

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

Page 1 of 2

VOLUME 11950 FOLIO 847

Security no : 124116200055V
Produced 28/06/2024 11:18 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 737975T.
PARENT TITLES :
Volume 07861 Folio 181 Volume 09975 Folio 265
Created by instrument PS737975T 19/01/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AUSTRALASIAN CONFERENCE ASSOCIATION LTD of 148 FOX VALLEY ROAD WAHROONGA NSW
2076
PS737975T 19/01/2018

**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**

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ618619W 09/01/2018
WESTPAC BANKING CORPORATION

CAVEAT as to part AS866004H 03/01/2020
Caveator
TELSTRA CORPORATION LTD
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
26/08/2019
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
CORNWALLS
Notices to
CORNWALLS of LEVEL 10 114 WILLIAM STREET MELBOURNE VIC 3000

**ADVERTISED
PLAN**

CAVEAT as to part AX286876K 23/09/2023
Caveator
UNITED ENERGY DISTRIBUTION PTY LTD
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/12/2022
Estate or Interest
LEASEHOLD ESTATE
Prohibition
UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM
Lodged by
O'DONNELL SALZANO LAWYERS
Notices to
O'DONNELL SALZANO LAWYERS of LEVEL 4 11-19 BANK PLACE 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

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

plan set out under DIAGRAM LOCATION below.

NOTICE RETIREMENT VILLAGES ACT 1986
N733820G 28/09/1988

AGREEMENT Section 55A BUILDING CONTROL ACT 1981
R388499T 14/06/1991

DIAGRAM LOCATION

SEE PS737975T 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 22/01/2018

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS737975T

DOCUMENT END

**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**

**ADVERTISED
PLAN**



Imaged Document Cover Sheet

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

| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | PS737975T |
| Number of Pages (excluding this cover sheet) | 2 |
| Document Assembled | 28/06/2024 11:18 |


Copyright and disclaimer notice:

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

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

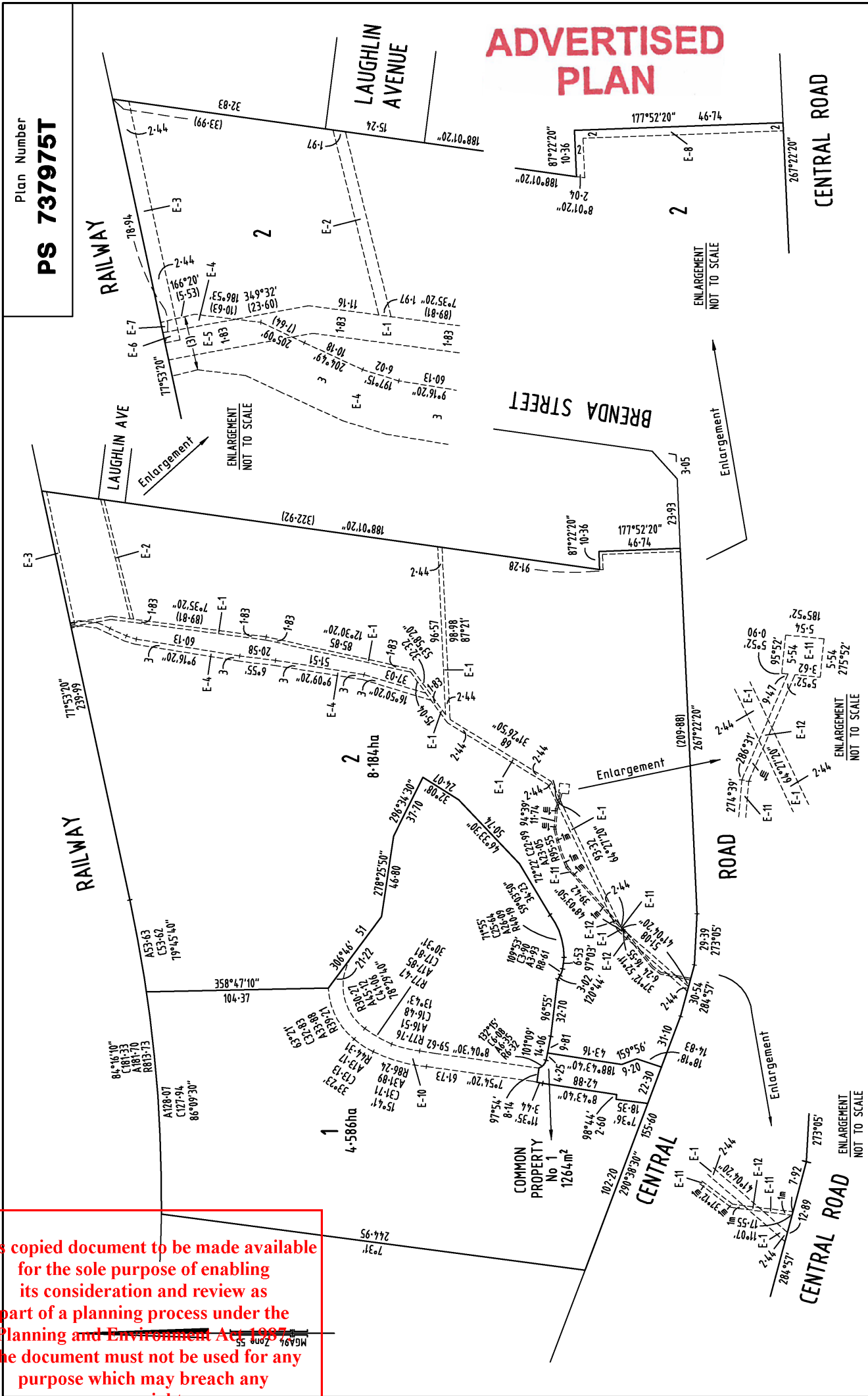
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

| | | | | | |
|--|--|---|--|--|---------------------|
| PLAN OF SUBDIVISION | | LV USE ONLY EDITION 1 | PS 737975T | | |
| Location of Land Parish: - NUNAWADING Township: - Section: - Crown Allotment: - Crown Portion: - 78 & 79 (PARTS) Title References: c/t Vol. 9975 - Fol. 265 c/t Vol. 7861 - Fol. 181 Last Plan Reference: - PC 352693N & LP 24499 (Lot 3) Postal Address: 161 CENTRAL ROAD (At time of subdivision) NUNAWADING 3131 MGA94 Co-ordinates: E 338 790 Zone: 55 (GDA 94) (Of approx. centre of plan) N 5812 223 | | Council Name: Whitehorse City Council Council Reference Number: CRT/6306 Planning Permit Reference: WH/2016/183 SPEAR Reference Number: S082549C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 02/03/2017 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Aileen Lam for Whitehorse City Council on 01/11/2017 Statement Of Compliance issued: 01/11/2017 | | | |
| VESTING OF ROADS AND/OR RESERVES | | NOTATIONS | | | |
| IDENTIFIER | COUNCIL/BODY/PERSON | THE OTHER PURPOSE OF THIS PLAN IS VARY EASEMENT E-8 IN ACCORDANCE WITH PLANNING PERMIT No WH/2017/669 <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> 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 ADVERTISED PLAN </div> | | | |
| NIL | NIL | | | | |
| NOTATIONS | | | | | |
| DEPTH LIMITATION - DOES NOT APPLY | | LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES. | | | |
| Survey: This plan is based on survey To be completed where applicable. This survey has been connected to permanent marks no(s). "NUNAWADING PM 762" "(Omnistar VRS)" Not in Proclaimed Survey Area. Staging: This is not a staged subdivision. Planning Permit No WH/2016/183 | | | | | |
| EASEMENT INFORMATION | | | | | |
| Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | | |
| SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN | | | | | |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/in Favour Of | |
| E-1,E-5,E-6,E-12 E-2 E-3,E-6,E-7 E-4,E-5,E-6,E-7 E-8 E-10 E-11, E-12 | SEWERAGE SEWERAGE DRAINAGE & SEWERAGE DRAINAGE DRAINAGE & SEWERAGE SUPPLY OF ELECTRICITY (THROUGH UNDERGROUND CABLE) | See diag 1.83 2.44 3 See Diag See Diag See Diag See Diag | B401034 B863592 A510910 G270636 LP24499 THIS PLAN THIS PLAN THIS PLAN | MMBW MMBW C/T 3049/716 & C/T 9256/117 LOT OF NUNAWADING LOTS ON LP 24499 LOT 1 ON THIS PLAN LOT 2 ON THIS PLAN UNITED ENERGY DISTRIBUTION PTY LTD | |
|  Bortoli Wellington Pty Ltd ABN 48 089 841 498 Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Ferntree Gully Road, OAKLEIGH EAST, VIC, 3166 PO Box 776 MOUNT WAVERLEY VIC 3149 E: survey@bortoliwellington.com.au T: (03) 9543 5855 | | REF N° 1498E | VERSION 1.6 | ORIGINAL SHEET SIZE A3 | Sheet 1 of 3 Sheets |
| Digitally signed by: Scott David Wellington (Bortoli Wellington Pty Ltd), Surveyor's Plan Version (1.6), 31/10/2017, SPEAR Ref: S082549C | | | PLAN REGISTERED TIME: 11:57 DATE: 19/01/18 B.J.S. Assistant Registrar of Titles | | |

Plan Number
PS 737975T

ADVERTISED PLAN



| | |
|--|--|
| <p>Bortoli Wellington Pty Ltd <small>ABN 46 689 841 408</small> Licensed Land Surveyors, Property Development Consultants Unit 14, 104 Pemrose Gully Road, OKLAIRGH EASLEY, VIC, 3166 PO Box 776 MOUNT WAVERLEY VIC 3146 E: survey@bortoliwellington.com.au T: (09) 9542 5855 2017-10-02 14.98E-2 1/18/18</p> | <p>Amended by: Scott David Wellington, 18/01/2018.</p> |
| | <p>Scale: 1:2000 Lengths are in metres</p> |
| <p>ORIGINAL SCALE: 1:2000 SHEET SIZE: A3</p> | <p>REF N° 1498E</p> |
| <p>VERSION 1.6</p> | <p>Sheet 2</p> |
| <p>Digitally signed by: Scott David Wellington (Bortoli Wellington Pty Ltd), Surveyor's Plan Version (1.6), 31/10/2017, SPEAR Ref: S082549C</p> | <p>Digitally signed by: Whitehorse City Council, 01/11/2017, SPEAR Ref: S082549C</p> |

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

Imaged Document Cover Sheet

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

| | |
|---|-------------------------|
| Document Type | Instrument |
| Document Identification | N733820G |
| Number of Pages (excluding this cover sheet) | 4 |
| Document Assembled | 28/06/2024 11:18 |

Copyright and disclaimer notice:

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

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

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

**ADVERTISED
PLAN**

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

REC'D.

280988 1125 MISC \$0 N733820G

280988 1125 MISC \$0 N733820G

McMAHON, FEARNLEY & KAYNES

RETIREMENT VILLAGES ACT 1986

AMENDED

RETIREMENT VILLAGE NOTICE

13 OCT 1989

With consent of Solicitor for *allotment*

The Retirement Villages Act 1986 applies to:

1. ^{Sheet} Part of the land in Lots ¹⁰ 11 and 12 on Plan of Subdivision No. 4427, ^{as is coloured red on the plan submitted and marked with the letter A} being part of the land described in Certificate of Title Volume 8713 Folio 464.
2. The whole of the land more particularly described in Certificate of Title Volume 9773 Folio 640.
3. ^{Sheet} Part of the land in Crown Allotment 19, ^{as is coloured red on the plan submitted and marked with the letter B} being part of the land described in Certificate of Title Volume 5987 Folio 268.
4. The whole of the land more particularly described in Certificate of Title Volume 8386 Folio 982.

Name and description of last registered owner (if land not under the operation of the Transfer of Land Act 1958):

Not applicable

AMENDED
31 OCT 1989

DATED the 17th day of June 1988.

With consent of Solicitor for *allotment*

Name and address of person lodging this Notice:

AUSTRALASIAN CONFERENCE ASSOCIATION LTD.
whose registered office was formerly at 8 Yarra Street, Hawthorn, but which is now at 141 Central Road, Nunawading in the State of Victoria.

Signature of person lodging this Lot Notice:

McMahon, Fearnley & Kaynes
Solicitors for the registered owner

Per: *R. W. Fearnley*
R. W. Fearnley

Signature of Witness:

Brett McMahon

THE COMMON SEAL OF AUSTRALASIAN CONFERENCE ASSOCIATION LIMITED)
was hereunto affixed pursuant to)
a resolution of the Board of)
Management in the presence of:-)

R. Hill

B. Hill

Members of the Board of Management

J. Roberts
Asst. Sec.

ADVERTISED PLAN

Retirement Villages Act 1986

- 9/ V. 8713 F 464 (PA)*
- 9/ V 9773 F 640 (6th)*
- 9/ V. 5987 F 268 (PA)*
- 9/ V. 8386 F 982 (6th)*

27/3/89
X [Signature]

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



29
16
88.

AUSTRALASIAN CONFERENCE ASSOCIATION
LTD.

RETIREMENT VILLAGE NOTICE

McMahon, Fearnley & Kaynes,
Solicitors,
127 Queensbridge Square,
SOUTH MELBOURNE. 3205
Tel. 614 5000
Ref: BHMCM:SR

**ADVERTISED
PLAN**

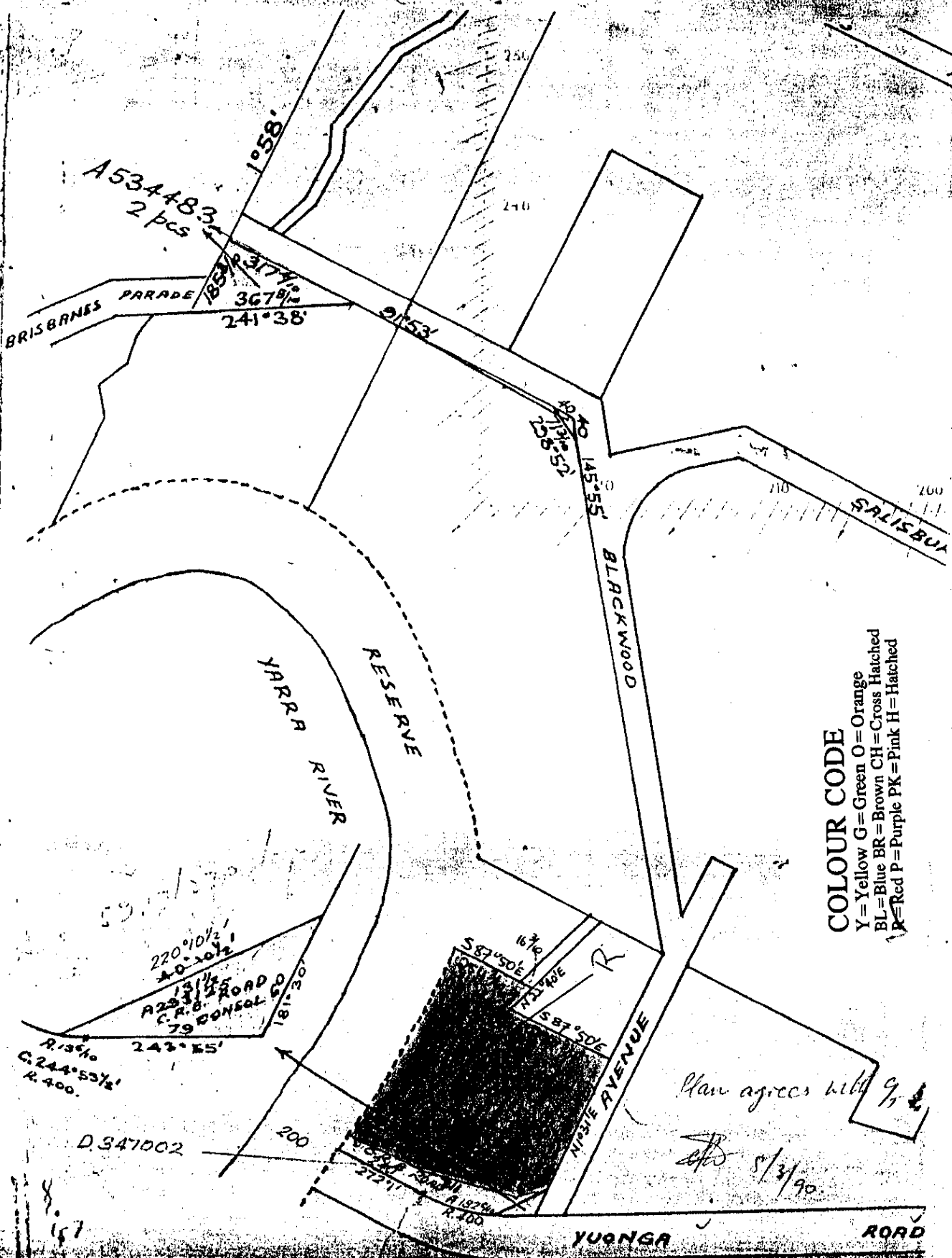
**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

10372

ADVERTISED PLAN

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.

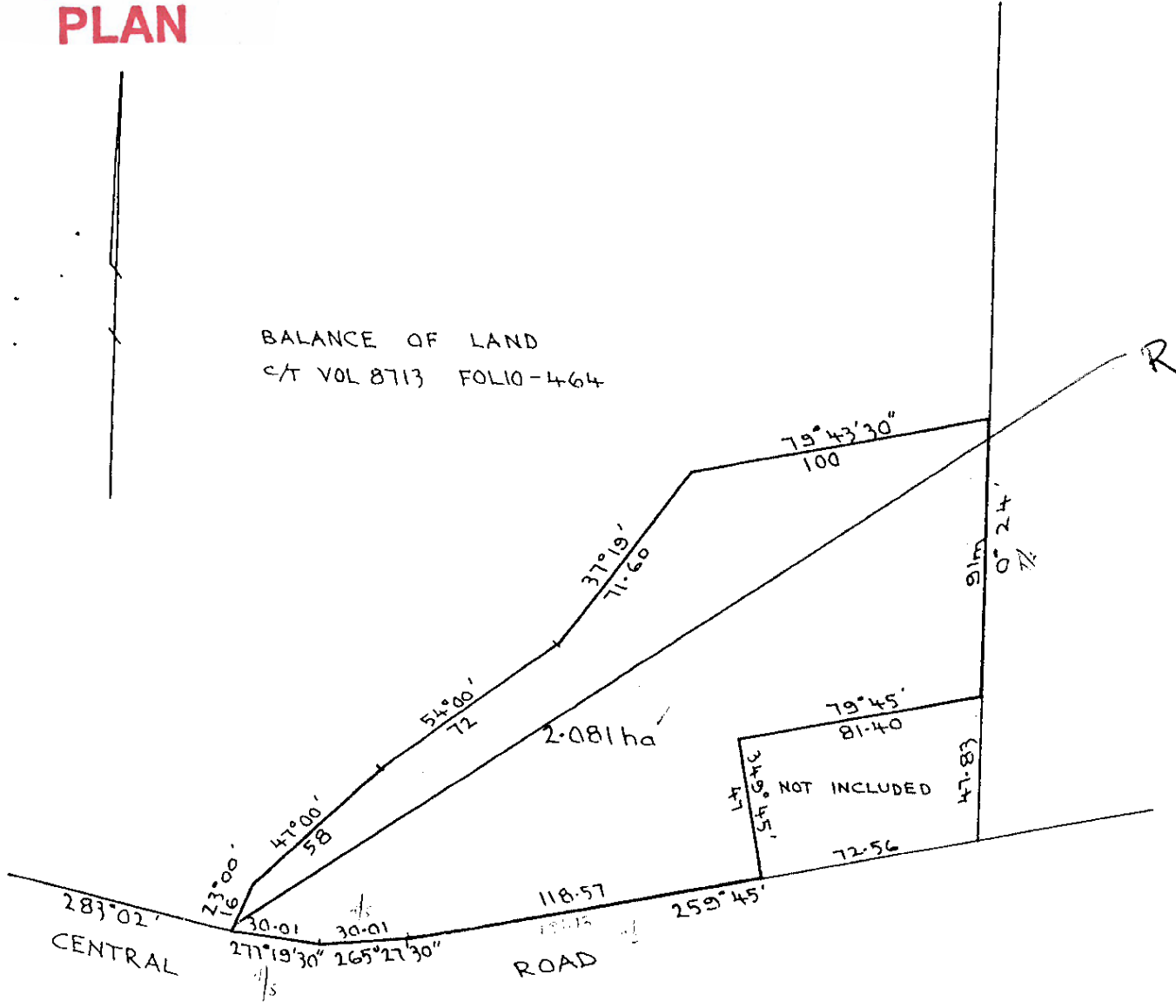
OF TITLES PPE COUNTER "B" PHOTOCOPY SUPPLIED BY DEC



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

~~"B"~~ "A"

ADVERTISED PLAN



LENGTHS ARE IN METRES
SCALE - 1:2000

Handwritten notes:
The area is...
as mathematically correct.
2/6/24

COLOUR CODE
Y=Yellow G=Green O=Orange
BL=Blue BR=Brown CH=Cross Hatched
R=Red P=Purple PK=Pink H=Hatched



Imaged Document Cover Sheet

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

| | |
|---|-------------------------|
| Document Type | Instrument |
| Document Identification | R388499T |
| Number of Pages (excluding this cover sheet) | 12 |
| Document Assembled | 28/06/2024 11:18 |

Copyright and disclaimer notice:

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

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

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

**ADVERTISED
PLAN**

Lodged By **RADDOK LONIE & GIBSON**
Code .1167E.....

READ
R388499T
140691 2306 1150 50 123824 99T

VICTORIA

APPLICATION BY A RELEVANT AUTHORITY under Section 55A(7)(b) of the Building Control Act 1981 for ENTRY OF A MEMORANDUM OF AGREEMENT under Section 55A of the Building Control Act 1981.

The Relevant Authority under the Building Control Act 1981 and the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)
Certificates of Title Volume 6917 Folio 328 and Volume 8713 Folio 464
Certificate of title volume 9975 folio 265

ADDRESS OF THE LAND
163 Central Road, Nunawading

AMENDED
14 JUN 1991

RELEVANT AUTHORITY (name and address)
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF NUNAWADING
of Municipal Offices, Nunawading

With consent of
Solicitor for *applicants*

Determination of a Building Referees Board
File No: 4060957
Date: 22nd March, 1990

AGREEMENT DATE *15 February 1991*

AGREEMENT WITH (name and address)
AUSTRALASIAN CONFERENCE ASSOCIATION LTD. trading as Coronella Retirement Village
of 163 Central Road, Nunawading

A copy of the Agreement is attached to this Application.

Signature of Relevant Authority

R. W. HANNADE

Name of Officer

R. W. HANNADE

Date

15.3.91

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

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



ADVERTISED PLAN

VLTO
"This reproduction is the best obtainable from the original."

THIS AGREEMENT is made the 15th day of February 1991

B E T W E E N

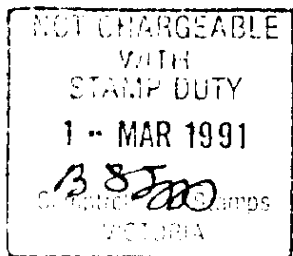
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF NUNAWADING
of Municipal Offices, Nunawading in the State of Victoria

("the Council")
of the one part

- and -

AUSTRALASIAN CONFERENCE ASSOCIATION LTD.
trading as Coronella Retirement Village of
163 Central Road, Nunawading in the State of Victoria

("the Owner")
of the other part



WHEREAS:

- A. The Owner is the registered proprietor of the land identified in the Plan of Consolidation in Dealing No. PC352693N being a consolidation of Lots 10, 11 & 12 on Plan of Subdivision No. 4427 Parish of Nunawading County of Bourke and being the whole of the land more particularly described in Certificates of Title Volume 6917 Folio 328 and Volume 8713 Folio 464 ("the land") on which is currently being erected the Coronella Homes for the Aged ("the development").
- B. The Owner has obtained from the Building Referees Board ("the Referees") a modification to Regulation 16.11 of the Victoria Building Regulations 1983 ("the determination"). The determination was granted subject to a number of conditions. A copy of the determination is annexed to this Agreement.

ADVERTISED PLAN

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

- C. The modification permits walls bounding sole occupancy units and public corridors to be constructed of dry wall construction in lieu of concrete or masonry provided that the various conditions set out in the determination are complied with.
- D. The Council is the Authority for the purposes of Section 55A of the Building Control Act 1981.
- E. The Owner and the Council have agreed to enter into an Agreement in accordance with Section 55A of the Building Control Act 1981 as required by the determination which stipulates as to a number of matters as hereinafter set out.

NOW THIS AGREEMENT witnesseth as follows:-

1. Interpretation

In this Agreement unless inconsistent with the context or subject matter -

"Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the land or any part thereof.

"The Act" shall mean the Building Control Act 1981 or any statute amending, consolidating or replacing the same.

"The V.B.R." shall mean the Victoria Building Regulations 1983 as in force at the date of this Agreement.

2. Owner's Covenants

The Owner with the intention that its covenants hereunder shall run with the land hereby covenants and agrees as follows:-

- a) that it will ensure that the Determination is complied with.

**ADVERTISED
PLAN**

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

- b) that in all respects other than those referred to in the Determination, it will comply with the provisions of the Act and the V.B.R.
- c) it will take all necessary steps and proceed without delay to consolidate the land into one title.
- d) that it will do all things necessary to ensure that the integrity of the dry wall construction system is maintained to the standard attained at the time of issue of the certificate of occupancy and to the satisfaction of the Building Surveyor.
- e) that it will procure within at least one year of the date of a Certificate of Occupancy for the development or any part thereof and to procure at at least yearly intervals thereafter or in accordance with a written request from the Council's Building Surveyor, the inspection and testing of the dry wall construction system in accordance with the determination by a suitably qualified and experienced person (such person to be approved by the Council (Consultant)) and agrees to implement or carry out repairs and/or mechanical works and/or maintenance and/or testing recommended or required by the Consultant or required by the Council or its Building Surveyor or in any event as may be required to ensure the integrity of the dry wall construction system as aforesaid.
- f) that it will promptly procure a written report from the Consultant as to the results of the said inspection referred to in (d) and further promptly submit such report to the Building Surveyor of the Council if and

**ADVERTISED
PLAN**

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

when requested by the Building Surveyor (together with such further reports as may be reasonably required by the Building Surveyor).

- g) that it will promptly provide to the Building Surveyor details of any repair work or other work carried out or necessary to ensure compliance with this Agreement.
- h) to promptly comply with the reasonable directions of the Council or its Building Surveyor and/or recommendations of the Consultant or otherwise given concerning any necessary maintenance or rectification work to ensure compliance with this Agreement.
- i) it will do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificates of Title to the land in accordance with Section 55A(7)(b) of the Act including signing any further Agreement acknowledgement or document to enable the said Memorandum to be registered under that Section.
- j) it will pay on demand the Council's solicitor/client costs of and incidental to the preparation and execution of this Agreement and the registration of a Memorandum of the Agreement at the Land Titles Office pursuant to Section 55A(7)(b) of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Land Titles Office.

**ADVERTISED
PLAN**

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 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

3. Owner's Default

- a) should the Owner fail to comply with the terms and conditions of this Agreement and further fail to remedy such default within fourteen days of notice in writing of such default from the Council, or its building surveyor, the Owner covenants and agrees that the Council by its servants, agents or contractors may carry out inspections, may employ consultants and/or may enter the land and rectify the default and the Owner will pay to the Council all costs and expenses (including solicitor/client legal costs and consultant's fees) incurred by the Council as a result of the Owner's failure to comply with the Agreement or of any appeal to the Building Referees Board and the cost of any rectification work.
- b) The Owner acknowledges and agrees that if it has not complied with the requirements of the Consultant, the Council or its Building Surveyor within the time specified in any notice or requirement, the Council may direct that the development cease to be occupied and subject to its entitlement to appeal to the Referees under clause 4 of this Agreement, the Owner agrees to forthwith ensure that the development is vacated in accordance with such a requirement.
- c) the Owner acknowledges and agrees that it shall have no claim action suit or demand against the Council or its officers, employees or consultants for any injury, loss or damage which may be occasioned to it, the land or the building thereon, or the contents of any building

**ADVERTISED
PLAN**

thereon as the result of the Council exercising its powers under this clause and further, the Owner agrees to indemnify and keep indemnified the Council or its officers, employees or consultants against any claim, action, suit or demand arising out of or incidental to any works which may be necessary to comply with this Agreement, or the Owner's failure to comply with this Agreement, or any delay in complying with any Council requirement, or any appeal to the Building Referees Board, or the exercise by the Council of its powers under this clause.

4. Appeal to the Building Referees Board

If the Owner disagrees with a direction or a requirement given by the Council under Clause 2(g) or 3(a) of this Agreement, it may within but no later than seven days of the date of such requirement:-

- i) lodge at its cost an appeal to the Building Referees Board specifying the grounds of the appeal and the facts relied upon to support the appeal;
- ii) deliver a copy of such appeal to the Building Surveyor of the Council;

5. Additional Matters

- a) The burden of the covenants of the Owner hereunder shall run at law and in equity with the land and bind the Owner, the Owner's successors, assigns and transferees, the registered proprietor or proprietors for the time being of the land and every part thereof and the Council shall have the power to enforce the

**ADVERTISED
PLAN**

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

covenants against any person or persons deriving title from the Owner whether as owners of the whole or part of the land.

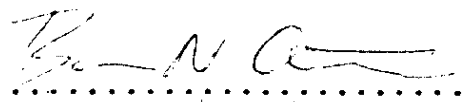

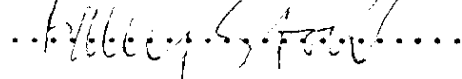
- b) any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by any of the parties against the other will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.
- c) any notice which may or is required to be given or made by the Council to the Owner shall be deemed sufficiently served on the Owner if forwarded by pre-paid registered post or left addressed to the Owner at its address shown herein or at any registered office of either the Owner or its successors or if forwarded by pre-paid post or left addressed to the Owner at the manager's office of the subject land or sent by facsimile transmission to the Owner's solicitors.
- d) if any provision of this Agreement is not valid it shall not affect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.
- e) A copy of this Agreement shall be lodged by the Owner with the Building Surveyor of the Council forthwith upon execution by the parties.

**ADVERTISED
PLAN**




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

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR)
COUNCILLORS AND CITIZENS OF THE)
CITY OF NUNAWADING was hereunto)
affixed in the presence of:)

 Mayor
 Councillor
 Town Clerk

THE COMMON SEAL of AUSTRALASIAN)
CONFERENCE ASSOCIATION LTD. was)
hereunto affixed in accordance with)
its Articles of Association in the)
presence of:)

 Director
 Secretary
 Assoc

**ADVERTISED
PLAN**

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

Control Act: 1981

VICTORIA

20 MAR 1990

PK:RV

TERMINATION OF A BUILDING-REFEREES BOARD

Application for modification of the Victoria Building Regulations

Application No 900273

Municipality City of Nunawading

subject Address 163 Central Road
Nunawading

Applicant Derek Hendry Pty Ltd

Class of Building III

Regulation/s to be Modified 16.11, 24.35, 47.8, 16.11

Nature of the modification/s sought

To permit:

1. 16.11 - walls bounding sole-occupancy units and public corridors to be constructed of dry wall construction in lieu of concrete or masonry.
2. 24.35 - two or more required exits providing egress to a street or open space to be connected at the level of discharge by a non-fire isolated passageway and lobby area.
3. 47.8 - walls of rooms containing combined sanitary and shower facilities as shown on the plans not to be provided with an approved impervious finish to a height of 1800mm throughout.
4. 16.11 - the deletion of the requirement for the roofs to common and sitting areas, lobbies and corridors to be protected with a ceiling having a resistance to the incipient spread of fire of 1 hour, and to be provided with roof lights.

Decision/s of the Board

1. Approved subject to:
 - (1) the walls being non-load bearing;
 - (2) the wall construction being tested in accordance with the following:
 - (A) Resistance to static pressure

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

ADVERTISED PLAN

ADVERTISED PLAN

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

VICTORIA

DETERMINATION OF A BUILDING REFEREES BOARD

A static test by the imposition of a uniformly distributed load (or its equivalent) of 0.25 kPa in accordance with the provisions for testing walls under transverse load in ASTM E72-80, except that the chamber method must not be used, and being in compliance with the damage and deflection criteria of (D) below;

(B) Resistance to impact -

A dynamic test by the action of the impact bag falling through a height of 100mm in accordance with the provisions for testing wall systems in ASTM E695-79(1983), except that -

(a) the points of impact must be set at 1.5 metres above finished floor level or 1.5 metres above the part of the specimen that corresponds to finished floor level;

(b) the impact bag must be not less than 225mm in diameter and not more than 260mm in diameter and weigh 27.2 kg (+ 0.1 kg - 0);

(c) the mass must be achieved by putting loose, dry sand into the bag and must be adjusted before each series of impact tests; and

(d) the method may be used also for walls that depart from the vertical or that are curved and in cases where the pendulum bag and suspension cannot be vertical at the instant of impact on a concave surface or a surface inclined towards the impact, the height of drop is the net height at the point of impact; and

demonstrating compliance with the damage and deflection criteria of (D) below;

(C) Resistance to surface indentation - (irrespective of material composition) in accordance with AS2185 such that no impression is more than 5mm in diameter.

(D) Criteria of compliance -

The following criteria must be adopted as required in (A), (B) and (C) above to determine compliance with the above tests:

(a) Damage - the construction must show no crack, penetration or permanent surface-deformation to a depth of more than 0.5mm nor must there be any other non-elastic deformation nor fastener failure.

(b) Deflection (Static pressure) - under static pressure the deflection of the construction must not be more than -

DETERMINATION OF A BUILDING REFEREES BOARD

(a) 1/100th of the height between supports (the span of the construction as tested); nor

(ii) 30mm.

(c) Deflection (Impact) - Under impact the instantaneous deflection of the construction must not be more than -

(i) 1/120th of the height between supports (the span of the construction as tested); nor

(ii) 30mm.

(3) The dry wall construction accommodating any anticipated movement in members abutting the dry wall construction and the components of the dry wall construction meeting the requirements of Part 20 of the regulations to the satisfaction of the Building Surveyor.

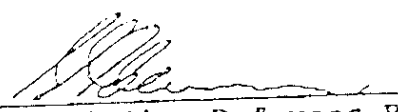
(4) The owner(s) entering into an agreement under section 55A of the Act, to ensure that the integrity of the dry wall construction system is maintained to the standard attained at the time of issue of the Certificate of Occupancy and to the satisfaction of the Building Surveyor.

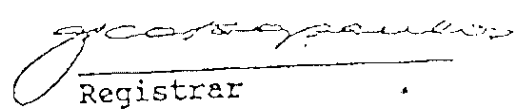
2. Approved.

3. Approved.

4. Approved.

Date of Hearing 15 March 1990


Chairman/Member, Building Referees Board


Registrar

Date Signed 22 / 3 / 90

OFFICE USE Ref GR:ABC Item No 14 File No 4060957

**ADVERTISED
PLAN**

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

Imaged Document Cover Sheet

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

| | |
|---|-------------------------|
| Document Type | Instrument |
| Document Identification | AS866004H |
| Number of Pages (excluding this cover sheet) | 3 |
| Document Assembled | 28/06/2024 11:18 |

Copyright and disclaimer notice:

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

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

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

**ADVERTISED
PLAN**

Caveat

Section 89 Transfer of Land Act 1958

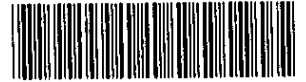
The information in this form is collected for the purpose of maintaining

AS866004H

03/01/2020

\$49.20

89



1. Land/s

Land Title

Volume 11950 Folio 847

Description PART OF THE LAND IN VOLUME 11950 FOLIO 847 SHOWN HATCHED IN ANNEXURE A

2. Caveator/s

Caveator

Name TELSTRA CORPORATION LIMITED

ACN 0 5 1 7 7 5 5 5 6

3. Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date of Claim

Date: (DD/MM/YYYY) 26/08/2019

4. Estate or Interest claimed

LEASEHOLD ESTATE

5. Prohibition

UNLESS I/WE CONSENT IN WRITING

6. Address for Service of Notice

Australian Legal Practitioner /Law Practice /Licensed Conveyancer /Conveyancing Practice /Caveator Name

CORNWALLS

Address

Property Name

Unit Type

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 10 Floor Suffix

Unit Street No 114

Street Name WILLIAM

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.

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

ADVERTISED PLAN

Caveat

Section 89 Transfer of Land Act 1958

The information in this form is c
used for the purpose of maintair

AS866004H



Caveator

Certifications

- 1.The Certifier has taken reasonable steps to verify the identity of the caveator.
- 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 legislation and any Prescribed Requirement.

Executed on behalf of TELSTRA CORPORATION LIMITED
 Signer Name MADDISON REZNIK
 Signer Organisation CORNWALLS
 Signer Role AUSTRALIAN LEGAL PRACTITIONER
 Signature

Execution Date 17/12/19

8. Lodging Party

Customer Code
 Reference 676M

ADVERTISED PLAN

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

AS866004H

03/01/2020 \$49.20 89



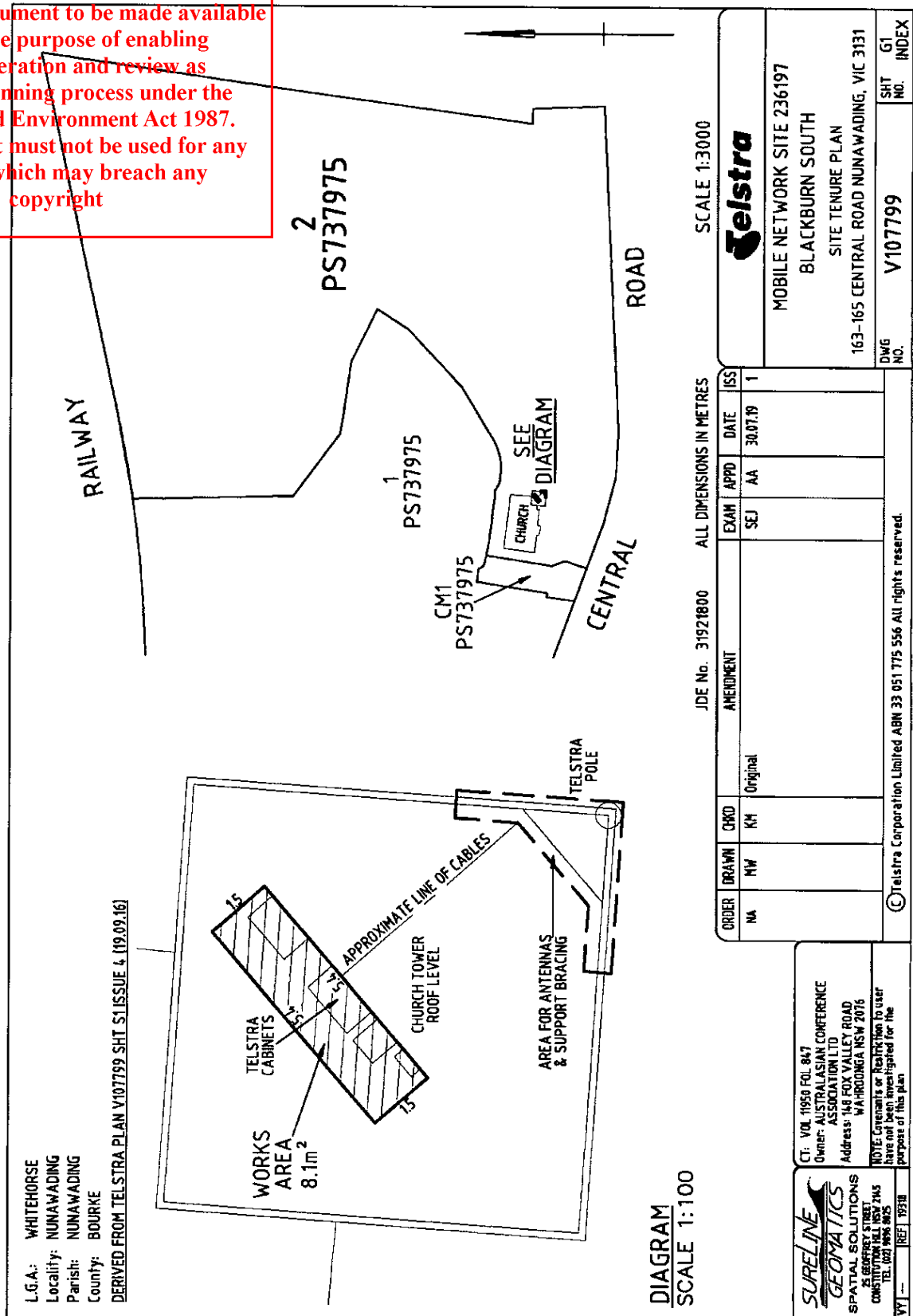
Annexure A to CAVEAT

Parties: Australasian Conference Association Ltd (ACN 000 003 930) and Telstra Corp (775 556)

Plan referred to under the heading "Land/s"

ADVERTISED PLAN

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



L.G.A.: WHITEHORSE
 Locality: NUNAWADING
 Parish: NUNAWADING
 County: BOURKE

DERIVED FROM TELSTRA PLAN V107799 SHT SLISSUE 4 (19.09.16)

DIAGRAM SCALE 1:100

SCALE 1:3000

| | | | |
|---|-------|--------------------------|----------------------------|
| JDE No. 31921800 | | ALL DIMENSIONS IN METRES | |
| ORDER | DRAWN | CHKD | AMENDMENT |
| NA | NW | KH | Original |
| EXAM | APPD | DATE | ISS |
| SEJ | AA | 30.07.19 | 1 |
| Telstra | | | MOBILE NETWORK SITE 236197 |
| BLACKBURN SOUTH | | | SITE TENURE PLAN |
| 163-165 CENTRAL ROAD NUNAWADING, VIC 3131 | | | DWG NO. V107799 |
| G1 | | | SHT NO. INDEX |
| © Telstra Corporation Limited ABN 33 051 775 556 All rights reserved. | | | A4 |

CT: VOL 11950 FOL 847
 Owner: AUSTRALASIAN CONFERENCE ASSOCIATION LTD
 Address: 148 FOX VALLEY ROAD
 WAHRONGA NSW 2076

NOTE: Conditions or Restrictions to user here not dealt investigated for the purpose of this plan

SURELINE
 GEOMATICS
 SPATIAL SOLUTIONS
 25 GEORGE STREET
 COMPTON WA 6048
 TEL: 08 9438 9933



Imaged Document Cover Sheet

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

| | |
|---|-------------------------|
| Document Type | Instrument |
| Document Identification | AX286876K |
| Number of Pages (excluding this cover sheet) | 3 |
| Document Assembled | 28/06/2024 11:18 |

Copyright and disclaimer notice:

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

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

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

**ADVERTISED
PLAN**

AX286876K

Caveat

Section 89 Transfer of Land Act

Privacy Collection Statement

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

1. Land/s

Land Title

Volume 11950 Folio 847

Description THE PART LAND MARKED 'L', 'E-1'
AND 'E-2' ON THE ATTACHED
PLAN

2. Caveator/s

*Caveator*Name UNITED ENERGY DISTRIBUTION
PTY LTD

ACN 0 6 4 6 5 1 0 2 9

3. Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND
DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date of Claim

Date: (DD/MM/YYYY) 7 December 2022

4. Estate of Interest claimed

LEASEHOLD ESTATE

5. Prohibition

UNLESS AN INSTRUMENT IS EXPRESSED TO BE
SUBJECT TO MY/OUR CLAIM

6. Address for Service of Notice

Lawyer/Conveyancer/Firm Name

O'DONNELL SALZANO LAWYERS

Address

Property Name

Unit Type

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 4 Floor Suffix

Unit Street No 11-19

Street Name BANK

Street Type PLACE

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.**ADVERTISED
PLAN****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**

AX286876K

Privacy Collection Statement

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

Caveat

Section 89 Transfer of Land Act

Caveator

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the caveator.
2. The Certifier has retained the evidence supporting this Registry Instrument of Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and an Prescribed Requirement.

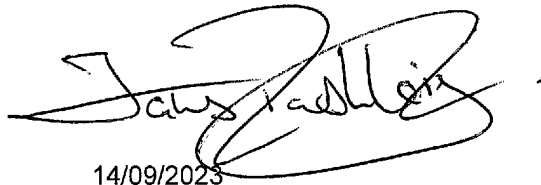
Executed on behalf of UNITED ENERGY DISTRIBUTION PTY LTD

Signer Name JAMES RASHLEIGH

Signer Organisation O'DONNELL SALZANO LAWYERS

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature



Execution Date 14/09/2023

8. Lodging Party

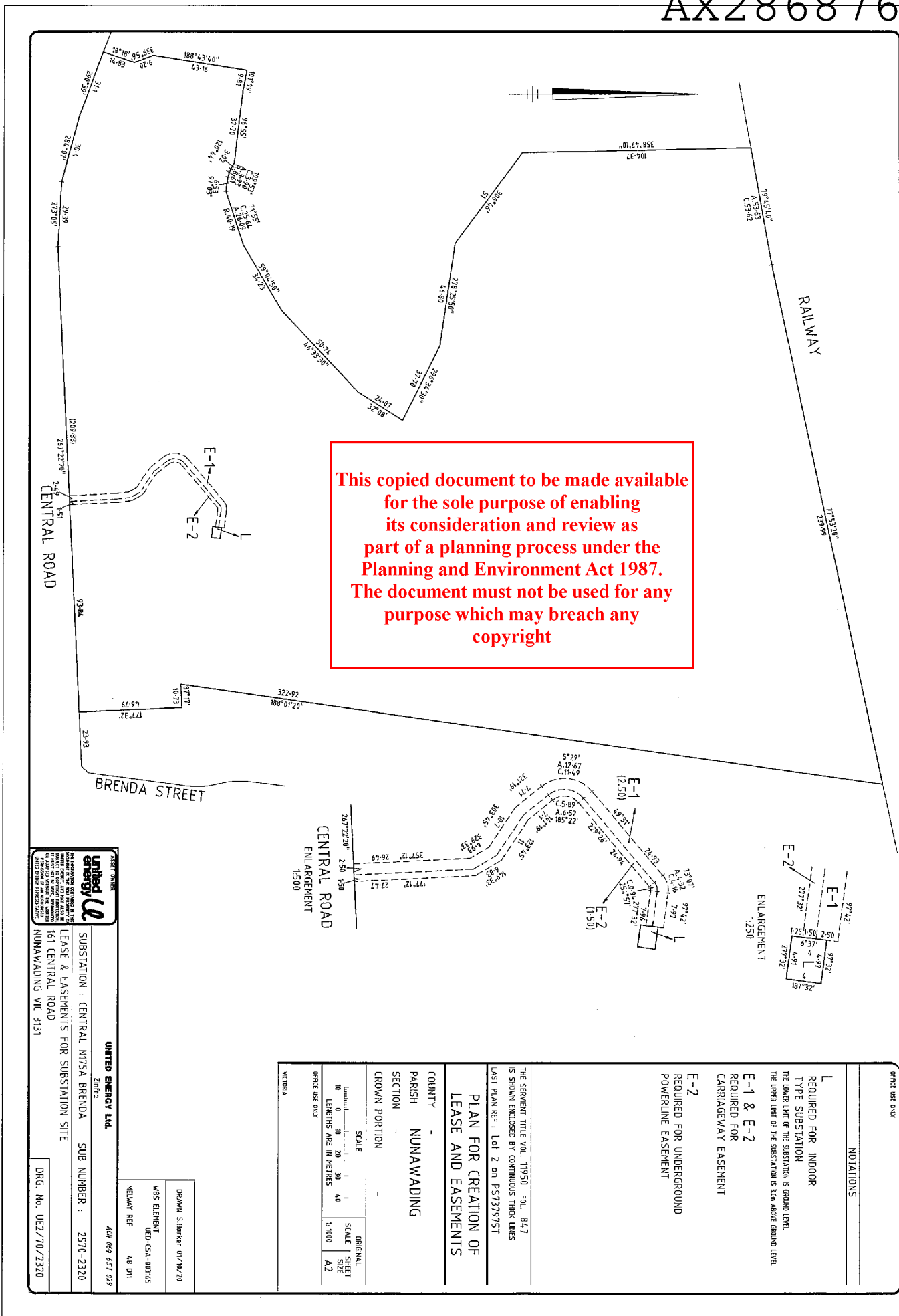
Customer Code 18780S

Reference JR:MR:23045

ADVERTISED PLAN

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

AX286876K



ADVERTISED PLAN



ADVERTISED PLAN

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information. 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: 28/06/2024 11:18:42 AM

**OWNERS CORPORATION 1
PLAN NO. PS737975T**

The land in PS737975T is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1, 2.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

148 FOX VALLEY ROAD WAHROONGA NSW 2076

OC037914S 19/01/2018

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

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

OC037914S 19/01/2018

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|-------------------|---------------|---------------|
| Common Property 1 | 0 | 0 |
| Lot 1 | 100 | 100 |
| Lot 2 | 100 | 100 |
| Total | 200.00 | 200.00 |

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 28/06/2024 11:18:42 AM

**OWNERS CORPORATION 1
PLAN NO. PS737975T**

Statement End.

**ADVERTISED
PLAN**

**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**