

Q866102 NO

13 May 2026 14:12:48 Perth



NOTIFICATION

LODGED BY

ADDRESS VICKI PHILIPPOFF SETTLEMENTS
PO BOX 1800
WEST PERTH WA 6872
PHONE NO. TEL: 9486 4888 FAX: 9486 4899
FAX NO. info@vickiphilippoff.com.au
REFERENCE NO. 260189 JT
ISSUING BOX NO. 164R

PREPARED BY

Thompson Surveying Consultants
ADDRESS PO Box 1719
BUNBURY WA 6231
C19#TL#20968v1
PHONE NO. 9721 4000 FAX NO.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER
THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

	Received items	Nos.
1.		
2.		
3.		
4.		
5.		
6.		

Receiving Clerk

ENDORISING INSTRUCTIONS

EXAMINED

Registered pursuant to the provisions of the TRANSFER OF LAND
ACT 1893 as amended on the day and time shown above and
particulars entered in the Register Book

Initials of
signing
officer

REGISTRAR OF TITLES

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND

Lots 1-33 (inclusive) and Lots 72-85 (inclusive) on Deposited Plan 431953

EXTENT

Whole

VOLUME

FOLIO

REGISTERED PROPRIETOR OF LAND

BUSHRANGERS 2 PTY LTD ACN 651 911 992 OF UNIT 23 118 ROYAL STREET EAST PERTH WA 6004

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

This lot is in the proximity of agricultural/orchard uses and may be adversely affected by noise (e.g. bird pest deterrent noise), odours and dust, from time to time

Dated this 5th

day of February

20 26

Western Australian Planning Commission

Senior Planning Support Officer
Under authority delegated pursuant to s.16
of the Planning & Development Act 2005

For: WESTERN AUSTRALIAN PLANNING COMMISSION

TV
Teegan Van Dalsen

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q866102] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

17/6/2026 13:27:22

See LTR2 from Vicki Philipoff acknowledging to amend the timeclock to the 16/6/2026 being the date that DP 431953 became In Order for Dealing.

13 May 2026

Our ref: 260189 JT

The Registrar and Commissioner of Titles
Landgate
1 Midland Square
MIDLAND WA 6056

32 Delhi Street, West Perth
PO Box 1800 West Perth WA 6872
Telephone +618 6311 4888
Facsimile +618 6311 4899
Email info@vickiphilippoff.com.au
www.vickiphilippoff.com.au



Dear Madam

RE: BUSHRANGERS 2 PTY LTD
MELDENE WEST, DONNYBROOK

I, Jackie Tink, am the Settlement Agent for the applicant. I have authority to make and to authorise on behalf of such persons the following amendment:

I acknowledge that the registration date for the documents necessary to issue Certificates of Title and any following documents for Deposited Plan 431953 will be altered to concur with the yet to be established 'In for Dealings' date of the said Deposited Plan.

With kind regards

VICKI PHILIPPOFF SETTLEMENTS

JACKIE TINK

Senior Conveyancer with over 20 years experience
jackie@vickiphilippoff.com.au
+618 6311 4850

Members of: Australian Institute of Conveyancers (WA) Division
Strata Titles Institute of WA
Property Council of Australia
Real Estate Institute of WA

Independent Settlement Agents Association (Inc)
Urban Development Institute of Australia
Chamber of Commerce

INDEPENDENT REAL ESTATE SETTLEMENT AGENCY
Licensee: Vicki Philippoff Settlements Pty Ltd
T/F The V Philippoff Family Discretionary Trust No 2 T/A Vicki Philippoff Settlements
ACN 085 689 470 ABN 11 105 947 750

Level 14, 100 St Georges Terrace
Perth WA 6000
Telephone: 13 22 65



14 May 2026

Landgate
PO Box 2222
MIDLAND WA 6936

Dear Sir/Madam,

**CONSENT TO CREATION OF DEPOSITED PLAN 431953 AND COVENANT
BUSHRANGERS 2 PTY LTD ACN 651 911 992**

National Australia Bank Ltd ABN 12 004 044 937 as mortgagee under mortgage Q445356 over Lot 9001 on DP 424320 comprised in Certificate of Title Volume 4030 Folio 33, hereby consents to:

- Vicki Philipoff Settlements registering an Application for the issue of new Certificates of Title the subject of Deposited Plan 431953 and four Notifications;
- McLeods Lawyers registering a Restrictive Covenant; and
- the creation of the Covenant (Restriction of Access) under Sec 150 of the P&D Act 2005 shown as E to F (*circled letters*) on Deposited Plan 431953.

Executed By NATIONAL AUSTRALIA BANK LIMITED
by being signed by its Attorney
who holds the position of Level 3 Attorney
under Power of Attorney No. K117403
in the presence of:


.....
Witness signature

JEFFERSON HB
.....
Witness name

L12 100 ST. GEORGES TERRACE PERTH
.....
Witness address

BANK OFFICER
.....
Position held by witness


.....
Signature of Attorney
Amelia Bourke
.....
Name of Attorney

National Australia Bank Limited ABN 12 004 044 937
AFSL 230686

12 June 2026

Our ref: 260189 JT

The Registrar and Commissioner of Titles
Landgate
1 Midland Square
MIDLAND WA 6056

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www.vickiphilipoff.com.au



Dear Madam

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MELDENE WEST, DONNYBROOK

I, Jackie Tink, am the Settlement Agent for the applicant. I have authority to make and to authorise on behalf of such persons the following amendment:

I acknowledge that the timeclock registration date for the documents necessary to issue Certificates of Title and any following documents for Deposited Plan 431953 will be altered to concur with the Discharge of Mortgage lodged herewith and the yet to be established 'In for Dealings' date of the said Deposited Plan.

With kind regards

VICKI PHILIPPOFF SETTLEMENTS

JACKIE TINK

Senior Conveyancer with over 20 years experience
jackie@vickiphilipoff.com.au
+618 6311 4850

EV003478099 LTR



Q866101 NO

13 May 2026 14:12:48 Perth



NOTIFICATION

LODGED BY

ADDRESS

VICKI PHILIPPOFF SETTLEMENTS
PO BOX 1800
WEST PERTH WA 6872

PHONE NO.

TEL: 9486 4888 FAX: 9486 4899

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REFERENCE NO.

260189 JT

ISSUING BOX NO.

164R

PREPARED BY

Thompson Surveying Consultants

ADDRESS

PO Box 1719
BUNBURY WA 6231

C22/JO/TL#20968v1/update

PHONE NO. 9721 4000

FAX NO.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER
THAN LODGING PARTY

3/6

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

	Received items
1. _____	Nos. 0
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	

Receiving Clerk

ENDORISING INSTRUCTIONS

EXAMINED

Registered pursuant to the provisions of the TRANSFER OF LAND
ACT 1893 as amended on the day and time shown above and
particulars entered in the Register Book

Initials of
signing
officer

REGISTRAR OF TITLES

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND

Lots 1-18 (inclusive) Lots 25-33 (inclusive) Lots 72-76 (inclusive) and Lots
83-85 (inclusive) on Deposited Plan 431953

EXTENT

Whole

VOLUME

FOLIO

REGISTERED PROPRIETOR OF LAND

BUSHRANGERS 2 PTY LTD ACN 651 911 992 OF UNIT 28 118 ROYAL STREET EAST PERTH WA 6004

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

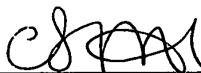
This Land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development of this land.

Dated this 20th

day of April

20 26

Western Australian Planning Commission



Cathryn Stafford

Senior Planning Support Officer
Under authority delegated pursuant to s.16
of the Planning & Development Act 2005

For: WESTERN AUSTRALIAN PLANNING COMMISSION

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q866101] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

17/6/2026 13:27:15

See LTR2 from Vicki Philipoff acknowledging to amend the timeclock to the 16/6/2026 being the date that DP 431953 became In Order for Dealing.

13 May 2026

Our ref: 260189 JT

The Registrar and Commissioner of Titles
Landgate
1 Midland Square
MIDLAND WA 6056

32 Delhi Street, West Perth
PO Box 1800 West Perth WA 6872
Telephone +618 6311 4888
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www.vickiphilipoff.com.au



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MELDENE WEST, DONNYBROOK

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With kind regards

VICKI PHILIPPOFF SETTLEMENTS

JACKIE TINK

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jackie@vickiphilipoff.com.au
+618 6311 4850

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Strata Titles Institute of WA
Property Council of Australia
Real Estate Institute of WA

Independent Settlement Agents Association (Inc)
Urban Development Institute of Australia
Chamber of Commerce

INDEPENDENT REAL ESTATE SETTLEMENT AGENCY
Licensee: Vicki Philipoff Settlements Pty Ltd
T/F The V Philipoff Family Discretionary Trust No 2 T/A Vicki Philipoff Settlements
ACN 085 689 470 ABN 11 105 947 750

Level 14, 100 St Georges Terrace
Perth WA 6000
Telephone: 13 22 65



14 May 2026

Landgate
PO Box 2222
MIDLAND WA 6936

Dear Sir/Madam,

**CONSENT TO CREATION OF DEPOSITED PLAN 431953 AND COVENANT
BUSHRANGERS 2 PTY LTD ACN 651 911 992**

National Australia Bank Ltd ABN 12 004 044 937 as mortgagee under mortgage Q445356 over Lot 9001 on DP 424320 comprised in Certificate of Title Volume 4030 Folio 33, hereby consents to:

- Vicki Philipoff Settlements registering an Application for the issue of new Certificates of Title the subject of Deposited Plan 431953 and four Notifications;
- McLeods Lawyers registering a Restrictive Covenant; and
- the creation of the Covenant (Restriction of Access) under Sec 150 of the P&D Act 2005 shown as E to F (*circled letters*) on Deposited Plan 431953.

Executed By NATIONAL AUSTRALIA BANK LIMITED
by being signed by its Attorney
who holds the position of Level 3 Attorney
under Power of Attorney No. K117403
in the presence of:


.....
Witness signature

JEFFERSON HS
.....
Witness name

L12 100 ST. GEORGES TERRACE PERTH
.....
Witness address

BANK OFFICER
.....
Position held by witness


.....
Signature of Attorney
Amelia Bourke
.....
Name of Attorney

National Australia Bank Limited ABN 12 004 044 937
AFSL 230686

SETTLE WITH EASE

12 June 2026

Our ref: 260189 JT

The Registrar and Commissioner of Titles
Landgate
1 Midland Square
MIDLAND WA 6056

32 Delhi Street, West Perth
PO Box 1800 West Perth WA 6872
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www.vickiphilipoff.com.au



Dear Madam

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MELDENE WEST, DONNYBROOK

I, Jackie Tink, am the Settlement Agent for the applicant. I have authority to make and to authorise on behalf of such persons the following amendment:

I acknowledge that the timeclock registration date for the documents necessary to issue Certificates of Title and any following documents for Deposited Plan 431953 will be altered to concur with the Discharge of Mortgage lodged herewith and the yet to be established 'In for Dealings' date of the said Deposited Plan.

With kind regards

VICKI PHILIPPOFF SETTLEMENTS

JACKIE TINK

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jackie@vickiphilipoff.com.au
+618 6311 4850

EV003478099 LTR



INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initiated by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

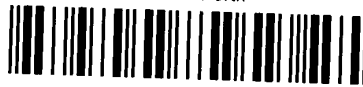


EXAMINED

OFFICE USE ONLY

Q866103 NR

13 May 2026 14:12:48 Perth



NOTIFICATION

LODGED BY

VICKI PHILOPOFF SETTLEMENTS

PO BOX 1800

ADDRESS

WEST PERTH WA 6072

TEL: 9486 4888 FAX: 9486 4899

PHONE No.

FAX No.

Email: info@vickiphilipoff.com.au

REFERENCE No. **260189 JT**

ISSUING BOX No. **164R**

PREPARED BY

Thompson Surveying Consultants

ADDRESS

PO Box 1719

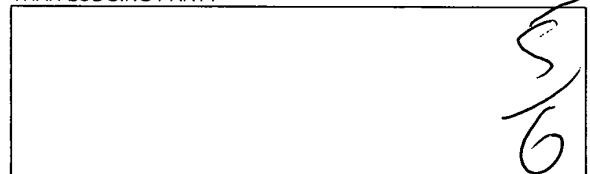
BUNBURY WA 6231

#20968v1C10:TL

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY



TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Received Items

Nos.

Receiving Clerk

Lodged pursuant to the provisions of the **TRANSFER OF LAND ACT 1893** as amended on the day and time shown above and particulars entered in the Register.

**NOTIFICATION
UNDER SECTION 70A**

DESCRIPTION OF LAND (Note 1)

Lots 1-33 (inclusive) and Lots 72-85 (inclusive) on Deposited Plan 431953

EXTENT

Whole

VOLUME

FOLIO

REGISTERED PROPRIETOR (Note 2)

BUSHRANGERS 2 PTY LTD ACN 651 911 992 OF UNIT 28 118 ROYAL STREET EAST PERTH WA 6004

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

SHIRE OF DONNYBROOK-BALINGUP

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

A reticulated sewerage service is not available to the lots. As such, an on-site treatment and disposal system for sewage is required as determined by the site and soil evaluation report for the subject land. Therefore, the developable area of the lot may be reduced.

Dated this

4

day of

May

Year 2026

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

SEE ADDITIONAL PAGE

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Signed SEE ADDITIONAL PAGE

in the
presence of

Signed

in the
presence of

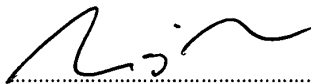
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED**ADDITIONAL PAGE TO NOTIFICATION UNDER SECTION 70A**Dated 4 MAY 2026

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (note 5)

EXECUTED by the SHIRE OF DONNYBROOK-BALINGUP

Under section 9.49A(4) of the Local Government

Act 1995 (WA) by its Authorised Person:



(Signed)

NICHOLAS O'CONNOR

(Print full name)

CHIEF EXECUTIVE OFFICER

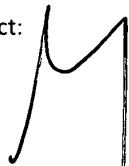
(Position)

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

EXECUTED by BUSHRANGERS 2 PTY LTD

ACN 651 911 992 pursuant to section 127

Of the Corporations Act:



Mark William Hay

Sole Director & Sole Secretary

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [Q866103] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

17/6/2026 13:27:27

See LTR2 from Vicki Philipoff acknowledging to amend the timeclock to the 16/6/2026 being the date that DP 431953 became In Order for Dealing.

13 May 2026

Our ref: 260189 JT

The Registrar and Commissioner of Titles
Landgate
1 Midland Square
MIDLAND WA 6056

32 Delhi Street, West Perth
PO Box 1800 West Perth WA 6872
Telephone +618 6311 4888
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Email info@vickiphilipoff.com.au
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Dear Madam

RE: BUSHRANGERS 2 PTY LTD
MELDENE WEST, DONNYBROOK

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With kind regards

VICKI PHILIPPOFF SETTLEMENTS

JACKIE TINK

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INDEPENDENT REAL ESTATE SETTLEMENT AGENCY
Licensee: Vicki Philipoff Settlements Pty Ltd
T/F The V Philipoff Family Discretionary Trust No 2 T/A Vicki Philipoff Settlements
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Telephone: 13 22 65



14 May 2026

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MIDLAND WA 6936

Dear Sir/Madam,

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BUSHRANGERS 2 PTY LTD ACN 651 911 992**

National Australia Bank Ltd ABN 12 004 044 937 as mortgagee under mortgage Q445356 over Lot 9001 on DP 424320 comprised in Certificate of Title Volume 4030 Folio 33, hereby consents to:

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- McLeods Lawyers registering a Restrictive Covenant; and
- the creation of the Covenant (Restriction of Access) under Sec 150 of the P&D Act 2005 shown as E to F (*circled letters*) on Deposited Plan 431953.

Executed By NATIONAL AUSTRALIA BANK LIMITED
by being signed by its Attorney
who holds the position of Level 3 Attorney
under Power of Attorney No. K117403
in the presence of:


.....
Witness signature

JEFFERSON HB
.....
Witness name

L12 100 ST. GEORGES TERRACE PERTH
.....
Witness address

BANK OFFICER
.....
Position held by witness


.....
Signature of Attorney
Amelia Bourke
.....
Name of Attorney

National Australia Bank Limited ABN 12 004 044 937
AFSL 230686

SETTLE WITH EASE

12 June 2026

Our ref: 260189 JT

The Registrar and Commissioner of Titles
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1 Midland Square
MIDLAND WA 6056

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EV003478099 LTR



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Real Estate Institute of WA

Independent Settlement Agents Association (Inc)
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INDEPENDENT REAL ESTATE SETTLEMENT AGENCY
Licensee: Vicki Philipoff Settlements Pty Ltd
T/F The V Philipoff Family Discretionary Trust No 2 T/A Vicki Philipoff Settlements
ACN 085 689 470 ABN 11 105 947 750

