GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Q590500 NO
19 Sep 2025 14:24:12 Midland

Notification

Approved form 2017-98207 *Reg 3 of the Transfer of Land Regulations 2004*
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Jurisdiction

State of Western Australia

Legislation

Transfer of Land Act 1893

Planning and Development Act 2005

Lodging party details

Name	Woodbridge Settlements
Address	PO Box 2173
Issuing box	Midland WA 6936
Phone	
Fax	
Email	
Reference	woodbridge@woodbridgesettlements.com.au

Preparer details

Name	Scanlan Surveys
Phone	08 9250 2261
Reference	8738/22

Notification details

Act	Planning and Development Act 2005
Section	165
File No	162189
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 may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.
Statements	The land set out in the schedule is land to which section 165 of the Planning and Development Act 2005 applies.

Land / Interest

Title(volume-folio)	Extent	Land description	Interest
	Whole	LOT 702 ON DEPOSITED PLAN 430083	FEE SIMPLE
	Whole	LOT 703 ON DEPOSITED PLAN 430083	FEE SIMPLE
	Whole	LOT 704 ON DEPOSITED PLAN 430083	FEE SIMPLE
	Whole	LOT 705 ON DEPOSITED PLAN 430083	FEE SIMPLE

Registered proprietor(s)(Land)

RAGORA PTY LTD (ABN 46009434468) OF 68 TUNNEL ROAD SWAN VIEW WA 6056

Authorising party

WESTERN AUSTRALIAN PLANNING COMMISSION (ABN 35482341493) OF 140 WILLIAM STREET PERTH WA 6000

Execution date

30th June 2025

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Authorising party execution

Western Australian Planning Commission

Jennifer Tu

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

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Landgate
PO Box 2222
MIDLAND WA 6936

EV003240325 CONST

17 June 2025

Dear Sir/Madam

Mortgagee: **Australia and New Zealand Banking Group Ltd ACN 005 357 522**
Property: **Lot 11 on Plan 1299**
Certificate of Title: **Volume 422 Folio 140A**

The Mortgagee as mortgagee of Mortgage Q436816 consents to the lodgement of:

1- Plan of subdivision – Deposited Plan 430083;

2- Application for new titles subject of Deposited Plan 430083;

3- A Restrictive Covenant pursuant to section 129BA of the *Transfer of Land Act* 1893 made between Ragora Pty Ltd (A.C.N. 009 434 468) (as grantor) and Electricity Networks Corporation (as grantee) to be lodged by Western Power;

4- A notification relating to hazards or other factors pursuant to section 165 of the *Planning and Development Act* 2005; and

5- Two notifications relating to factors affecting use or enjoyment of land pursuant to section 70A of the *Transfer of Land Act* 1893

to be lodged by Woodbridge Settlements.

Signed for and on behalf of **AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD ACN 005 357 522** by its attorney under registered power of attorney I486779 in the presence of:

Witness Signature

JACOB LINCOLN

Name

Bank Officer

Occupation

C/- Level 5, 240 St Georges Terrace, Perth

By executing this document the attorney states that he/she has received no notice of revocation of the power of attorney.

Attorney Signature

SAMUEL FREEMAN

Name

Manager / Acting Manager (select one)

Title of Attorney

3464-5390-9819_1187054, v.1

Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522. Aust. Credit Licence No. 234527. Item 1001 04.2016 WS20001

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