Appendix B

Title Searches and Plans

ADVERTISED
PLAN

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Department of Transport and 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 06/08/2026 11:00:43 AM

Status	Registered	Dealing Number	AV860237P
Date and Time Lodged	15/07/2022 02:42:40 PM		

Lodger Details

Lodger Code	18416Q
Name	YANNER MANN DOBSON LAW
Address	
Lodger Box	
Phone	
Email	
Reference	220060

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Application to record an instrument

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.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
9005/071	Y	THAT PART OF LOT 1 ON LP99425 MARKED ON THE PLAN
9049/753	Y	THAT PART OF LOT 2 ON LP112823 MARKEI AND E-5 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	RD MARQUAND NOMINEES PTY LTD
ACN	129990352
Address	
Street Number From	720
Street Name 1	CALVERTS
Street Type 1	ROAD
Locality	MOUNT BUTE
State	VIC

ADVERTISED PLAN

Reference :220060
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

PostCode 3324

Receiving Party(s)

Name IC & GR MARQUAND NOMINEES PTY LTD
ACN 130011817
Address
Street Number From 720
Street Name 1 CALVERTS
Street Type 1 ROAD
Locality MOUNT BUTE
State VIC
PostCode 3324

ADVERTISED PLAN

Consideration
$AUD 100000

Additional Details
SPEAR Reference : S163079C
Dominant Land : 12353/878 THAT PART OF LOT 2 ON PS838357 MARKED A ON THE PLAN
Easement Description : A right of carriageway to permit the Grantee and its contractors, employees and invitees full and
free right and liberty to enter on and go pass and repass at all times in motor vehicles, other vehicles or on foot over the servient land or any part of the servient land and for these purposes to:
(a) gain unrestricted access to and egress from the Dominant Land with or without vehicles; and
(b) construct and maintain the Access Roads on the Servient Land;
(c) relocate fences on the Servient Land;
(d) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(e) do all such other things as may be necessary or desirable for the proper and safe ingress to and egress from the Dominant Land,
where, for the purposes of this Creation of Easement:
Access Roads means any vehicular and other access roads, tracks or driveways on the Land

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The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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 RD MARQUAND NOMINEES PTY LTD
Signer Name JANINE MARGARET MONTGOMERY
Signer Organisation YANNER MANN DOBSON LAW
Signer Role LAW PRACTICE
Execution Date 30 JUNE 2022

Reference :220060
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	IC & GR MARQUAND NOMINEES PTY LTD
Signer Name	JANINE MARGARET MONTGOMERY
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	LAW PRACTICE
Execution Date	30 JUNE 2022

File Notes:
AMENDMENT - CREATION OF EASEMENT TO BENEFIT WHOLE OF TITLE V.12353 F.878

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Statement End.

ADVERTISED
PLAN

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VICTORIA State Government

Department of Transport and Planning

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Produced 06/08/2026 10:43:38 AM

Status	Registered	Dealing Number	AX449892G
Date and Time Lodged	15/11/2023 10:24:57 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 BJJD

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Application to record an instrument

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.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
3985/951	Y	E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	BJJD AGRICULTURAL PTY LTD
ACN	648423938
Address	
Street Number From	12
Street Name 1	ANDERSON
Street Type 1	STREET
Street Suffix 1	WEST
Locality	BALLARAT CENTRAL
State	VIC
PostCode	3350

ADVERTISED PLAN

Department of Transport and Planning

Electronic Instrument Statement

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	648423938
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

ADVERTISED PLAN

Consideration
$AUD 7500

Additional Details
SPEAR Reference : S212174E
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) replace/ repair fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee other than opening to permit passage to and from the Servient Land, keeping the gates closed at all times.

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Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	BJJD AGRICULTURAL PTY LTD
Signer Name	SHAUN DAVID MOLONEY
Signer Organisation	SLM LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 NOVEMBER 2023

Reference :MJGM:120801250 BJJD
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 NOVEMBER 2023

File Notes:
NIL

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Statement End.

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Department of Transport and Planning

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Produced 06/08/2026 10:43:37 AM

Status	Registered	Dealing Number	AX530761V
Date and Time Lodged	07/12/2023 02:44:07 PM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Ander

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Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
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Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
8499/820	Y	E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Given Name(s)	RHONDA MARGARET
Family Name	ANDERSON
Address	
Street Number From	639
Street Name 1	BERRYBANK-WALLINDUC
Street Type 1	ROAD
Locality	WALLINDUC
State	VIC
PostCode	3351

ADVERTISED PLAN

Department of Transport and Planning

Electronic Instrument Statement

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Given Name(s)	RONALD JOHN
Family Name	ANDERSON
Address	
Street Number From	639
Street Name 1	BERRYBANK-WALLINDUC
Street Type 1	ROAD
Locality	WALLINDUC
State	VIC
PostCode	3351

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

ADVERTISED PLAN

Consideration
$AUD 300000

Additional Details
SPEAR Reference : S212171T
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) elocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Gables.
2. On and from the date the Electrical Substation remains commercially operational beyond the 25th anniversary of the date it commences commercial operation, the Grantee will pay the Grantor the Further Easement Fee yearly in advance. The Further Easement Fee is to be pro-rated for the year in which the decommissioning of the Electrical Substation occurs.
3. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables;
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of tile relevant electricity distribution or transmission company or other owner of such system;
(c) Electrical Substation means a structure, including equipment housed within that structure, used for the purpose of gathering, converting, storing, transferring and otherwise enabling the conveyance of electricity produced by the Wind Farm to the Power Grid;
(d) Further Easement Fee means $12,000 (exclusive of GST) per annum for every year the Electronical Substation remains commercial operational beyond 25 years from the date it commences commercial operation until such time that it is decommissioned;

Reference :MJGM:120801250 Ander
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Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Electronic Instrument Statement

(e) Power Grid means the system for receiving generated electricity and delivering it to ultimate customers;
(f) Wind Farm means the wind turbine structures, Electronical Substation, cables and any other improvement to be constructed, or as constructed as part of tile "Berrybank Wind Farm Projocr for tile purposes of harnessing wind to generate electricity for supply to the Power Grid and includes any other improvement within the "Berrybank Wind Farm Project" used for any ancillary purpose.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	RONALD JOHN ANDERSON RHONDA MARGARET ANDERSON
Signer Name	MEG CATHERINE GILBERT
Signer Organisation	NEVETTS LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	22 NOVEMBER 2023

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	06 NOVEMBER 2023

File Notes:
NIL

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Statement End.

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Department of Transport and Planning

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Produced 06/08/2026 10:43:34 AM

Status	Registered	Dealing Number	AX750228M
Date and Time Lodged	21/02/2024 08:46:28 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:102801250 RD Ma

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Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
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Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
9005/071	Y	E-1 MARKED ON THE PLAN
9049/753	Y	E-2 MARKED ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	RD MARQUAND NOMINEES PTY LTD
ACN	129990352
Address	
Street Number From	720
Street Name 1	CALVERTS
Street Type 1	ROAD
Locality	MOUNT BUTE
State	VIC
PostCode	3324

ADVERTISED PLAN

Department of Transport and Planning

Electronic Instrument Statement

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

ADVERTISED PLAN

Consideration
$AUD 200000

Additional Details
SPEAR Reference : S212176V
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.

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Execution

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2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	RD MARQUAND NOMINEES PTY LTD
Signer Name	GEORGIA ELIZE BRIODY YANNER
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 JANUARY 2024

Reference :MJGM:102801250 RD Ma
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

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2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	07 DECEMBER 2023

File Notes:
NIL

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Statement End.

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PLAN

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Department of Transport and Planning

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Produced 06/08/2026 10:43:35 AM

Status	Registered	Dealing Number	AY101666A
Date and Time Lodged	14/06/2024 03:21:43 PM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Marqu

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Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
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Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
12442/188	Y	THE LAND MARKED E-3 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	IC & GR MARQUAND NOMINEES PTY LTD
ACN	130011817
Address	
Street Number From	720
Street Name 1	CALVERTS
Street Type 1	ROAD
Locality	MOUNT BUTE
State	VIC
PostCode	3324

ADVERTISED PLAN

Receiving Party(s)

Department of Transport and Planning

Electronic Instrument Statement

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

ADVERTISED PLAN

Consideration
$AUD 40000

Additional Details
SPEAR Reference : S160402E
Dominant Land : 12442/187
Easement Description : 1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables, supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2 Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee:
(a) installing double gates and a cattle grid at each entry point on the Servient Land used by the Grantee; and
(b) other than opening to permit passage to and from the Servient Land, keeping the gates closed at all times.

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Execution

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2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	IC & GR MARQUAND NOMINEES PTY LTD
Signer Name	GEORGIA ELIZE BRIODY YANNER
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	12 JUNE 2024

Reference :MJGM:120801250 Marqu
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	12 JUNE 2024

File Notes:
NIL

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Statement End.

ADVERTISED
PLAN

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Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and 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 06/08/2026 10:43:33 AM

Status	Registered	Dealing Number	AY706956S
Date and Time Lodged	16/12/2024 10:12:44 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Nowra

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Application to record an instrument

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.

Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
11853/462	Y	E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	NOWRA HOLDINGS PTY LTD
ACN	635974480
Address	
Street Number From	12
Street Name 1	ANDERSON
Street Type 1	STREET
Street Suffix 1	WEST
Locality	BALLARAT CENTRAL
State	VIC
PostCode	3350

ADVERTISED PLAN

Department of Transport and Planning

Electronic Instrument Statement

Receiving Party(s)

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

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Consideration
$AUD 150000

Additional Details
SPEAR Reference : S212177S
Dominant Land : 12442/187
Easement Description : Easement Purpose: Transmission of electricity through overhead powerlines
1. An easement to transmit electricity along the Cables and associated Electrical Plan and for these purposes to:
(a) erect, operate maintain; repair, renew replace, remove and use Cables supports and associated Electrical Plant in, on or under the Servient Land;
(b) clear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement:
(a) Cables means electrical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee:
(a) installing double gates and a cattle grid at each entry point on the Servient Land used by the Grantee; and
(b) other than opening to permit passage to and from the Servient Land, keeping the gates dosed at all times.

The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

ADVERTISED
PLAN

Reference :MJGM:120801250 Nowra
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	NOWRA HOLDINGS PTY LTD
Signer Name	JOSHUA SIMON CURTIS
Signer Organisation	NEVETTS LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 DECEMBER 2024

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 DECEMBER 2024

File Notes:
NIL

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

Statement End.

ADVERTISED PLAN

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Department of Transport and Planning

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Produced 06/08/2026 10:43:32 AM

Status	Registered	Dealing Number	AZ317165L
Date and Time Lodged	27/06/2025 11:15:38 AM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	MJGM:120801250 Shady

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Application to record an instrument

Jurisdiction VICTORIA

Privacy Collection Statement
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Estate and/or Interest

Land Title Reference	Part Land Affected?	Land Description
6001/132	Y	THE LAND MARKED E-1 ON THE PLAN

Instrument and/or legislation
CREATION OF EASEMENT
Section 45 Transfer of Land Act 1958

Relinquishing Party(s)

Name	SHADY PROPERTIES PTY LTD
ACN	613243708
Address	
Street Number From	120
Street Name 1	120 SMITHS
Street Type 1	ROAD
Locality	BRADVALE
State	VIC
PostCode	3361

ADVERTISED PLAN

Receiving Party(s)

Department of Transport and Planning

Electronic Instrument Statement

Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	Level
Floor Number	1
Street Number From	180
Street Name 1	THOMAS
Street Type 1	STREET
Locality	SYDNEY
State	NSW
PostCode	2000

ADVERTISED PLAN

Consideration
$AUD 4000

Additional Details
SPEAR Reference : S212181M
Dominant Land : 12442/187
Easement Description : Easement Purpose: Transmission of electricity through overhead powerlines
1. An easement to transmit electricity along the Cables and associated Electrical Plant and for these purposes to:
(a) erect, operate, maintain, repair, renew, replace, remove and use Cables and associated Electrical Plant over the Servient Land;
(b) clear vegetation from the Servient Land;
(c) relocate fences on the Servient Land;
(d) have unrestricted access to and egress from the Servient Land with or without vehicles at all reasonable times;
(e) dig up the Servient Land and allow soil and other material excavated from the Servient Land to remain on or near the Servient Land subject to reinstatement of and rectification of any damage to the surface of the Land near the Servient Land on completion of excavation works; and
(f) do all such other things as may be necessary or desirable for the proper and safe operation of the Cables.
2. Where, for the purposes of this Creation of Easement
(a) Cables means elecbical transmission lines, cables, wires and fibre optic cables; and
(b) Electrical Plant means such plant and equipment as is required for the export of electricity to the high voltage transmission system of the relevant electricity distribution or transmission company or other owner of such system.
3. In consideration of the granting of the Easement, the Grantee agrees and covenants with the Grantor that the use of the Servient Land is subject to and conditional on the Grantee:
(a) installing double gates and a cattle grid at each entry point to the Servient Land used by the Grantee; and
(b) other than opening to permit passage to and from the Servient Land, keeping the gates closed at all times.

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The grantor (relinquishing party) transfers and grants to the grantee (receiving party) the easement for the consideration.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the relinquishing party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	SHADY PROPERTIES PTY LTD
Signer Name	BRETT BRYANT
Signer Organisation	CINQUE OAKLEY BRYANT LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 JUNE 2025

Reference :MJGM:120801250 Shady
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the receiving party or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUMEA PTY LTD
Signer Name	MICHAEL GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 JUNE 2025

File Notes:
NIL

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

Statement End.

ADVERTISED
PLAN

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

VOLUME 09005 FOLIO 071

Security no : 124137324864W
Produced 06/08/2026 10:11 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 099425.
PARENT TITLE Volume 08983 Folio 944
Created by instrument LP099425 02/01/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RD MARQUAND NOMINEES PTY LTD of 765 CALVERTS ROAD MT BUTE VIC 3324
AF954898H 08/07/2008

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP099425 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: LISMORE-PITFIELD ROAD MOUNT BUTE VIC 3324

ADMINISTRATIVE NOTICES

NIL

eCT Control 18416Q YANNER MANN DOBSON LAW
Effective from 01/03/2024

DOCUMENT END

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ADVERTISED PLAN

Delivered by LANDATA®, timestamp 06/08/2026 10:11 Page 1 of 3

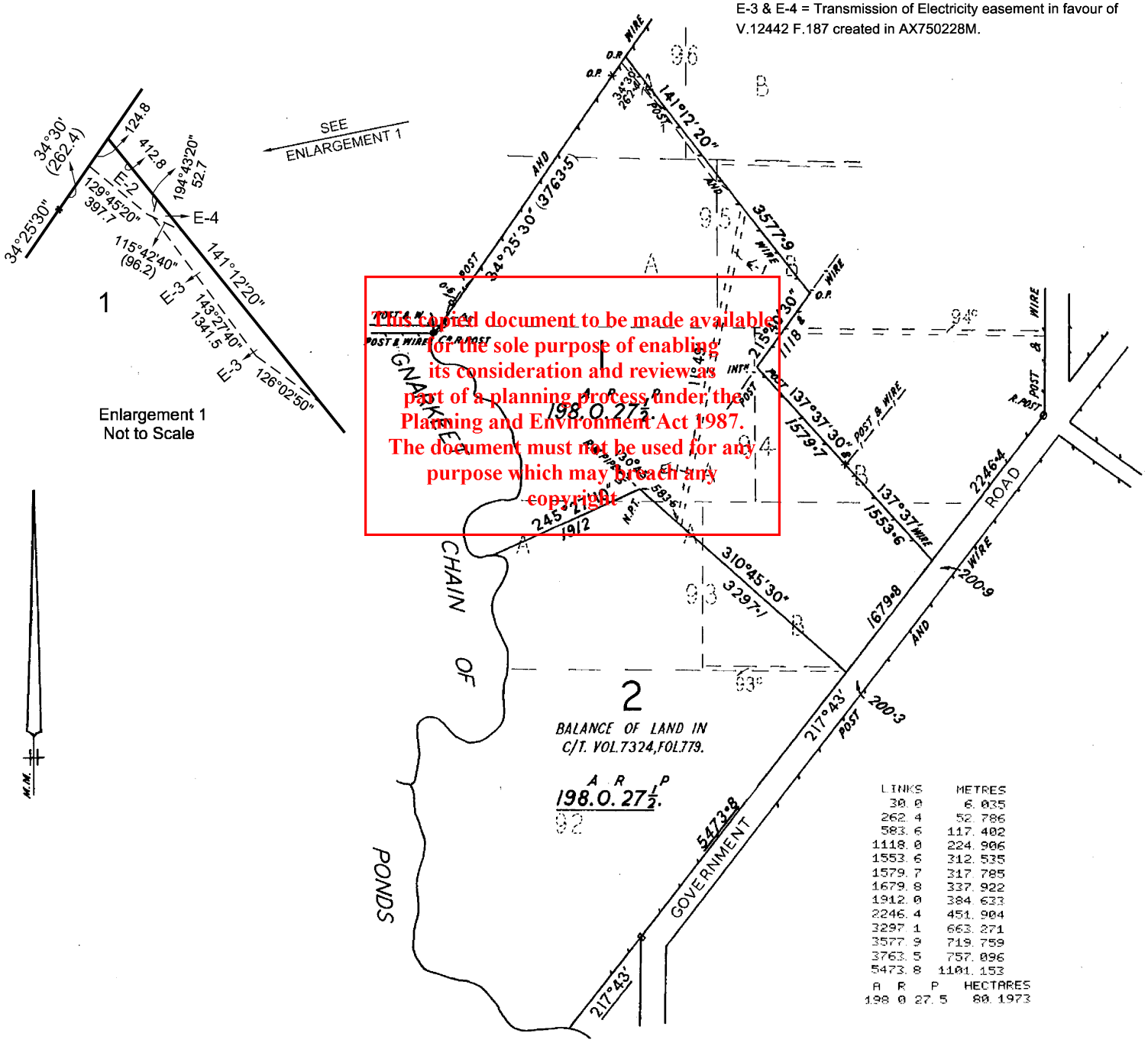
LP 99425
EDITION 3
APPROVED 24/10/73

PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 92 & 93c, SUBDIVISION A OF
CROWN ALLOTMENTS 93 & 94,
PART OF CROWN ALLOTMENT 94c,
PART OF SUBDIVISIONS A & B OF CROWN ALLOTMENTS 95 & 96
& PART OF SUBDIVISION B OF CROWN ALLOTMENTS 93 & 94
PARISH OF NARINGHIL SOUTH
COUNTY OF GRENVILLE

APPROPRIATIONS
THE LAND COLORED BLUE IS 30 LINKS WIDE AND IS SET APART FOR ELECTRICITY SUPPLY PURPOSES.
NOTES: ROAD WIDTHS ARE NOT TO SCALE. FOR DATUM & R.M's SEE COPY OF FIELD NOTES. DIMENSIONS UNDERLINED ARE DEDUCED OR TAKEN FROM C/T. VOL. 7324, FOL. 779.

LINKS 1000 500 0 1000 2000
METRES 200 100 0 200 400

COLOUR CONVERSION
E-1 = BLUE
E-2 & E-4 = Carriageway easement in favour of V.12353 F.878 created in AV860237P.
E-3 & E-4 = Transmission of Electricity easement in favour of V.12442 F.187 created in AX750228M.



LINKS	METRES
30.0	6.035
262.4	52.786
583.6	117.402
1118.0	224.906
1553.6	312.535
1579.7	317.785
1679.8	337.922
1912.0	384.633
2246.4	451.904
3297.1	663.271
3577.9	719.759
3763.5	757.096
5473.8	1101.153
A R P	HECTARES
198 0 27.5	80.1973

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ADVERTISED PLAN

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

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SUBDIVISIONAL
CERTIFICATE OF TITLE V. 8983 F. 944

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY ARCHER & GALVIN

DEALING No. DATE 27 / 7 / 73

DECLARED BY HARRY ROONEY

ON 13 / 6 / 73

COUNCIL SHIRE OF GRENVILLE

DATE OF CONSENT 17 / 7 / 73

PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 24 / 10 / 73 TIME 2:50 a.m.

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF ELECTRICITY SUPPLY 30 LINKS WIDE

LP 99425
BACK OF SHEET ...1.....

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ADVERTISED
PLAN

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

ADVERTISED PLAN

PLAN NUMBER

LP099425

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.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 1	E-2	CREATION OF EASEMENT	AV860237P	15/07/22	2	E.T.H
LOT 1	E-3 & E-4	CREATION OF EASEMENT	AX750228M	21/02/24	3	S.S

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES P.Siv. VICTORIA

AF954898H
08/07/2008 $115.90 45NM

Lodged by:
Name: Pearce Webster Dugdales
Phone: (03) 9614 5122
Address: 4/379 Collins Street
MELBOURNE VIC 3000
Ref: AHW:VC:272557
Customer Code: 1375W

MADE AVAILABLE / CHANGE CONTROL

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 9005 Folio 071 and Certificate of Title Volume 9049 Folio 753

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

Consideration:
Entitled in equity

Transferor: *(full name)*
D. C. & E. A. Marquand Nominees Pty Ltd ACN 005 481 345

Transferee: *(full name and address including postcode)*
RD Marquand Nominees Pty Ltd ACN 129 990 352 of 765 Calverts Road, Mt Bute VIC 3324

Directing Party: *(full name)*

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ADVERTISED PLAN

Dated: 12 MAY 2008

Execution and attestation :

EXECUTED by D.C. & E.A. MARQUAND NOMINEES PTY LTD by being signed by those persons who are authorised to sign for the company:

X .....

Director
Full name IAN CHARLES MARQUAND
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X .....

Director/Secretary
Full name ELIZABETH ANNE MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

EXECUTED by RD Marquand Nominees Pty Ltd by being signed by those persons who are authorised to sign for the company:

X .....

Director
Full name IAN CHARLES MARQUAND
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X R Marquand

Director/Secretary
Full name ROSS DAVID MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

Approval No: 10850610A

ORDER TO REGISTER
Please register and issue title to

T1

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

STAMP DUTY USE ONLY

Original Land Transfer
Exempt Section 56
Doc ID 2342650, 18 Jun 2008
SRO Victoria Duty, PSE1

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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

VOLUME 09049 FOLIO 753

Security no : 124137325084H
Produced 06/08/2026 10:15 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 112823.
PARENT TITLE Volume 08315 Folio 342
Created by instrument LP112823 08/10/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RD MARQUAND NOMINEES PTY LTD of 765 CALVERTS ROAD MT BUTE VIC 3324
AF954898H 08/07/2008

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP112823 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: LISMORE-PITFIELD ROAD MOUNT BUTE VIC 3324

ADMINISTRATIVE NOTICES

NIL

eCT Control 18416Q YANNER MANN DOBSON LAW
Effective from 01/03/2024

DOCUMENT END

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ADVERTISED PLAN

Delivered by LANDATA®, timestamp 06/08/2026 10:15 Page 1 of 4

11/2823

LP112823
EDITION 3
APPROVED 12/8/74

PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 95c, 96c.
PART OF SUBDIVISIONS A & B OF CROWN
ALLOTMENTS 95, & 96,
PART OF SUBDIVISION B OF CROWN
ALLOTMENTS 93 & 94,
AND PART OF CROWN ALLOTMENT 94c, 97, 97A, & 98.
PARISH OF NARINGHIL SOUTH
COUNTY OF GRENVILLE

80 0 100 200 300 400 500 600 700 800

LENGTHS ARE IN METRES.

THE LAND E-1, E-2 & E-6 IS APPROPRIATED AS AN EASEMENT FOR PURPOSES OF ELECTRICITY SUPPLY & IS 6m. WIDE.

NOTES:
ROAD WIDTHS ARE NOT TO SCALE.
DIMENSIONS UNDERLINED ARE TAKEN OR DEDUCED FROM C.T. VOL.8315, FOL.342, & SURVEYS FOR L.Pts. 27110 & 99425 BY ME.
FOR DATUM & REFERENCE MARKS SEE COPY OF FIELD NOTES.

E-2, E-3 & E-5 = Carriageway in favour of V.12353 F.878 created in AV860237P

E-4, E-5 & E-6 = Transmission of Electricity in favour of V.12442 F.187 created in AX750228M

ADVERTISED PLAN

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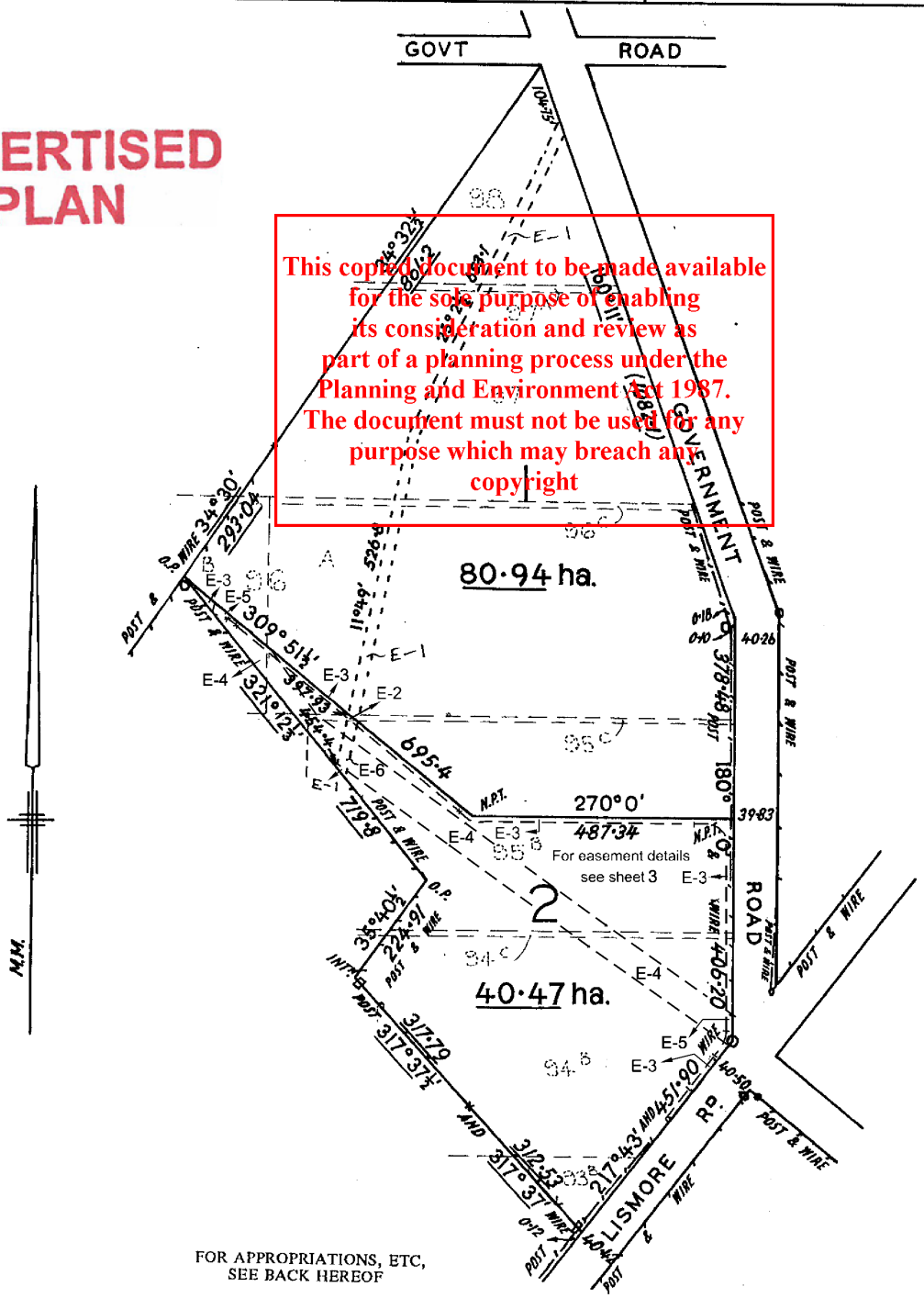

FOR APPROPRIATIONS, ETC, SEE BACK HEREOF

Delivered by LANDATA®, timestamp 06/08/2026 10:15 Page 2 of 4

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 8315 F. 342

~~FOR TITLE REFERENCES TO LOTS SEE PARCELS INDEX~~

LP 112823
BACK OF SHEET 1

LODGED BY HARWOOD & PINCOTT

DEALING No. DATE 28 / 6 / 74

DECLARED BY H. ROONEY

ON 17 / 5 / 74

COUNCIL SHIRE OF GRENVILLE

DATE OF CONSENT 6 / 6 / 74

PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 12 / 8 / 74 TIME 2:00 a.m. p.m.

THE LAND E-1, E-2 & E-6 APPROPRIATED OR SET APART FOR EASEMENTS OF SUPPLY OF ELECTRICITY.

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ADVERTISED PLAN

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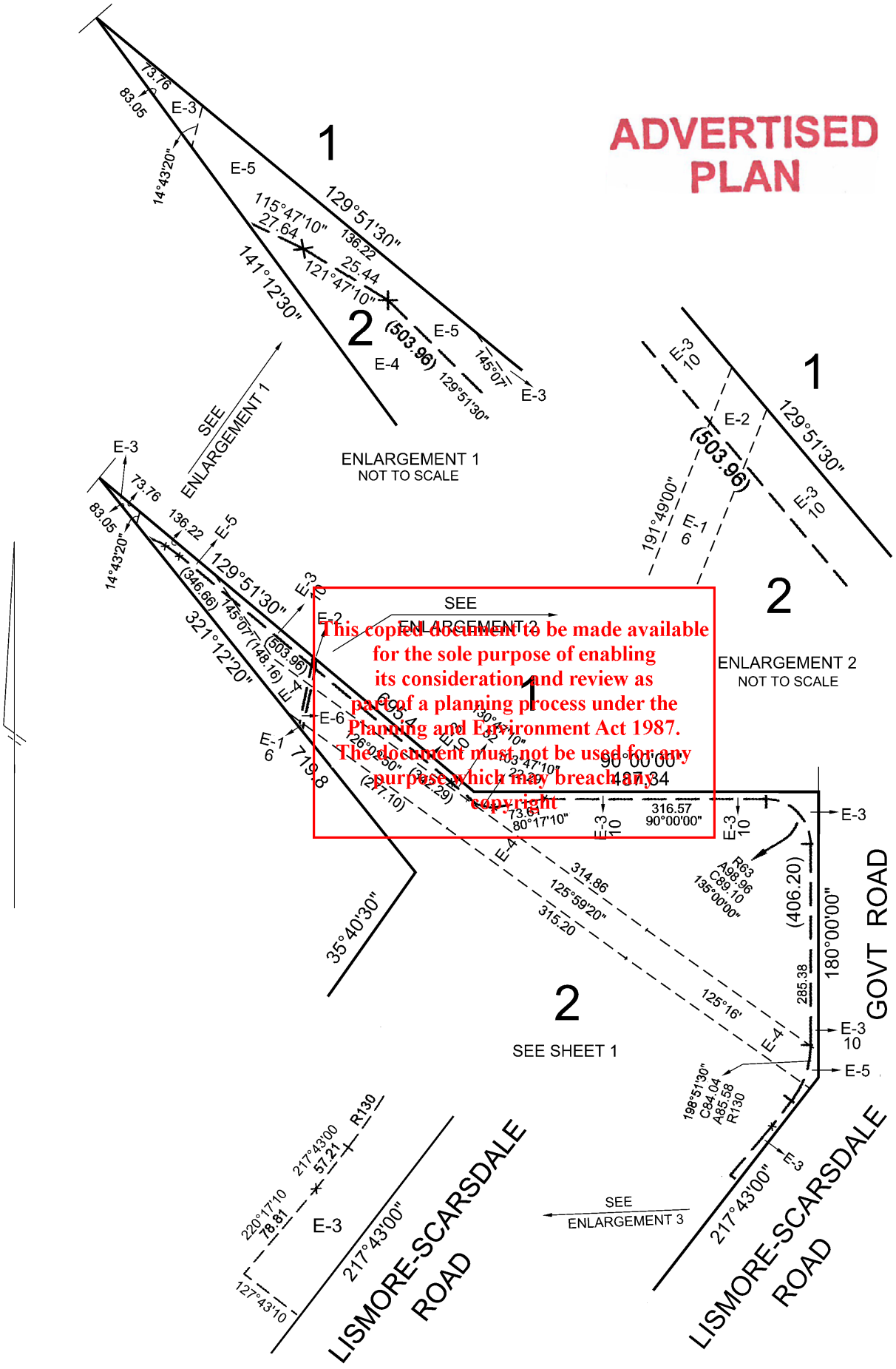
LP112823

ADVERTISED PLAN



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LENGTHS ARE IN METRES	SCALE ——	DEALING / FILE No:	SHEET 3
		GOVERNMENT GAZETTE No:	

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

ADVERTISED PLAN

PLAN NUMBER

LP112823

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
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AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 2	E-2 & E-3	CREATION OF EASEMENT	AV860237P	15/07/22	2	E.T.H
LOT 2	E-4, E-5 & E-6	CREATION OF EASEMENT	AX750228M	21/02/24	3	S.S

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES P.Siv. VICTORIA

AF954898H
08/07/2008 $115.90 45NM

Lodged by:
Name: Pearce Webster Dugdales
Phone: (03) 9614 5122
Address: 4/379 Collins Street
MELBOURNE VIC 3000
Ref: AHW:VC:272557
Customer Code: 1375W

MADE AVAILABLE / CHANGE CONTROL

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 9005 Folio 071 and Certificate of Title Volume 9049 Folio 753

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

Consideration:
Entitled in equity

Transferor: *(full name)*
D. C. & E. A. Marquand Nominees Pty Ltd ACN 005 481 345

Transferee: *(full name and address including postcode)*
RD Marquand Nominees Pty Ltd ACN 129 990 352 of 765 Calverts Road, Mt Bute VIC 3324

Directing Party: *(full name)*

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ADVERTISED PLAN

Dated: 12 MAY 2008

Execution and attestation :

EXECUTED by D.C. & E.A. MARQUAND NOMINEES PTY LTD by being signed by those persons who are authorised to sign for the company:

X .....

Director
Full name IAN CHARLES MARQUAND
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X .....

Director/Secretary
Full name ELIZABETH ANNE MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

EXECUTED by RD Marquand Nominees Pty Ltd by being signed by those persons who are authorised to sign for the company:

X .....

Director
Full name IAN CHARLES MARQUAND
Usual address 720 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

X R Marquand

Director/Secretary
Full name ROSS DAVID MARQUAND
Usual address 765 CALVERTS ROAD MT BUTE VIA LISMORE VIC 3324

Approval No: 10850610A

ORDER TO REGISTER
Please register and issue title to

T1

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

STAMP DUTY USE ONLY

Original Land Transfer
Exempt Section 56
Doc ID 2342650, 18 Jun 2008
SRO Victoria Duty, PSE1

Law Perfect Pty Ltd

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

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

VOLUME 12442 FOLIO 187

Security no : 124137324989L
Produced 06/08/2026 10:13 AM

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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 838361T.
PARENT TITLE Volume 12353 Folio 878
Created by instrument PS838361T 06/12/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LUMEA PTY LTD of LEVEL 1 180 THOMAS STREET SYDNEY NSW 2000
AW615765Y 08/03/2023

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 PS838361T 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: 39 WILLOWVALE ROAD MOUNT BUTE VIC 3324

ADMINISTRATIVE NOTICES

NIL

eCT Control 19300F ALLENS
Effective from 08/03/2023

DOCUMENT END

ADVERTISED PLAN

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PLAN OF SUBDIVISION

EDITION 7

PS 838361T

LOCATION OF LAND

PARISH: NARINGHIL SOUTH

CROWN ALLOTMENT: 96[C],95[C](PT),97(PT),97[A](PT) & 98(PT)
SUBDIVISION B (PT) OF CA 95 (PT)
SUBDIVISION A (PT) & B (PT) OF CA 96 (PT)

PARISH: GALLA

CROWN ALLOTMENT: 119 (PART)

TITLE REFERENCE: Vol.12353 Fol.878

LAST PLAN REFERENCE: LOT 2 ON PS838357J

POSTAL ADDRESS: 169 WILLOWVALE ROAD
(at time of subdivision) MOUNT BUTE VIC 3324

MGA CO-ORDINATES: E: 715 750 ZONE:54
(of approx centre of land in plan) N: 5 803 950

Council Name: Golden Plains Shire Council

Council Reference Number: S-1358
Planning Permit Reference: P20-171
SPEAR Reference Number: S157194V

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 07/08/2020

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Peter O'Brien for Golden Plains Shire Council on 21/05/2021

ADVERTISED PLAN

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

NOTATIONS

DEPTH LIMITATION: 15.24 APPLIES TO CROWN ALLOTMENT 119 PARISH OF GALLA

SURVEY:
This plan is partially based on survey.

STAGING:
This is not a staged subdivision.

AREA OF LAND SUBDIVIDED - 83.22ha
BOUNDARIES SHOWN THUS 12.34 ARE NOT SUBJECT TO SURVEY

NOTATIONS

TANGENT POINTS ARE SHOWN THUS:

An appurtenant easement for the purpose of transmission of electricity has been created in favour of Lot 1 on this plan by AX449892G.

An appurtenant easement for the purpose of transmission of electricity has been created in favour of Lot 1 on this plan by AX530761V

An appurtenant easement for the purpose of transmission of electricity has been created in favour of Lot 1 on this plan by AX750228M.

An appurtenant easement for the purpose of transmission of electricity through overhead powerlines has been created in favour of Lot 1 on this plan by AY706956S.

An appurtenant easement for the purpose of transmission of electricity through overhead powerlines has been created in favour of Lot 1 on this plan by AZ317165L.

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EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY SUPPLY	6	LP112823	LOTS ON LP112823
A-3	CARRIAGEWAY	SEE DIAG	TRANSFER INSTRUMENT No. AV860237P	LOT 2 ON PS838357J
A-4	CARRIAGEWAY	SEE DIAG	TRANSFER INSTRUMENT No. AV860237P	LOT 2 ON PS838357J
E-2	POWERLINE	SEE DIAG	PS838357J - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD
E-3	ELECTRICITY SUPPLY POWERLINE	6 6	LP112823 PS838357J - SEC 88 ELECTRICITY INDUSTRY ACT 2000	LOTS ON LP112823 POWERCOR AUSTRALIA LTD
E-4	TRANSMISSION OF ELECTRICITY	SEE DIAG	AY101666A	LOT 1 ON THIS PLAN

BERRYBANK WIND FARM
2 LOTS

LICENSED SURVEYOR: JOHN CARMICHAEL

DATE: 03/05/21 REFERENCE: AA0139
DRAWING: SU03AF DRAWN BY: JC

ORIGINAL SHEET SIZE: A3
SHEET 1 OF 2

Lyssna Group Pty Ltd
ABN 18 616 811 191
Tel: +61 3 9516 6899
PO Box 1098, South Melbourne 3205
Suite 3, 102 Dodds Street
Southbank VIC 3006 Australia
LyssnaGroup.com

Digitally signed by: John Rhodes Carmichael, Licensed Surveyor,
Surveyor's Plan Version (F),
05/05/2021, SPEAR Ref: S157194V

PLAN REGISTERED
TIME: 2:36PM DATE:6/12/22
E.Thai
Assistant Registrar of Titles

Amended by: SCOTT DAVID JUKES, Licensed Surveyor 24/11/2022.

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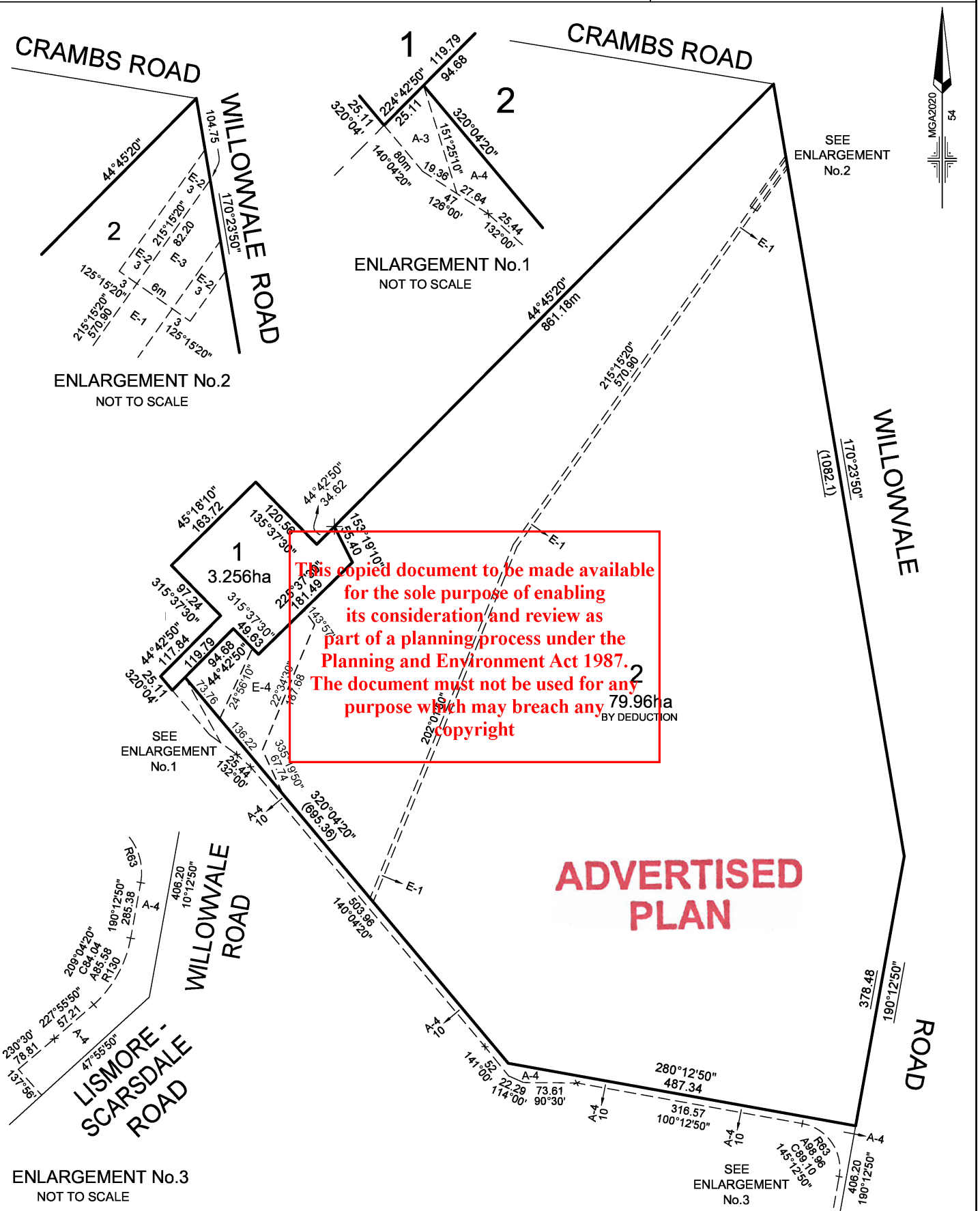
PLAN OF SUBDIVISION

PS 838361T



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ADVERTISED PLAN

BERRYBANK WIND FARM

Lyssna Group Pty Ltd
ABN 18 616 811 191
Tel: +61 3 9516 6899
PO Box 1098, South Melbourne 3205
Suite 3, 102 Dodds Street
Southbank VIC 3006 Australia
LyssnaGroup.com

LICENSED SURVEYOR: JOHN CARMICHAEL

SCALE 1:5000

0 50 100 150 200
LENGTHS ARE IN METRES

DATE: 03/05/21 REFERENCE: AA0139
DRAWING: SU03AF DRAWN BY: JC

ORIGINAL SHEET SIZE: A3
SHEET 2

Digitally signed by: John Rhodes Carmichael, Licensed Surveyor,
Surveyor's Plan Version (F),
05/05/2021, SPEAR Ref: S157194V

Digitally signed by:
Golden Plains Shire Council,
21/05/2021,
SPEAR Ref: S157194V

Amended by: SCOTT DAVID JUKES, Licensed Surveyor 24/11/2022.

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PS838361T

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LOT 1		APPURTENANT EASEMENTS NOTATION ADDED	AX449892G	15/11/23	2	S.S
LOT 1		APPURTENANT EASEMENTS NOTATION ADDED	AX530761V	07/12/23	3	YZ
LOT 1		APPURTENANT EASEMENTS NOTATION ADDED	AX750228M	21/02/24	4	S.S
LOT 2	E-4	CREATION OF EASEMENT	AY101666A	14/06/24	5	RZ
LOT 1		APPURTENANT EASEMENT NOTATION ADDED	AY706956S	16/12/24	6	RZ
LOT 1	-	APPURTENANT EASEMENT NOTATION ADDED	AZ317165L	27/06/25	7	S.S

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Department of Transport and Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AW615765Y
Date and Time Lodged	08/03/2023 02:12:04 PM		

Lodger Details

Lodger Code	19300F
Name	ALLENS
Address	
Lodger Box	
Phone	
Email	
Reference	

ADVERTISED PLAN

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TRANSFER

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
12442/187

Transferor(s)

Name	IC & GR MARQUAND NOMINEES PTY LTD
ACN	130011817

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 165000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	LUMEA PTY LTD
ACN	626136865
Address	
Floor Type	LEVEL
Floor Number	1
Street Number	180

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Electronic Instrument Statement

Street Name	THOMAS
Street Type	STREET
Locality	SYDNEY
State	NSW
Postcode	2000

Duty Transaction ID
5637725

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	IC & GR MARQUAND NOMINEES PTY LTD
Signer Name	HARRISON LESLIE WALLER
Signer Organisation	YANNER MANN DOBSON LAW
Signer Role	LAW PRACTICE
Execution Date	08 MARCH 2023

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Execution

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3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUMEA PTY LTD
Signer Name	MICHAEL JOSEPH GRAVES
Signer Organisation	ALLENS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 MARCH 2023

File Notes:
NIL

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

Statement End.

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Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396