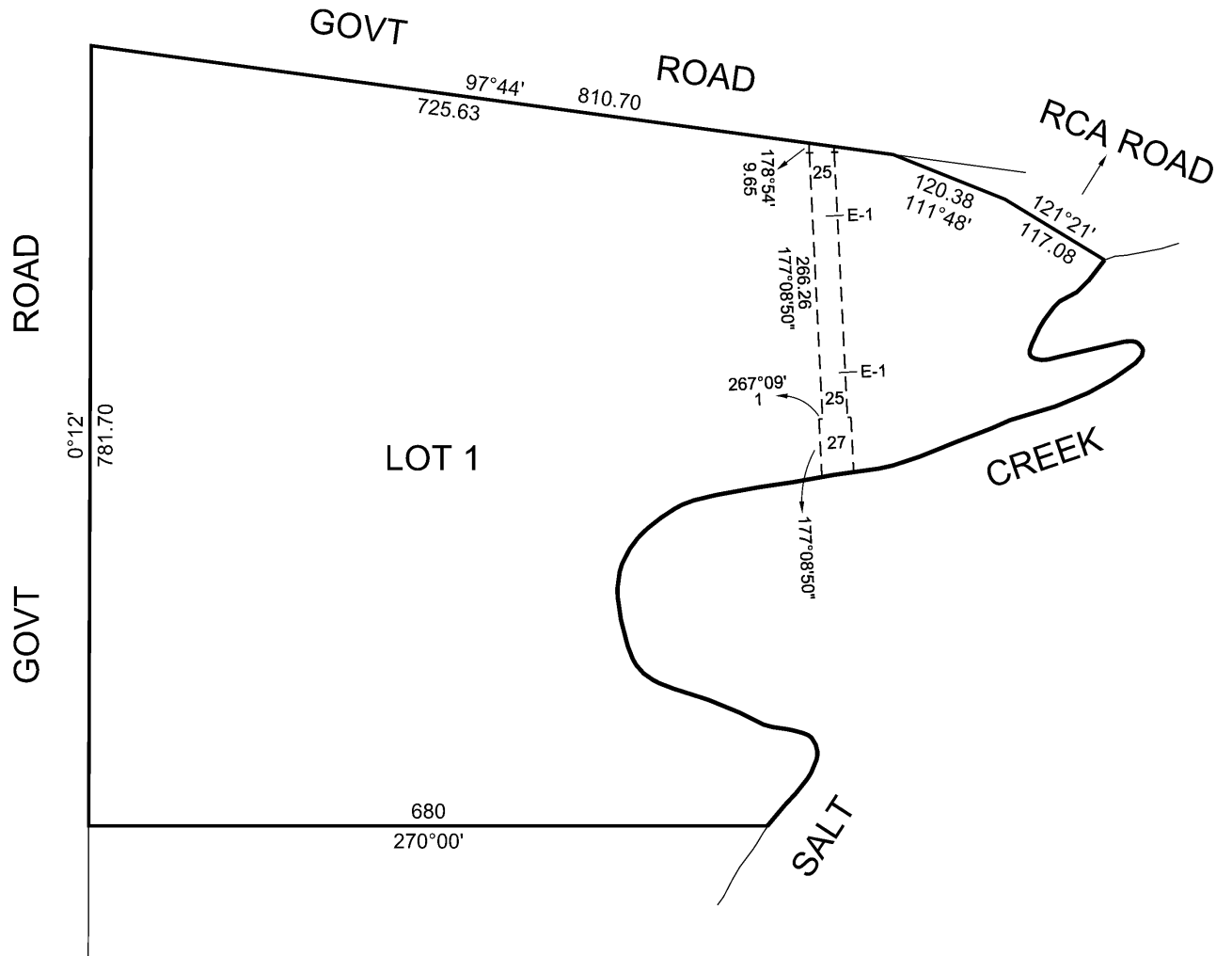


**ADVERTISED PLAN**



# TITLE PLAN

# TP11005R



## ADVERTISED PLAN

LENGTHS ARE IN METRES

SCALE  
—

DEALING / FILE No:  
GOVERNMENT GAZETTE No:

SHEET 3



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

VOLUME 08670 FOLIO 975

Security no : 124114475641J  
Produced 26/04/2024 03:15 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 076419.  
PARENT TITLE Volume 08659 Folio 348  
Created by instrument LP076419 18/05/1967

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL  
L608266V 11/04/1985

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358256T 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP076419 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

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**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

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Produced 26/04/2024 03:16:21 PM

Status	Registered	Dealing Number	AX358256T
Date and Time Lodged	16/10/2023 04:47:02 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5957/396  
8650/978  
8670/974  
8670/975  
8941/340  
9516/134  
9531/763  
10273/498  
10333/572  
10431/239  
11438/345  
11438/346

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

**Date**

09/08/2023

---

**Estate or Interest claimed**

Executory or Contingent Interest

---

**Prohibition**

Unless I/we consent in writing

---

**Name and Address for Service of Notice**

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

**Execution**

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

**File Notes:**

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

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

**LP76419**  
EDITION 3  
APPROVED 20/4/67

PLAN OF SUBDIVISION  
CROWN ALLOTMENT 7 SECTION 8  
PARISH OF CONNEWARREN  
COUNTY OF HAMPDEN

V. 8659 F. 348

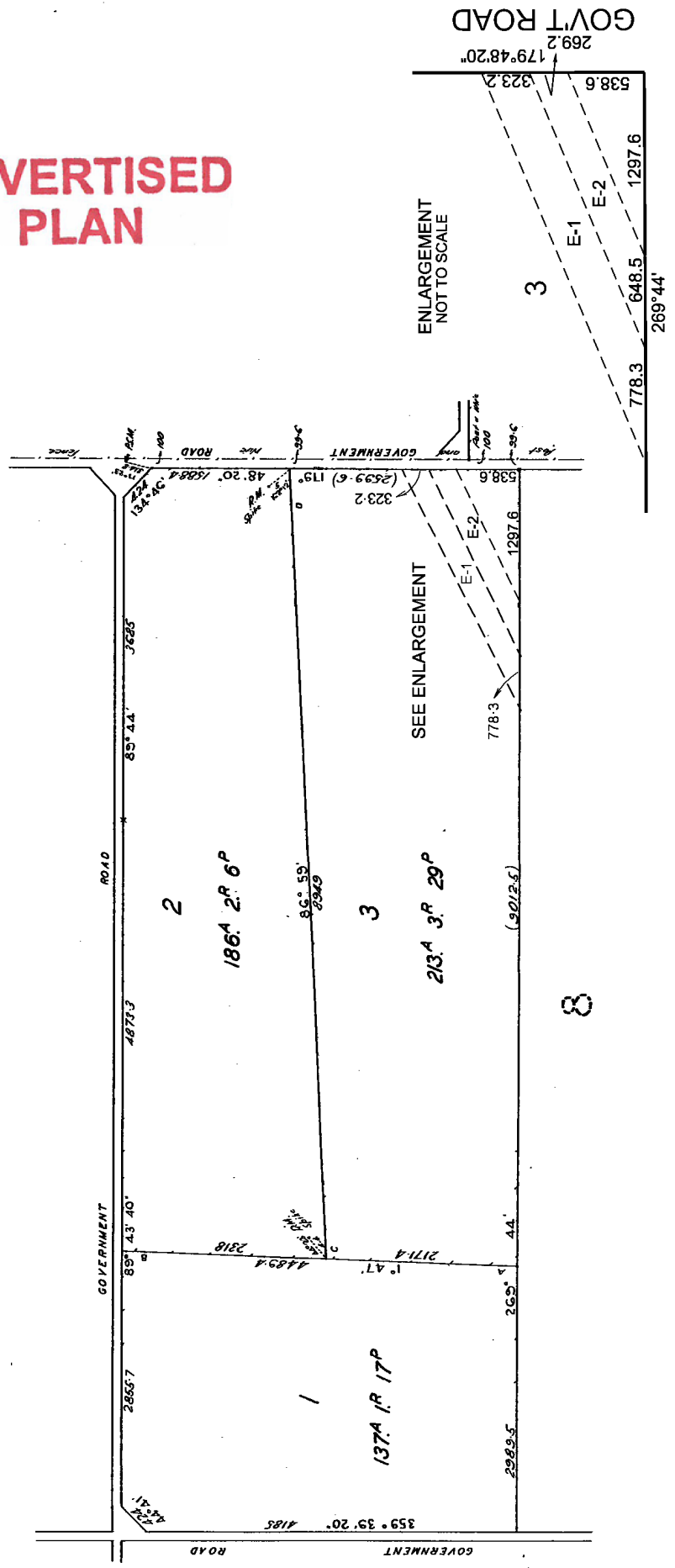
AS TO THE LAND MARKED E-2: AN EASEMENT 248.5 LINKS WIDE FOR THE TRANSMISSION OF ELECTRICITY  
IN FAVOUR OF AUSNET TRANSMISSION GROUP PTY LTD HAS BEEN CREATED BY INSTRUMENT AS453269W.

ENCUMBRANCES  
AS TO THE LAND MARKED E-1  
THE EASEMENT TO THE SEC FOR  
TRANSMISSION OF ELECTRICITY ACQUIRED  
BY K411562

DEPTH LIMITATION: 50 FEET

Measurements are in Links  
Conversion Factor  
LINKS X 0.201168 = METRES

**ADVERTISED  
PLAN**





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

VOLUME 10263 FOLIO 613

Security no : 124114474346R  
Produced 26/04/2024 02:55 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 342923Q.  
PARENT TITLES :  
Volume 08382 Folio 136      Volume 10261 Folio 694  
Created by instrument PS342923Q 28/12/1995

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON ST. WARRNAMBOOL 3280  
U762588L 09/05/1997

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023  
Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED  
PLAN**

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 PS342923Q 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd



# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: ~~Tait's Solicitors~~ *Madden & Co*

Phone: 03-55992504

Address: 118 Dunlop Street, Mortlake

Ref: Elizabeth Laidlaw

Customer Code: 422V 1164L



**U762588L**  
090597 0928 45 30

MADE AVAILABLE BY CHARGE CONTROL  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land:

Certificate of Title Volume 10263 Folio 613

Estate and Interest:

All my estate in fee simple

Consideration:

1. \$29,316.00 paid by the Directing Party to the Transferor

2. \$30,000.00 paid by the Transferee to the Directing Party

Transferor:

WILLIAM MICHAEL URQUHART ARMSTRONG

Transferee:

DRAFFEN PROPERTIES PTY. LTD. ACN 005 322 181 of 98 Jamieson Street, Warrnambool 3280.

Directing Party:

DAVID WALTER IAN ARMSTRONG and MARY MARGARET ARMSTRONG

Dated: 30.4.97

Signed by the transferor

in the presence of

*Wm M. U. Armstrong*

**ADVERTISED PLAN**

THE COMMON SEAL of DRAFFEN PROPERTIES PTY. LTD.

was hereto unto affixed in the presence of:



*David Walter Ian Armstrong*  
Director  
*Mary Margaret Armstrong*  
Director

Signed by the Directing Party

in the presence of:

*David Walter Ian Armstrong*

*Mary Margaret Armstrong*

Approval No. 506964A

ORDER TO REGISTER

Please register and issue title to

**T1**

Page 1 of 1

Signed

Cust. Code

STAMP DUTY LIST FOR WARRNAMBOOL

Original Stamp 1  
Victorian stamp duty  
\$1,024.00  
Stamps Act 1958  
AP number 267  
Transaction number 201/97  
Date 30/4/1997  
Signature *Madden*



*15/5/97*

THE BACK OF THIS FORM MUST NOT BE USED

Victoria **ON THE MOVE**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 26/04/2024 02:55:53 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>	STAGE NO.	LTO use only	Plan Number
	/	<b>EDITION 4</b>	<b>PS 342923Q</b>

**Location of Land**  
**Parish:** HEXHAM EAST  
**Township:** CROWN ALLOTMENTS 1, 4A(PART), & 4B SECTION 6  
**Section:** AND PARTS OF CROWN ALLOTS 1, 2, 4 & 5 SECTION 1  
**Crown Allotment:** 1, 2, 4 & 5 SECTION 1  
**Crown Portion:** AND PART OF SUBDIVISION A OF CROWN ALLOT 4 SEC. 2  
**LTO Base Record:** D.C.M.B.  
**Title Reference:**  
**Last Plan Reference:**  
**Postal Address:** EAST PARK  
 (at time of subdivision) HEXHAM 3273  
**AMG Co-ordinates** E 652,800 Zone: 54  
 (of approx. centre of land in plan) N 5,790,200

**Council Certificate and Endorsement**

Council Name: *MOYNE SHIRE COUNCIL* Ref: *P95/356*

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /~~
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.
  - 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.....~~

Council delegate  
~~Council seal~~  
 Date *13 / 7 / 95*  
 Re-certified under section 11(7) of the Subdivision Act 1988  
 Council Delegate  
 Council Seal  
 Date / /

**Vesting of Roads and/or Reserves**

Identifier	Council/Body/Person
NIL	NIL

**Notations**

**Staging** This ~~is~~/is not a staged subdivision Planning Permit No.

**Depth Limitation**

**ADVERTISED PLAN**

**Survey** This plan is/~~is not~~ based on survey  
 This survey has been connected to permanent marks no(s)  
 In Proclaimed Survey Area No.

**Easement Information**

<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1,E-4	POWERLINE	20-12	THIS PLAN	POWERCOR
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
E-3, E-4	TRANSMISSION OF ELECTRICITY & TELECOMMUNICATION SIGNALS	SEE DIAG.	AS299451Q	AUSNET TRANSMISSION GROUP PTY LTD
E-5	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD

**LTO use only**

Statement of Compliance/Exemption Statement

Received   
 Date *1 / 11 / 95*

**LTO use only**

PLAN REGISTERED  
 TIME *2-45pm*  
 DATE *28 / 12 / 95*

*[Signature]*  
 Assistant Registrar of Titles

Sheet *1* of *2* Sheets

*PAUL CROWE*  
 SURVEYOR  
 64 THOMPSON ST  
 HAMILTON Ph. 055-711811

LICENSED SURVEYOR (PRINT) *PAUL CROWE*  
 SIGNATURE..... DATE *14 / 4 / 95*  
 REF *682* VERSION *1*

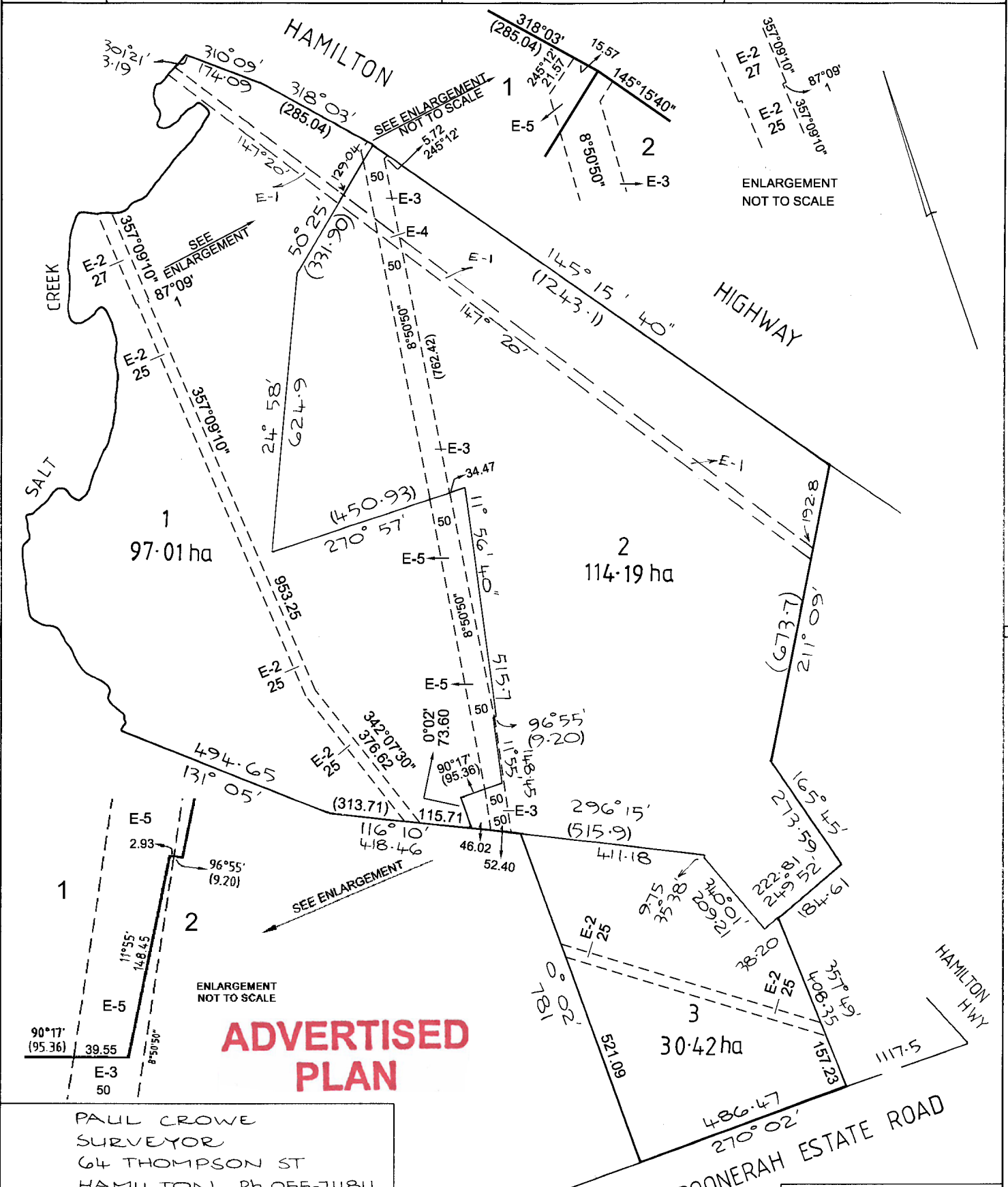
DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size A3

**PLAN OF SUBDIVISION**

Stage No.

Plan Number

**PS 342923 Q**



**ADVERTISED PLAN**

PAUL CROWE  
SURVEYOR  
64 THOMPSON ST  
HAMILTON Ph. 055-711811

Sheet 2 of 2 sheets

ORIGINAL	SCALE
SCALE 1:8000	SHEET SIZE A3
LENGTHS ARE IN METRES	

LICENSED SURVEYOR (PRINT) <b>PAUL CROWE</b>	DATE 14/4/95
SIGNATURE.....	VERSION 1
REF <b>682</b>	

DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

150 mm  
140  
130  
120  
110  
100  
90  
80  
70  
60  
50  
40  
30  
20  
10  
0



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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

VOLUME 10333 FOLIO 573

Security no : 124114475998V  
Produced 26/04/2024 03:19 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 409088E.  
PARENT TITLES :  
Volume 09516 Folio 511      Volume 09585 Folio 839  
Created by instrument PS409088E 23/06/1997

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
AUSTRALIAN BLUEGUM PLANTATIONS PTY LTD of MINTER ELLISON LEVEL 23 535  
COLLINS STREET MELBOURNE VIC 3000  
AG859436V 10/11/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG865136Y 12/11/2009  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 PS409088E 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: CONNEWARREN LANE MORTLAKE VIC 3272

ADMINISTRATIVE NOTICES

NIL

eCT Control 20596W AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 11/10/2019

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>	STAGE No. <hr/>	<b>LTO USE ONLY EDITION 3</b>	<b>PLAN NUMBER PS 409088E</b>
----------------------------	--------------------	-----------------------------------	-----------------------------------

**LOCATION OF LAND**

**PARISH:** CONNEWARREN

**TOWNSHIP:**

**SECTION:** 8

**CROWN ALLOTMENT:** PART 8

**CROWN PORTION:**

**LTO BASE RECORD:**

**TITLE REFERENCES:** Vol. 9585 Fol. 839  
Vol. 9516 Fol. 511

**LAST PLAN REFERENCE/S:** Lot 1 on LP 134811  
Lot 2 on LP 135944

**POSTAL ADDRESS:** BOONERAH ESTATE RD.  
**(At time of subdivision)** MORTLAKE

**AMG Co-ordinates**  
(of approx centre of land in plan) E 650 600 ZONE: 54  
N 5 786 600

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: MOYNE SHIRE COUNCIL REF: 510/97

- This plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6, / /~~
- This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

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 .....~~

Council Delegate  
~~Council Seal~~  
Date 16 / 4 / 97

Re-certified under Section 11(7) of the Subdivision Act 1988.  
Council Delegate  
Council Seal  
Date / /

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

**NOTATIONS**

STAGING This ~~is~~/is not a staged subdivision.  
Planning permit No. 97015M

DEPTH LIMITATION  
15 METRES

LOTS 2 & 3 ARE THE SUBJECT OF THIS SURVEY.

ADVERTISED PLAN

SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY IN PART  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)  
IN PROCLAIMED SURVEY AREA No.

**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	TRANSMISSION OF ELECTRICITY	60	K 444957	STATE ELECTRICITY COMMISSION OF VICTORIA
E - 2	ELELCTRICITY SUPPLY	SEE DIAG.	THIS PLAN	POWERCOR
E - 3	TRANSMISSION OF ELECTRICITY	60	SECTION 103 STATE ELECTRICITY COMMISSION ACT 1958 SECTION 49 LANDS COMPENSATION ACT K 444943	S.E.C.V.
E-4	TRANSMISSION OF ELECTRICITY	60	AS468005A	AUSNET TRANSMISSION GROUP PTY LTD
E-5	TRANSMISSION OF ELECTRICITY	50	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD

**LTO USE ONLY**

STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENT

RECEIVED

DATE: 4 / 6 / 97

**LTO USE ONLY**

PLAN REGISTERED  
TIME 1:30 PM  
DATE 23 / 6 / 97

*John D Tennant*  
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

LAND MANAGEMENT SURVEYS (MELB)  
2 SMALL STREET  
HAMPTON 3188  
Ph : 9597 0101 Fax : 9598 4323

LICENSED SURVEYOR(PRINT) PHILLIP JOSEPH DOOLEY

SIGNATURE ..... DATE 7 / 4 / 97

REF 8369 VERSION 04

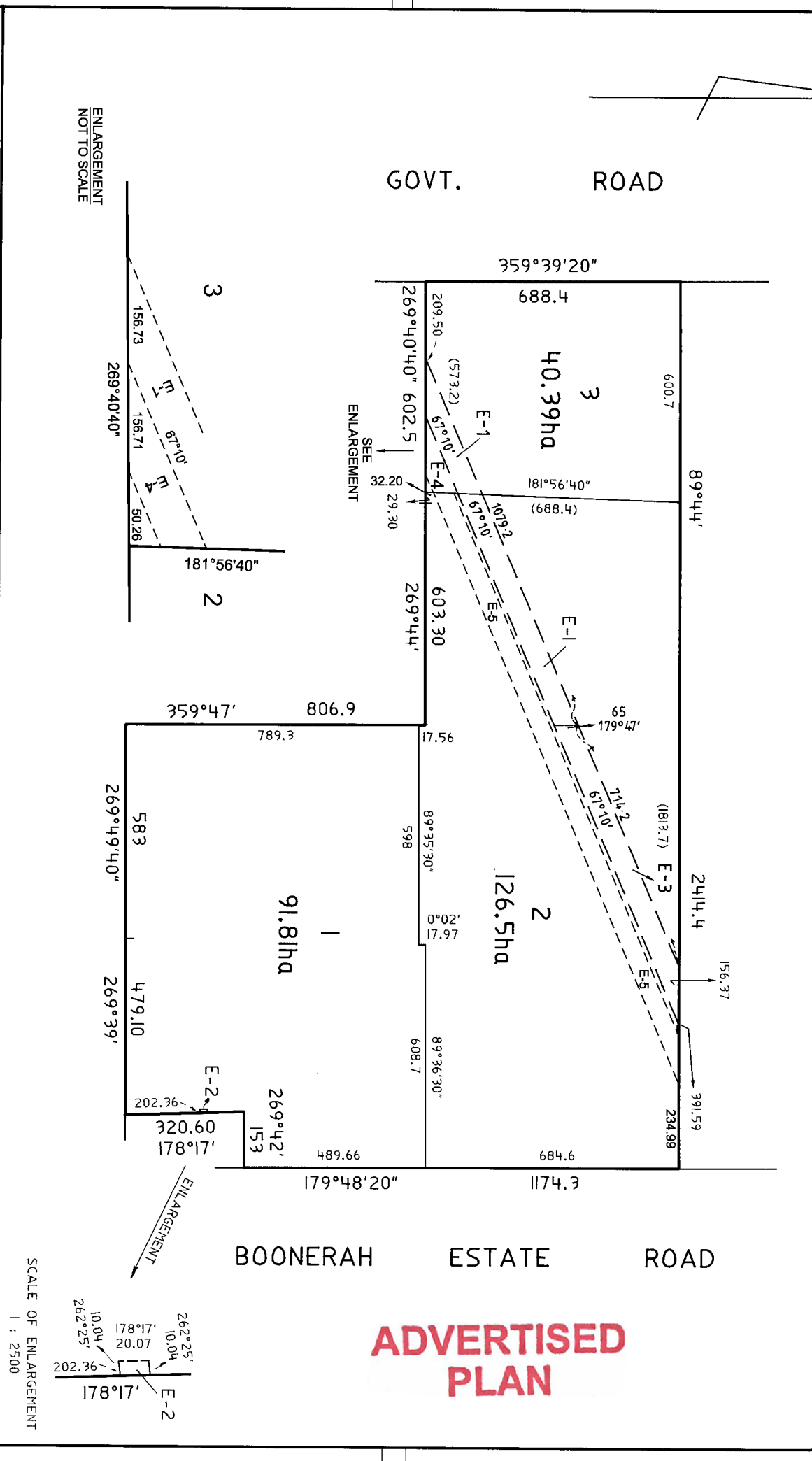
DATE 16 / 4 / 97

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



<b>PLAN OF SUBDIVISION</b>	STAGE No.	PLAN NUMBER
<b>PS 409088E</b>		



ADVERTISED  
PLAN

<p>LAND MANAGEMENT SURVEYS (MELB) 2 SMALL STREET HAMPTON 3188 Ph : 9597 0101 Fax : 9598 4323</p>	<p>SCALE</p> <p>SCALE LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE 1:10000 SHEET SIZE A3</p>
<p>LICENSED SURVEYOR(PRINT) ..... <b>PHILLIP JOSEPH DOOLEY</b> ..... DATE / /</p> <p>SIGNATURE ..... REF <b>8369</b> ..... VERSION <b>04</b></p>		
<p>SHEET 2 OF 2 SHEETS</p> <p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>		<p>SCALE OF ENLARGEMENT 1 : 2500</p>



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

VOLUME 10431 FOLIO 237

Security no : 124114473871H  
Produced 26/04/2024 02:47 PM

LAND DESCRIPTION

Lot 3 on Title Plan 011005R.  
PARENT TITLE Volume 09053 Folio 640  
Created by instrument V736716Y 10/11/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
V736716Y 10/11/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 TP011005R 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

**ADVERTISED  
PLAN**

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958



**V736716Y**  
101198 0933 45 59

Form T1  
Office

Lodged by:  
Name: Maddens Lawyers  
Phone: (03)5562 4855  
Address: 1A Liebig Street Warrnambool 3280  
Ref: JN:LK  
Customer Code: 1164L

MADE AVAILABLE/CHANGE CONTROL  
C/T 9053-690  
Land Titles Office Use Only *CULTH BANK.*  
*NEW C/T TO CORRECT PART.*

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*  
*First Part of Subdivision A Crown Allotment 4 of Section 2 Parish of Hexham East and being part of the land comprised in Certificate of Title Volume 9053 Folio 640 and Second Part of Crown Allotments 1 and 2 of Section 1 Parish of Hexham East and being part of the land comprised in Certificate of Title Volume 9053 Folio 640 AND BEING THE LANDS MARKED 'A' & 'B' ON THE ATTACHED PLAN*

Estate and Interest: *(e.g. "all my estate in fee simple")*  
All my estate in fee simple

*NEW TITLE*  
*Amended Dem.  
ART. 31/1/98.*

Consideration:  
\$59,222.00

*C/T V. 9053 F. 640  
(P4)*

Transferor: *(full name)*  
DAVID WALTER IAN ARMSTRONG

*BGink SUBA CA4 SEC 2  
& PLOT KA 112 SEC 1  
P/HEXHAM EAST.*

Transferee: *(full name and address including postcode)*  
DRAFFEN PROPERTIES PTY LTD (ACN 005 322 181) of 98 Jamieson Street, Warrnambool, 3280 *24/2/98.*

Dated: *24/9/1998*

Execution and attestation:

See Annexure Page

**ADVERTISED  
PLAN**

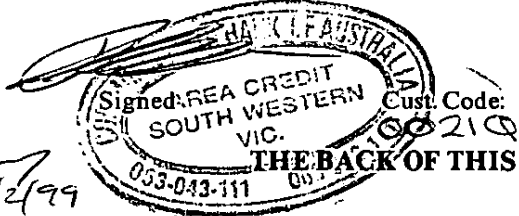
C.B. Approval No. 3899709A

ORDER TO REGISTER

Please register and issue title to

*Maddens Lawyers*

**T1**



STAMP DUTY USE ONLY

MADDENS LAWYERS

Original / Counterpart / Collateral

Victorian stamp duty

\$ *1221.00*

Stamps Act 1958

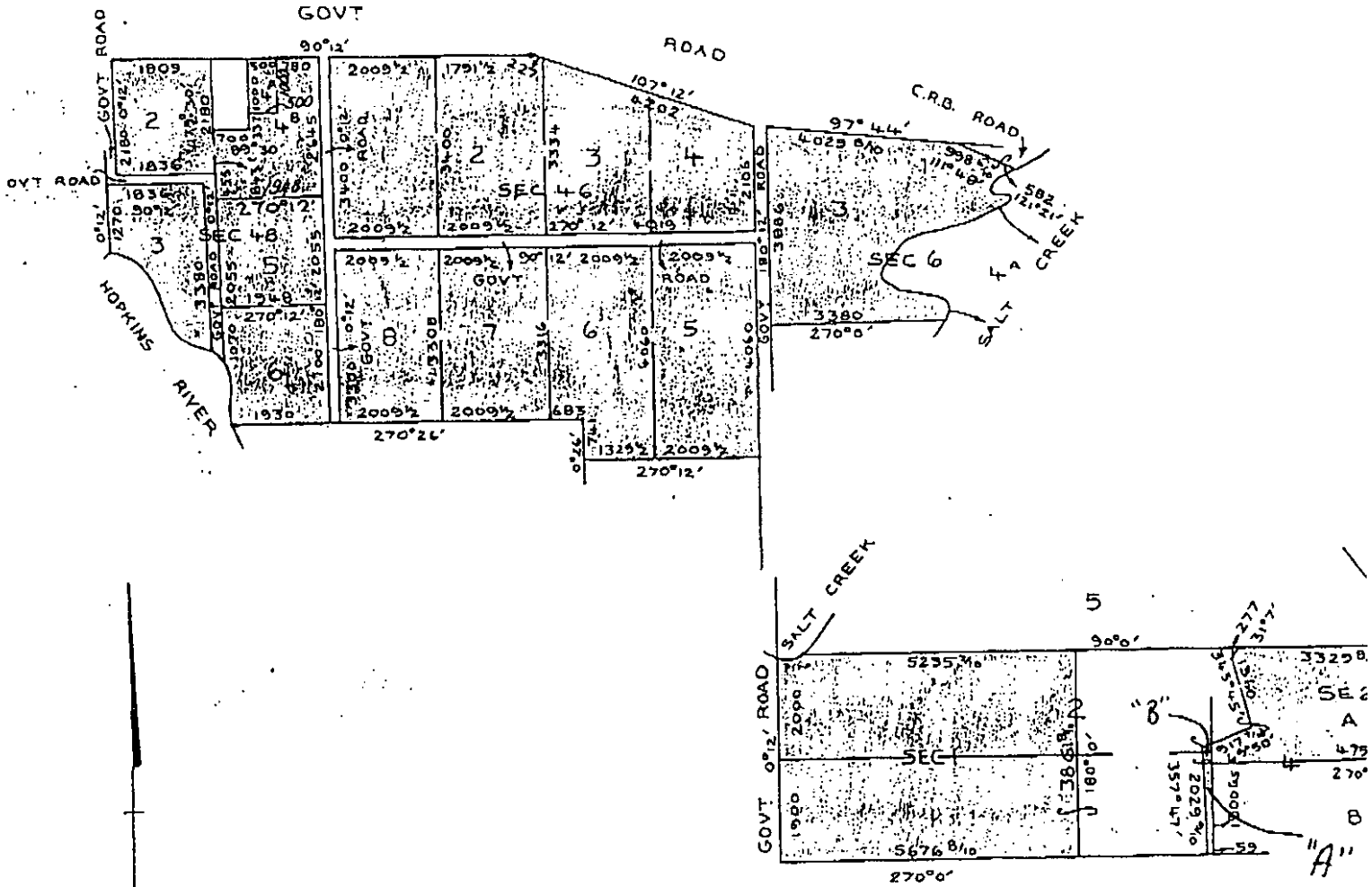
AP number 267

Transaction number *407/98*

Date *24/9/1998*

Signature *[Signature]*

THE BACK OF THIS FORM MUST NOT BE USED



MEASUREMENTS ARE IN LINKS

*M*

**ADVERTISED  
PLAN**

# ANNEXURE PAGE

## Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

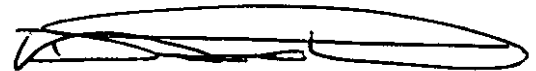
This is page 2 of *Approved Form T1* dated 21/9/98 between DAVID WALTER IAN ARMSTRONG as Transferor and DRAFFEN PROPERTIES PTY LTD (ACN 005 322 181) as Transferee

Signatures of the parties

Panel Heading

Execution and attestation:

SIGNED by the said DAVID WALTER IAN ARMSTRONG )



in the presence of: )



THE COMMON SEAL of DRAFFEN PROPERTIES PTY LTD)

(ACN 005 322 181) was hereunto affixed in accordance )

with its Articles of Association in the presence of: )



Arthur G. Draffen ..... Director

[Signature] ..... Secretary

# ADVERTISED PLAN

C.B. Approval No. 3899709A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be Annexure Page under the appropriate panel heading. **THE BACK TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure P:
3. The Annexure Pages must be properly identified and signed by which it is annexed.
4. All pages must be attached together by being stapled in the top left

# V736716Y

101198 0933 45 59



1c  
1T  
to



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/04/2024 02:48:01 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

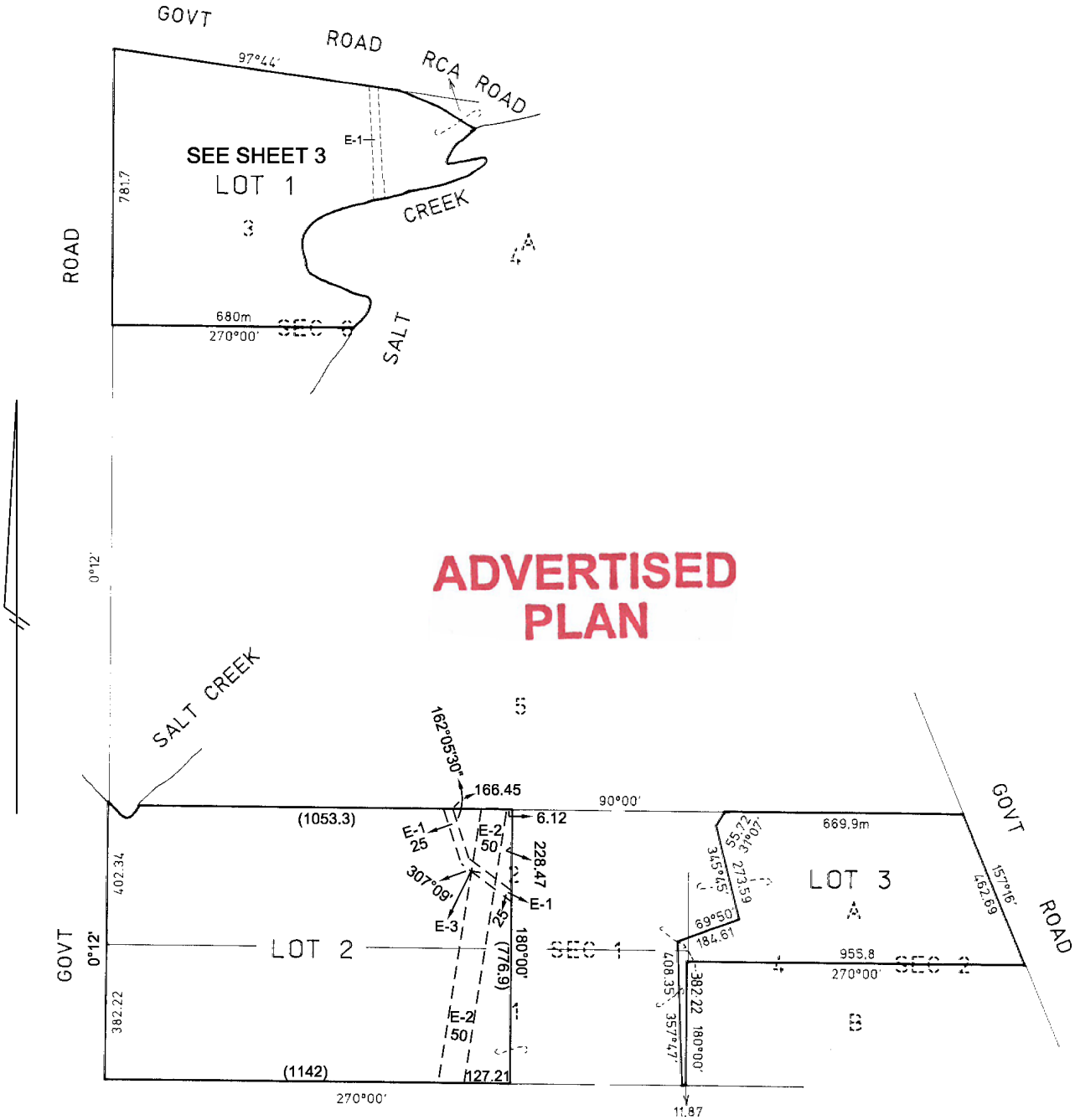
**ADVERTISED  
PLAN**



TITLE PLAN				EDITION 3	TP11005R
<b>LOCATION OF LAND</b> PARISH: HEXHAM EAST SECTION: 1 CROWN ALLOTMENT: PARTS OF 1 & 2 SECTION: 2 CROWN ALLOTMENT: PART OF SUB A OF 4 SECTION: 6 CROWN ALLOTMENT: PART OF 3 DERIVED FROM: VOL.9053 FOL.640 DEPTH LIMITATION: NIL				<b>NOTATIONS</b> FURTHER DIVISION OF THIS LAND MAY REQUIRE THE PRODUCTION OF SEPARATE DIMENSIONS	
<b>EASEMENT INFORMATION</b> E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT					THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES  Checked by: JFM  Date: Assistant Registrar of Titles
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of	
E-1 & E-3	TRANSMISSION OF ELECTRICITY	SEE DIAG	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD	
E-2 & E-3	TRANSMISSION OF ELECTRICITY	50	AS453269W	AUSNET TRANSMISSION GROUP PTY LTD	
<h1 style="color: red;">ADVERTISED PLAN</h1> <p>SEE SHEETS 2 &amp; 3 FOR DIAGRAM</p>					
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No:		DEALING CODE:	
		GOVERNMENT GAZETTE No:			SHEET 1 OF 3

# TITLE PLAN

# TP11005R



LENGTHS ARE IN METRES

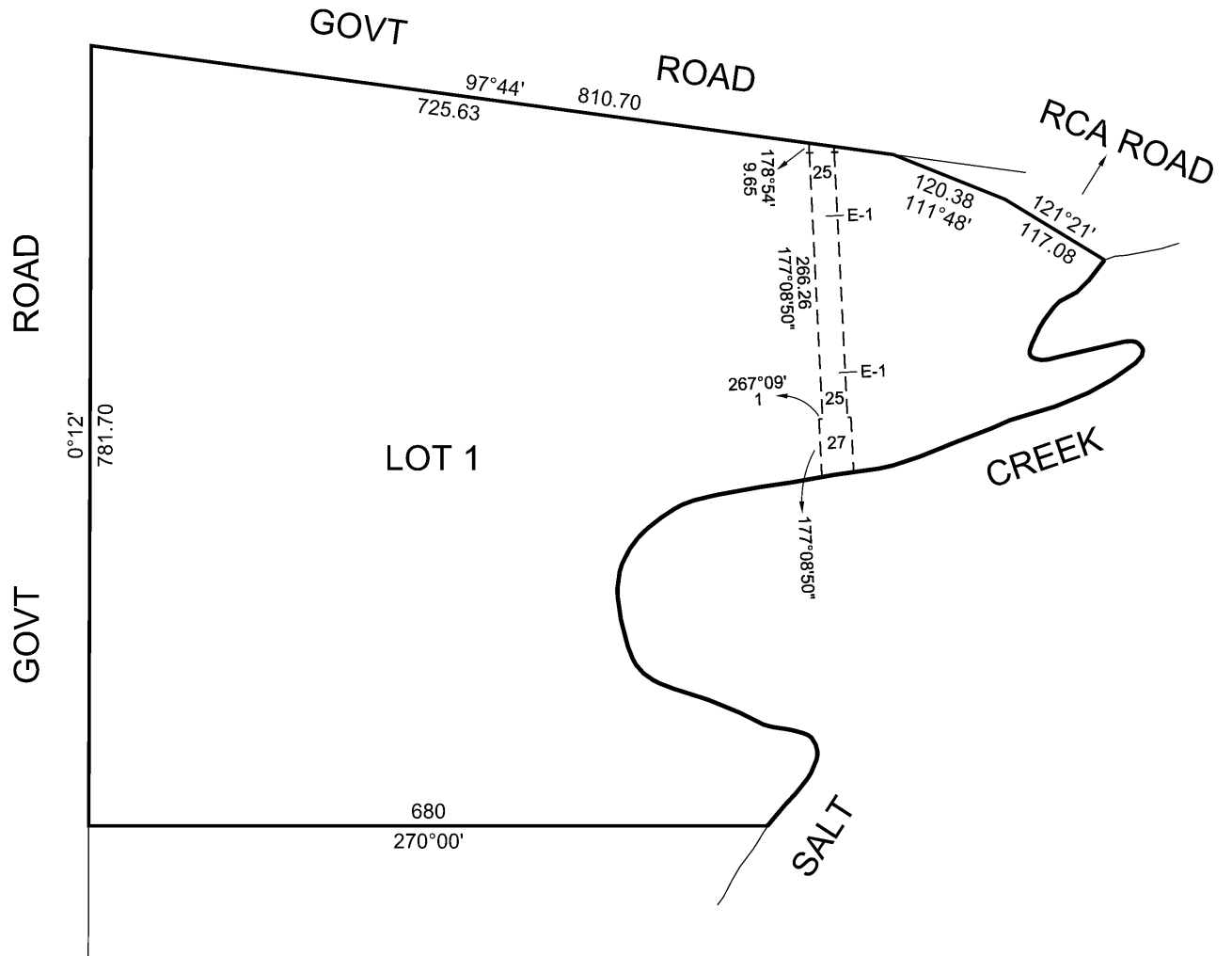
SCALE

DEALING / FILE No:  
GOVERNMENT GAZETTE No:

SHEET 2

# TITLE PLAN

# TP11005R



**ADVERTISED  
PLAN**

LENGTHS ARE IN METRES

SCALE  
—

DEALING / FILE No:  
GOVERNMENT GAZETTE No:

SHEET 3



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

VOLUME 10273 FOLIO 497

Security no : 124114854177G  
Produced 10/05/2024 01:19 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 347828G.  
PARENT TITLE Volume 09217 Folio 491  
Created by instrument PS347828G 13/03/1996

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PAULINE MARGARET ARMSTRONG  
DAVID WALTER IAN ARMSTRONG both of 1089 HAMILTON HIGHWAY HEXHAM VIC 3273  
AF312515L 03/09/2007

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS347828G 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: 593 HAMILTON HIGHWAY MORTLAKE VIC 3272

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>		<b>STAGE NO.</b> /	<b>LTO use only</b> <b>EDITION 2</b>	<b>Plan Number</b> <b>PS 347828G</b>
<b>Location of Land</b> <b>Parish:</b> CONNEWARREN  <b>Township:</b> _____ <b>Section:</b> 2 <b>Crown Allotment:</b> 7 (PART) <b>Crown Portion:</b> _____  <b>LTO Base Record:</b> PARISH PLAN <b>Title Reference:</b> VOL. 9217 FOL. 491  <b>Last Plan Reference:</b> LOT 1 ON L.P. 121574 <b>Postal Address:</b> HAMILTON HIGHWAY (at time of subdivision) HEXHAM 3273  <b>AMG Co-ordinates</b> E 654150 Zone: 54 (of approx. centre of land in plan) N 5788700		<b>Council Certificate and Endorsement</b> Council Name: SHIRE OF MOYNE Ref: 37/S95 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage.....</del> Council delegate <del>Council seal</del> Date 30 / 11 / 95 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>Vesting of Roads and/or Reserves</b>				
Identifier	Council/Body/Person			
NIL	NIL			
<b>Notations</b>				
<b>Staging</b> This <del>is</del> is not a staged subdivision Planning Permit No. _____				
<b>Depth Limitation</b> 15.24 METRES BELOW THE SURFACE. APPLIES TO ALL LAND IN THE PLAN.				
DIMENSIONS UNDERLINED AROUND PART OF LOT 2 ARE NOT THE SUBJECT OF THIS SURVEY.				
<h1 style="color: red;">ADVERTISED PLAN</h1>				
<b>Survey</b> This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 1 In Proclaimed Survey Area No. _____				
<b>Easement Information</b>				<b>LTO use only</b>
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/> Date 30 / 1 / 96
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY SUPPLY CONDITION IN C/G V.8821.	SEE DIAG	L.P. 121574	LOTS ON L.P 121574
E-2	FOL 378 FOR ELECTRICITY SUPPLY.	SEE DIAG	C/G V.8821 F.378	SECV.
E-3	WATER SUPPLY	3	THIS PLAN	LOT 1 ON THIS PLAN
E-4	TRANSMISSION OF ELECTRICITY	25	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
ADSHEAD & McQUIE PTY. LTD. LAND & ENGINEERING SURVEYING CONSULTANTS, PLANNERS 63 KEPLER STREET WARRNAMBOOL 3280 TEL 055 623752 FAX 055 611659 A.C.N. 005064960				LICENSED SURVEYOR (PRINT) JOHN SZWAJ SIGNATURE..... DATE / / REF 1254 VERSION 02 DATE 30 / 11 / 95 COUNCIL DELEGATE SIGNATURE Original sheet size A3

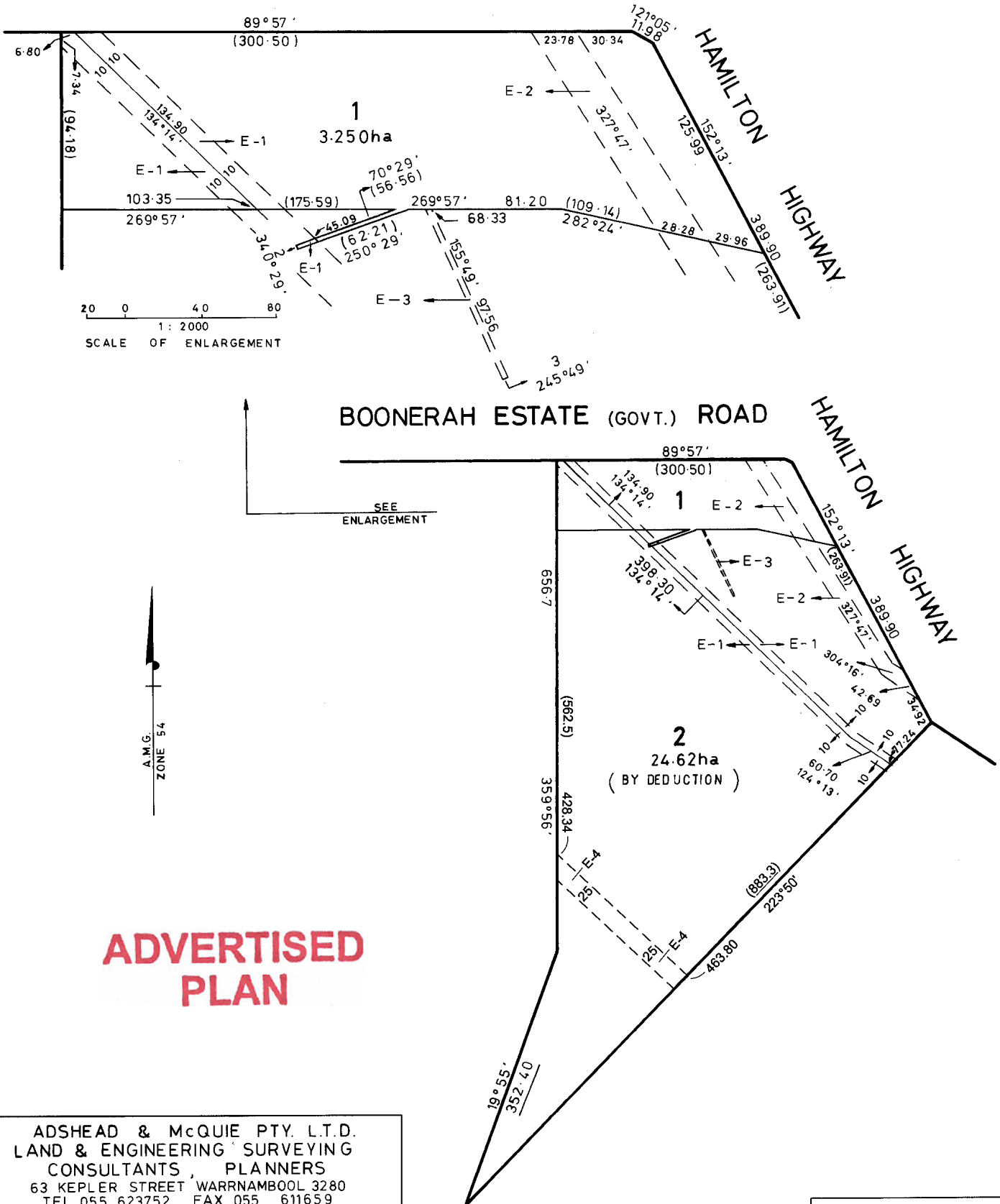
**PLAN OF SUBDIVISION**

Stage No. /

Plan Number

**PS 347828G**

**BOONERAH ESTATE (GOVT.) ROAD**



SCALE OF ENLARGEMENT  
1: 2000

A.M.G. ZONE 54

**ADVERTISED PLAN**

ADSHEAD & McQUIE PTY. L.T.D.  
LAND & ENGINEERING SURVEYING  
CONSULTANTS, PLANNERS  
63 KEPLER STREET WARRNAMBOOL 3280  
TEL 055 623752 FAX 055 611659  
A.C.N. 005064960

ORIGINAL	SCALE
SCALE 1:5000	SHEET SIZE A3
<p>LENGTHS ARE IN METRES</p>	

LICENSED SURVEYOR (PRINT) JOHN SZWAJ  
SIGNATURE..... DATE / /  
REF 1254 VERSION 02

Sheet 2 of 2 sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

0 10 20 30 40 50 60 70 80 90 100 mm





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

VOLUME 10785 FOLIO 016

Security no : 124114950608Q  
Produced 14/05/2024 01:57 PM

LAND DESCRIPTION

Crown Allotment 1 Section 10 Parish of Connewarren.  
PARENT TITLE Volume 08623 Folio 759  
Created by instrument AC690633R 23/02/2004

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
AUSTRALIAN BLUEGUM PLANTATIONS PTY LTD of MINTER ELLISON LEVEL 23 535  
COLLINS STREET MELBOURNE VIC 3000  
AG859436V 10/11/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG865136Y 12/11/2009  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP369797D 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: CONNEWARREN LANE MORTLAKE VIC 3272

ADMINISTRATIVE NOTICES

NIL

eCT Control 20596W AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 11/10/2019

DOCUMENT END

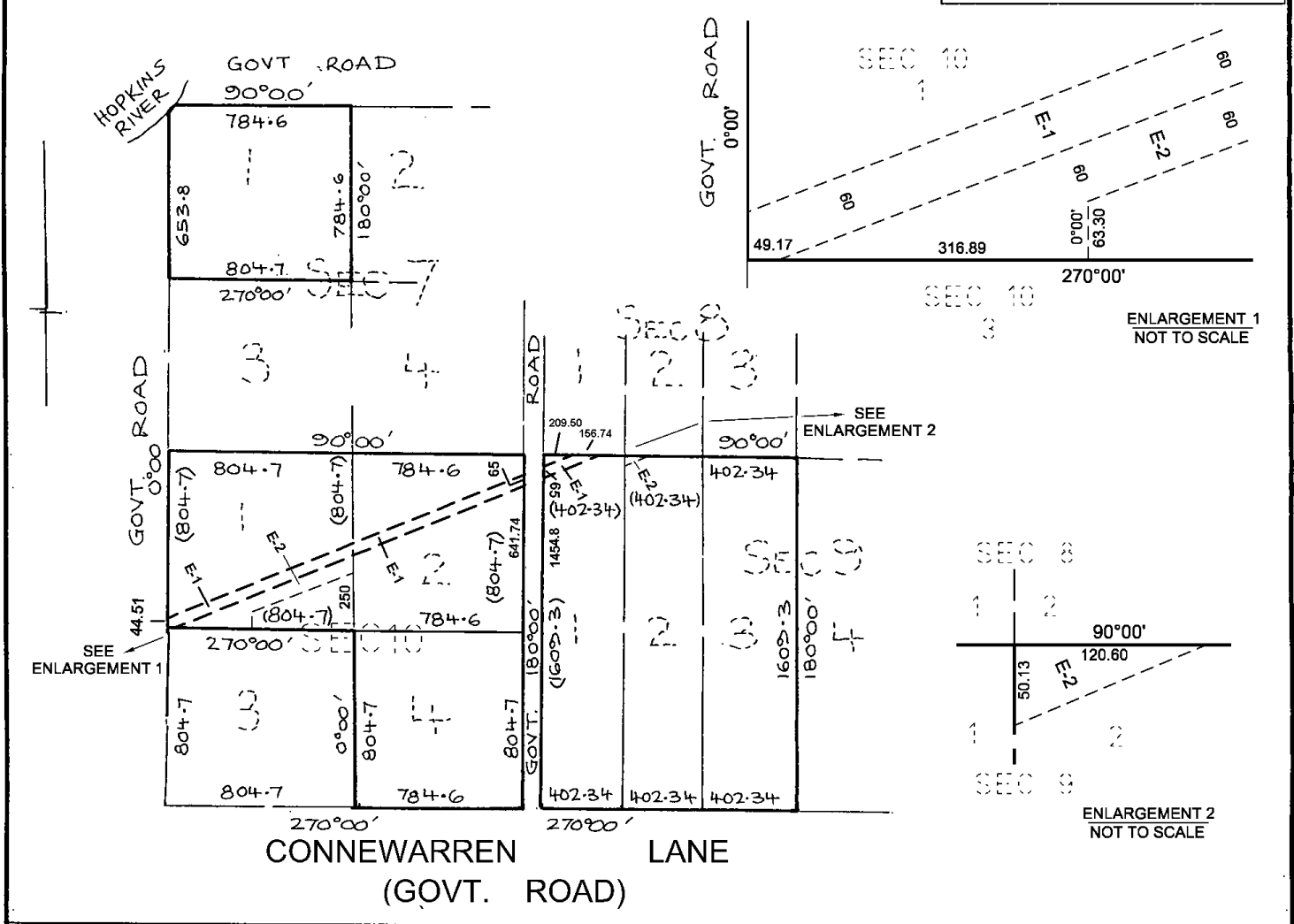
Delivered from the LANDATA® System by GlobalX Pty Ltd

**ADVERTISED  
PLAN**

<b>TITLE PLAN</b>	<b>EDITION 3</b>	<b>TP369797D</b>
-------------------	------------------	------------------

<p style="text-align: center;"><b>Location of Land</b></p> <p>Parish: Connewarren                  Crown Allotment: 1 Section 7                  Crown Allotment: 1, 2, 3 Section 9                  Crown Allotment: 1, 2, 4 Section 10                  Title References: Vol.8623 Fol.759                  Depth Limitation: Nil</p>	<p style="font-size: 2em; color: red;"><b>ADVERTISED PLAN</b></p>
---	---

Easement Information					THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  Checked by  ..... Date 24, 02, 2004 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
E-1	TRANSMISSION OF ELECTRICITY	60	K428912	SEC	
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG	AS468005A	AUSNET TRANSMISSION GROUP PTY LTD	



<b>LENGTHS ARE IN METRES</b>	<b>SCALE</b>	<b>SHEET SIZE A3</b>	<b>FILE NO: AC690629G</b>
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LAND VICTORIA MARLAND HOUSE 570 Bourke St. Melbourne - 3000	Drawn By:	DEALING CODE:	Sheet 1 of 1
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10415 FOLIO 595

Security no : 124115342929E  
Produced 28/05/2024 01:49 PM

LAND DESCRIPTION

Lot 1 on Title Plan 012057Q.  
Created by Application No. 085954G 01/10/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
Application No. 085954G 01/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AX358218C 16/10/2023

Caveator  
BRIGHTNIGHT AUSTRALIA PTY LTD ACN: 650335265  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
09/08/2023  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
THE DIRECTOR(S) of LEVEL 3 162 COLLINS STREET MELBOURNE VIC 3000

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 TP012057Q 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: BOONERAH ESTATE ROAD MORTLAKE VIC 3272

DOCUMENT END

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# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 28/05/2024 01:51:19 PM

Status	Registered	Dealing Number	AX358218C
Date and Time Lodged	16/10/2023 04:43:27 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	0694415-0002 (Draffe)

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

10263/611  
10263/612  
10263/613  
10415/595  
10415/597  
10415/615  
10415/616  
10415/617  
10431/237  
10431/238

**ADVERTISED  
PLAN**

### Caveator

Name	BRIGHTNIGHT AUSTRALIA PTY LTD
ACN	650335265

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

09/08/2023



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Estate or Interest claimed

Executory or Contingent Interest

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice

The Director(s)

Address

Floor Type	LEVEL
Floor Number	3
Street Number	162
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BRIGHTNIGHT AUSTRALIA PTY LTD
Signer Name	OLIVIA XUE QIAN YAN
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	16 OCTOBER 2023

---

### File Notes:

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED  
PLAN**

<b>EDITION 2</b>		<b>TITLE PLAN TP12057Q</b>		
Location of Land Parish: HEXHAM EAST Township: 4B AND 4 (PT) & 5 (PT) Crown Allotment: 2 1 Section: - Crown Portion: -  LTO base record: S.D.M.B.-C (RURAL) Last plan Reference: Title Reference: Depth Limitation: NIL		Notations  Warning as to dimensions : Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.  THE ABOVE WARNING ONLY APPLIES TO LOTS 1 & 2 HEREIN		
Easement Information				THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement				
Easement Reference	Purpose/Authority	Width	Origin	Land benefited/In favour of
E-1	TRANSMISSION OF ELECTRICITY	25m	AQ917427P	AUSNET TRANSMISSION GROUP PTY LTD
Checked by <i>[Signature]</i> Date <b>27 NOV 1998</b> Assistant Registrar of Titles				
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <h2 style="color: red; margin: 0;">ADVERTISED PLAN</h2> </div> <div style="width: 65%;"> </div> </div>				
BOONERAH ESTATE ROAD				
LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	FILE No. AP85954G	
				DEALING CODE 26D
Sheet 1 of 1				





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

VOLUME 10415 FOLIO 596

Security no : 124115342954B  
Produced 28/05/2024 01:49 PM

LAND DESCRIPTION

Lot 2 on Title Plan 012057Q.  
Created by Application No. 085954G 01/10/1998

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DRAFFEN PROPERTIES PTY LTD of 98 JAMIESON STREET WARRNAMBOOL 3280  
Application No. 085954G 01/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP012057Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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

VOLUME 11230 FOLIO 337

Security no : 124115343006V  
Produced 28/05/2024 01:50 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 620663R.  
PARENT TITLE Volume 11083 Folio 496  
Created by instrument PS620663R 11/10/2010

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
ORIGIN ENERGY POWER LTD of "LEVEL 45, AUSTRALIA SQUARE," 268-274 GEORGE  
STREET SYDNEY NSW 2000  
PS620663R 11/10/2010

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS620663R 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: 1154 CONNEWARREN LANE MORTLAKE VIC 3272

DOCUMENT END

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**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr style="width:50%; margin: auto;"/>	LTO use only <b>EDITION 4</b>	<b>PS620663R</b>
----------------------------	---	----------------------------------	------------------

<b>Location of Land</b> PARISH      CONNEWARREN SECTION     11 CROWN ALLOTMENTS 3 AND PARTS OF 2 AND 4  Title Reference:      Vol 11083      Fol 496  Last Plan References: PS543659K (Lot 1)  Postal Address:      1154 CONNEWARREN LANE MORTLAKE 3272  MGA Co-ordinates:    E      646 370 (Of approx. centre of plan) N    5 786 000      Zone 54	<b>Council Certification and Endorsement</b> Council Name: MOYNE SHIRE COUNCIL      Ref: 80810/0030 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11 (7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 —</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  Open Space  (i) A requirement for public open space under section 18 Subdivision Act 1988 <del>has</del> has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage</del>  Council Delegate Council seat  Date 21/9/10
<b>Vesting of Roads or Reserves</b>	
Identifier	Council/Body/Person
Nil	Nil

**Notations**

Depth Limitation: 15-24 metres below the surface	Staging      This is not a staged subdivision Planning Permit No. PL10/118
--	---

# ADVERTISED PLAN

Survey:- This plan is based on survey.  
 This survey has been connected to permanent marks no. 18 (CONNEWARREN)  
 In Proclaimed Survey Area No. —

**Easement Information**

<b>Legend:</b>	E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)
----------------	--

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AK259703K	SPI POWERNET PTY LTD	LR use only Statement of Compliance / Exemption Statement  Received <input checked="" type="checkbox"/>  Date 5 / 10 / 2010
E-2, E-9	CARRIAGEWAY AND DRAINAGE	17	THIS PLAN	LOT 2 THIS PLAN	
E-3, E-10	CARRIAGEWAY, DRAINAGE, GAS, TELECOMMUNICATIONS	3	THIS PLAN	LOT 2 THIS PLAN	LR use only PLAN REGISTERED TIME 10:35 am DATE 11 / 10 / 2010  <b>R. W. Grimwood</b> Assistant Registrar of Titles  Sheet 1 of 3 sheets
E-3, E-10	POWERLINE	3	THIS PLAN- SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD	
E-3	WATER SUPPLY	3	THIS PLAN	WANNON REGION WATER CORPORATION	
E-4, E-7	DRAINAGE	15	THIS PLAN	LOT 2 THIS PLAN	
E-5, E-8	POWERLINE	2	THIS PLAN- SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD	
E-6, E-7, E-8, E-9, E-10	WATER SUPPLY	SEE DIAG	THIS PLAN	WANNON REGION WATER CORPORATION	
E-11	POWERLINE	SEE DIAG	THIS PLAN- SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD	

Paul Crowe Surveyor BOX 6094 HAWTHORN 3122 Mob. 0419 515 422    P/Fax 9815 2493 crowe@anson.com.au  ABN 59521601183	LICENSED SURVEYOR      PAUL DENIS CROWE  SIGNATURE       DATE 27 / 07 / 2010  REF 1485      VERSION 5	DATE 21/9/10 COUNCIL DELEGATE SIGNATURE  Original sheet size      A3
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11230 FOLIO 338

Security no : 124115343029V  
Produced 28/05/2024 01:50 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 620663R.  
PARENT TITLE Volume 11083 Folio 496  
Created by instrument PS620663R 11/10/2010

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

AUSNET TRANSMISSION GROUP PTY LTD of 2 SOUTHBANK BOULEVARD SOUTHBANK VIC  
3006  
AN020808C 16/08/2016

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS620663R 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)

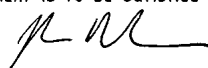
Street Address: CONNEWARREN LANE MORTLAKE VIC 3272

DOCUMENT END

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**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>	Stage No.  /	LTO use only  <b>EDITION 4</b>	<b>PS620663R</b>
----------------------------	--------------------	--------------------------------------	------------------

<b>Location of Land</b> PARISH CONNEWARREN SECTION 11 CROWN ALLOTMENTS 3 AND PARTS OF 2 AND 4  Title Reference: Vol 11083 Fol 496  Last Plan References: PS543659K (Lot 1)  Postal Address: 1154 CONNEWARREN LANE MORTLAKE 3272  MGA Co-ordinates: E 646 370 (Of approx. centre of plan) N 5 786 000 Zone 54	<b>Council Certification and Endorsement</b> Council Name: MOYNE SHIRE COUNCIL Ref: 80810/0030 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11 (7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  Open Space  (i) A requirement for public open space under section 18 Subdivision Act 1988 <del>has</del> has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage</del>  Council Delegate  Council seat  Date 21/9/10
<b>Vesting of Roads or Reserves</b>	
Identifier	Council/Body/Person
Nil	Nil

**Notations**

Depth Limitation: 15-24 metres below the surface	Staging This is not a staged subdivision Planning Permit No. PL10/118
--	--

# ADVERTISED PLAN


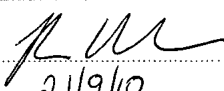
Survey:- This plan is based on survey.  
 This survey has been connected to permanent marks no. 18 (CONNEWARREN)  
 In Proclaimed Survey Area No. —

**Easement Information**

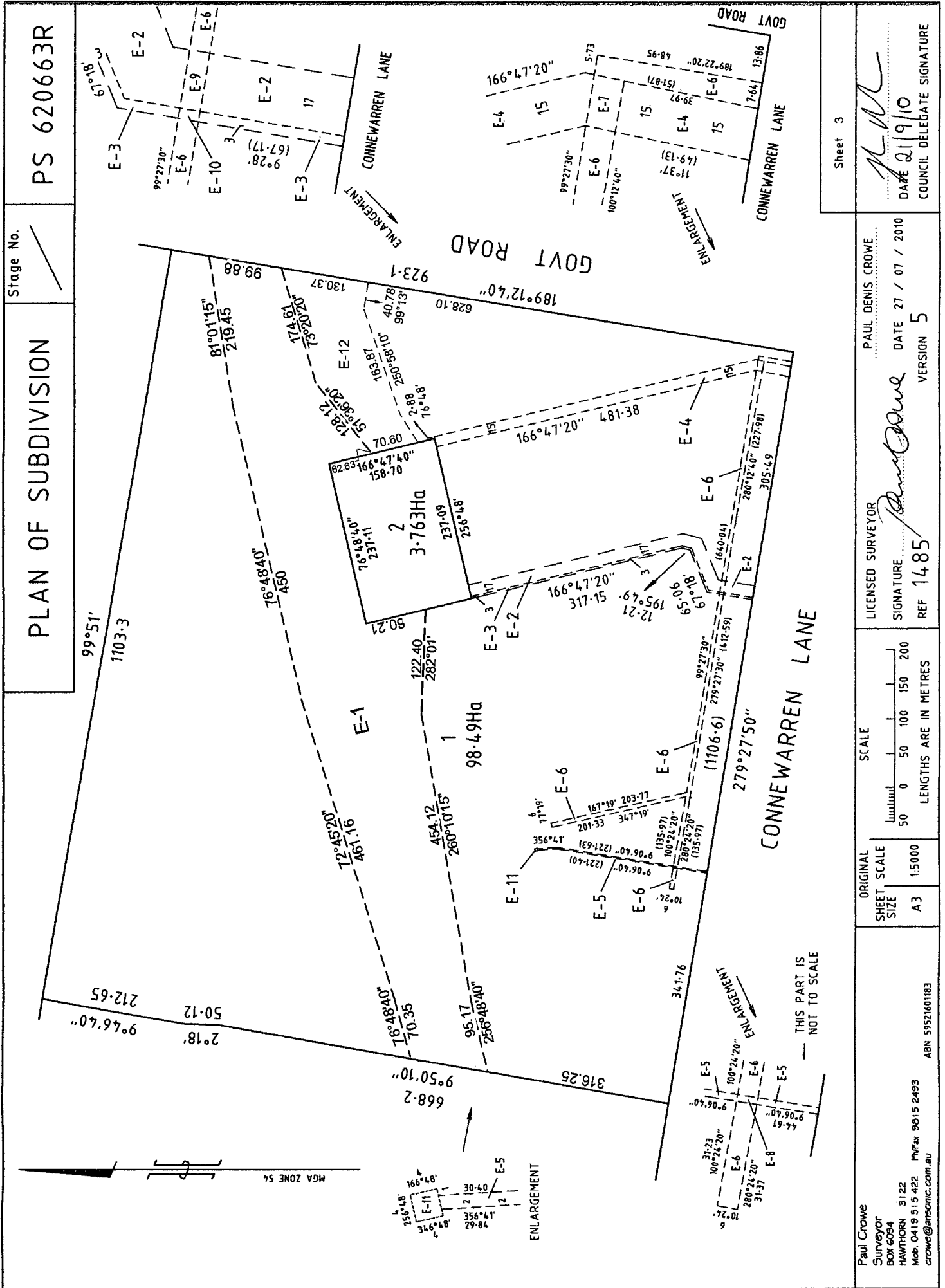
<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in Nature of an Easement A - Appurtenant Easement	LR use only Statement of Compliance / Exemption Statement
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Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AK259703K	SPI POWERNET PTY LTD
E-2, E-9	CARRIAGEWAY AND DRAINAGE	17	THIS PLAN	LOT 2 THIS PLAN
E-3, E-10	CARRIAGEWAY, DRAINAGE, GAS, TELECOMMUNICATIONS	3	THIS PLAN	LOT 2 THIS PLAN
E-3, E-10	POWERLINE	3	THIS PLAN- SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-3	WATER SUPPLY	3	THIS PLAN	WANNON REGION WATER CORPORATION
E-4, E-7	DRAINAGE	15	THIS PLAN	LOT 2 THIS PLAN
E-5, E-8	POWERLINE	2	THIS PLAN- SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-6, E-7, E-8, E-9, E-10	WATER SUPPLY	SEE DIAG	THIS PLAN	WANNON REGION WATER CORPORATION
E-11	POWERLINE	SEE DIAG	THIS PLAN- SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD

Received   
 Date 5/10/2010  
  
 LR use only  
 PLAN REGISTERED  
 TIME 10:35 am  
 DATE 11/10/2010  
  
**R. W. Grimwood**  
 Assistant Registrar of Titles  
  
 Sheet 1 of 3 sheets

Paul Crowe Surveyor BOX 6094 HAWTHORN 3122 Mob. 0419 515 422 P/Fax 9815 2493 crowe@anson.com.au  ABN 59521601183	LICENSED SURVEYOR PAUL DENIS CROWE  SIGNATURE  DATE 27 / 07 / 2010  REF 1485 VERSION 5	 DATE 21/9/10 COUNCIL DELEGATE SIGNATURE  Original sheet size A3
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Stage No. /

PLAN OF SUBDIVISION

PS 620663R

Sheet 3

DATE 21/9/10

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR

SIGNATURE

DATE 27 / 07 / 2010

VERSION 5

REF 1485

ORIGINAL SCALE

SHEET SIZE A3

SCALE 1:5000

LENGTHS ARE IN METRES

Paul Crowe  
 Surveyor  
 BOX 6094  
 HAWTHORN 3122  
 Mob: 0419 515 422 Fw/Fax 9015 2493  
 crowe@arsonic.com.au ABN 59521601183

ADVERTISED PLAN

