

09 September 2013

Our Ref: C1387-25

Chief Executive Officer
City of Greater Geraldton
63 Cathedral Avenue
GERALDTON WA 6530

Attention: Mr Murray Connell - Manager, Urban and Regional Development

email: murrayc@cgg.wa.gov.au

Dear Sir

**Re: Proposed Revision to Endorsed Outline Development Plan
Lots 2185 Alexander and 1 Moloney Streets, Utakarra**

This is to advise that we act for Mary Donald Nominees Pty Ltd (trading as DJ MacCormick Property Group (MacCormick)), which Company owns Lots 2185 Alexander and 1 Moloney Streets, Utakarra. As you are aware, these lots are the subject of an endorsed Outline Development Plan (ODP). A copy of the endorsed ODP is attached at Annexure 1.

During November of last year (2012) and on behalf of MacCormick, the writer liaised with Mr Murray Connell (Manager, Urban and Regional Development) and Ms Karrie Elder (Coordinator, Strategic Planning) at the City regarding a proposal to revise the endorsed ODP. These proposed revisions to the ODP seek to introduce a more appropriate range of lot densities in order to provide a greater choice of housing for the community in this locality. Following our initial verbal discussions with the City's Planning Department, an email was sent by this office on November 20, 2012 requesting the City's preliminary advice as to the Council's likely attitude towards this proposal to revise the ODP. The City responded in writing to advise that it '*...has no issues with the ODP being redesigned to reflect more contemporary planning principles, particularly looking at increasing densities across the site.*' A copy of this email correspondence is attached at Annexure 2.

Following receipt of this positive advice from the City, a detailed review of the site and surrounding locality was undertaken which *inter alia* identified the main demographic choosing to reside in this location. From this review, it has been established that the target demographic for this area comprises young families seeking affordable housing choices, and boat owners requiring larger land areas for storage purposes. Based on the outcome of these investigations and in accordance with the relevant Policies of the City and the WAPC including Liveable Neighbourhoods Operational Policy (WAPC, 2009), we have prepared a proposed revised ODP, which is now lodged for the City's formal assessment.

The following provides an overview of the subject land and the proposed revisions to the endorsed ODP, for staff's consideration.

1.0 LOCATION AND SITE PARTICULARS

Lots 2185 Alexander and 1 Moloney Streets, Utakarra comprise individual land areas of 11.331 and 15.290 hectares (respectively), with a combined land area of 26.621 hectares. Lot 2185 is described on Certificate of Title Volume 1332, Folio 699 and Lot 1 is described on Certificate of Title Volume 1784, Folio 838. (Refer to Annexure 3: Certificates of Title.)

Lot 2185 has a northern frontage to Alexander Street of 218.93 metres and an eastern frontage to Moloney Street of 492.10 metres. Lot 1 is situated to the south of Lot 2185, immediately adjacent to its southern (rear) boundary. Lot 1 is currently accessed via an access 'leg', which has a frontage to Moloney Street of 20.10 metres. (Refer below to Figure 1: Location Plan.)

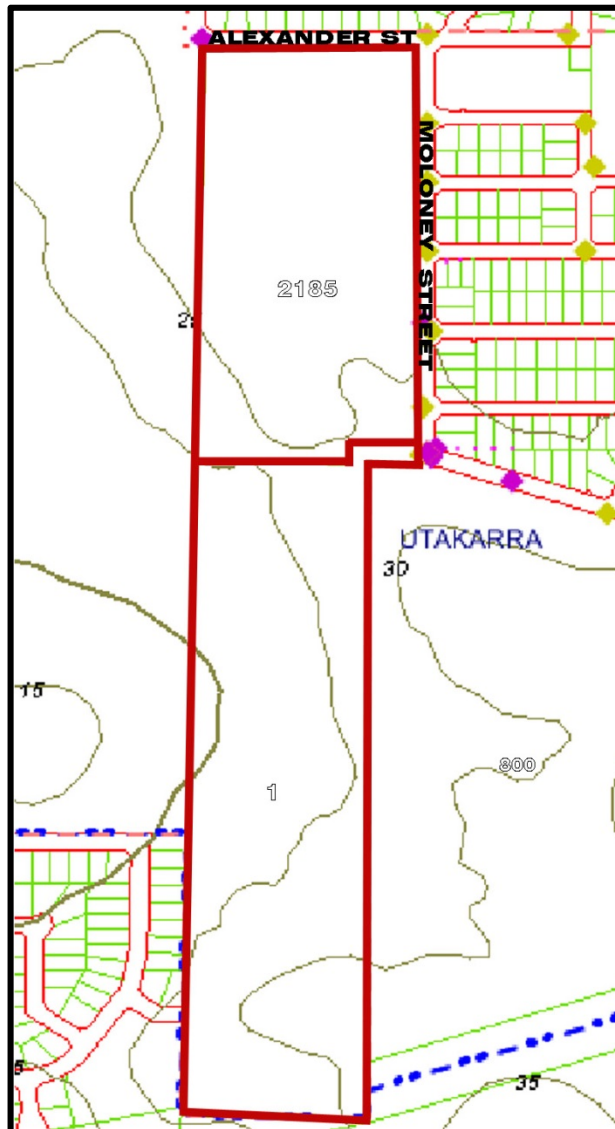


Figure 1: Location Plan

2.0 EXISTING SITE CHARACTERISTICS

The subject land is mostly cleared of vegetation and generally flat, with a gentle slope which rises from approximately 21.4 metres AHD at the northern end of Lot 2185 to approximately 31.0 metres AHD in the south eastern corner of Lot 1. Lot 1 also has a fall east to west, from approximately 31.0 - 26.0 metres on the eastern side boundary to 24.0 - 17.0 metres on the western side boundary.

Both Lot 2185 and Lot 1 are currently vacant. Existing residential areas, with Residential R12.5 density codes, are located to the north of Alexander Street, east of Moloney Street and to the west of the adjacent cemetery and to the west of the southern portion of Lot 1. (Refer to Figure 2: Aerial Photograph.)

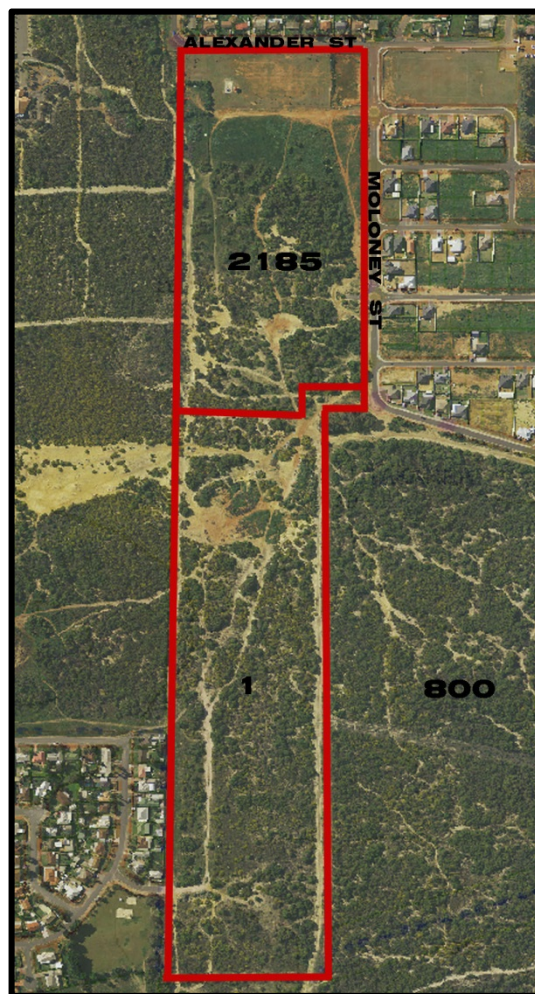


Figure 2: Aerial Photograph

In addition, Lots 23 and 800 Moloney Street, Karloo to the east and south of Lot 1 are the subject of a current Amendment to the City's Town Planning Scheme No. 5 (TPS 5), which proposes to rezone the land from 'Rural' and 'Residential' to 'Development'. An Indicative Concept Plan is included as part of the Amendment proposal which seeks approval *inter alia* to develop the land with a range of low and medium densities. This Concept Plan proposes to retain the approved road connection between Lot 1 and this land, in accordance with the endorsed ODP for the subject land.

The Department of Agriculture (DoA) has assessed the land capability of the subject land. The assessment involved reviewing all the different natural attributes and associated risks of the land.

The results of the assessment suggest,

- moderate wind erosion hazard;
- low water logging hazard;
- highly productive soils which do not meet the requirements for agriculture;
- high micro purification ability;
- ease of excavation;
- fair to good foundation soundness;
- site specific ground water supply capability (brackish to saline groundwater); and
- moderate recommendation for housing and construction.

The DoA advises that the land is located on the Bootenal Alluvial Plain, which is considered to be a well drained plain. Soils found on the site are well drained red duplex soils, commonly reddish brown loamy sand to sandy loam over a red sandy clay, with sand sometimes going down to in excess of a metre.

3.0 SERVICES INFRASTRUCTURE

The site is serviced by sealed road access via Alexander Street to the north, Moloney Street to the east and Samuel Place to the west of Lot 1.

Reticulated water and sewerage services in the locality are provided by the Water Corporation and are both of sufficient capacity to support the proposed development. A sewerage pump station is located on the eastern side of Moloney Street at Lot 150 Alexander Place. This will service the majority of residential lots to be created on Lot 2185. The balance of the lots to be created on Lot 2185, together with those lots to be created on Lot 1 will be serviced by connecting into the sewer main located to the south of the adjacent cemetery.

Wester Power has advised that electricity is available in the area and that there is sufficient capacity to accommodate the proposed development.

4.0 PLANNING DETAILS

4.1 Greater Geraldton Structure Plan (2011)

The Greater Geraldton Structure Plan identifies the subject lots as 'Urban', which is consistent with the proposed revisions to the endorsed ODP.

4.2 City of Geraldton Town Planning Scheme No. 3

The land the subject of this proposal is zoned 'Residential Development', pursuant to the City's Town Planning Scheme No.3 (TPS 3).

The proposed revisions to the ODP accord with Clause 4.8 of TPS 3, which states that '*the zone objective is to ensure the City's residential areas develop in a manner which provides a range of choice in housing with protection of residential amenity, achieves efficiency in provision of services and accessibility, and enhances townscape values generally.*'

The residential densities proposed for the development are Residential R12.5 and R20, pursuant to the Residential Design Codes of WA (R Codes). The proposed densities provide the most appropriate choice of housing for the main demographic choosing to reside in this locality. Further, the revisions to the ODP seek to include more evenly dispersed areas of POS which will enhance the residential amenity and provide more accessible recreational areas for the future residents of this development area.

5.0 THE PROPOSAL

The proposed revised Outline Development Plan (ODP) is illustrated on the attached Plan.

The revised ODP proposes an approximate total yield of 265 lots, with 150 lots proposed at a density of Residential R12.5 and 115 lots at a density of Residential R20, pursuant to the R Codes. The proposed yield differs to the endorsed ODP which had a total yield of 204 lots, comprising 198 lots at a density code of R12.5 and six (6) lots proposed at density of R30 for grouped housing development.

The proposed revisions to the ODP seek to ensure a more appropriate range of housing choices are provided to cater for the main demographic choosing to locate in this area, which includes both young families and those members of the community requiring larger land areas to facilitate the storage of boats and associated boating equipment. In order to cater for the high percentage of boat owners choosing to reside in this area, the proposed ODP seeks to retain a large portion of the site for subdivision into R12.5 density lots which, with average land areas of 800m², ensures that a sufficient amount of land is provided for their needs. In order to accommodate young families, the ODP has been revised to incorporate R20 density lots which, with average land areas of 450m², provide a more affordable housing option whilst still ensuring an adequate amount of land is available for their growing needs. Further, the R20 density lots are designed immediately adjacent and nearby the areas of POS, which ensures these young families are provided with easily accessible recreational areas.

The overall design aims to achieve maximum legibility and connectivity, with direct road connections to the residential areas on the eastern side of Moloney Street and to the southern end of Lot 1 Moloney Street to link with Samuel Place and the residential area to the west. In addition, two (2) future road connections to Lot 800 are also provided, including the connection as shown on the endorsed ODP and an additional connection further south.

Further connectivity between this development and the existing surrounding residential areas is achieved through the POS, which has been positioned to connect with existing POS located within adjacent residential areas. In particular, the area of POS adjacent to the south of the Alexander Street frontage, which although separated by Moloney Street, provides an extension to the POS on the eastern side of Moloney Street and to the south of Alexander Place. The centrally positioned area of POS enhances the amenity of the area and ensures all residents within this development area are provided with easily accessible recreational areas.

The City has advised that it is investigating the option of utilising a portion of the previously set aside reservation for the Utakarra Bypass to the south of the subject land, for a local road connection. It is understood that the City requires this local road to have a speed limit of 60km/hr and that it is to be designed to meet the requirements of a 'Neighbourhood Connector', as defined by Liveable Neighbourhoods. In order to provide the City with maximum flexibility in the future design of this road, it has requested that the area of land which had previously been set aside on this land for the Utakarra Bypass and has since been amalgamated with Lot 1, to again be set aside for this future road connection. Accordingly,

the attached revised ODP sets aside the entire area of the former Bypass reserve for the inclusion of the Neighbourhood Connector Road, as required by the City.

A future southern road connection to the Neighbourhood Connector Road is proposed through the extension of the central arterial (north-west orientated) road for the subdivision. This future road connection also provides an alternative access road to the existing connection to Samuel Place, should this connection prove unsuitable to disproportionate increases in traffic, sometime in the future.

In recognition of the City's requirement for the former Utakarra Bypass land to be set aside for the construction of the future Neighbourhood Connector Road, the City supports the POS (10%) provision for this subdivision to be calculated on the total subdividable area, less the land to be set aside for the future Connector Road. This suggests that the POS requirement is to be based on 25.91 hectares (less the 7082m² land area required for the future Neighbourhood Connector Road), with a total POS area of 2.591 hectares being required.

Two (2) areas of land are proposed to be set aside as public open space (POS) comprising a combined total land area of 2.593 hectares. This includes the already constructed area of POS which is located at the northern end of Lot 2185, immediately adjacent to the south of the Alexander Street frontage. A second, centrally located area of POS is proposed to ensure all residents are provided with accessible recreational areas within 400 metres walking distance, in accordance with the principles of Liveable Neighbourhoods. This centrally located area of POS is bound to the south by the road which connects to the yet to be developed land to the east (Lot 800 Moloney Street), which land is the subject of a current Amendment to the City's TPS 5. This location for the POS provides a suitable attractive connection between the development area and the future residential development of Lot 800 Moloney Street.

A pedestrian movement system is also proposed for the development, which will include a 2.0 metre wide dual use path along Moloney Street and 1.5 metre wide footpaths on one side of the road only, on all internal streets.

6.0 CONCLUSION

The proposed revisions to the ODP are sought to provide a greater range of housing choice for the community in this locality as well as to maximise connectivity and legibility, which revisions accord with the relevant Policies of the City and the fundamental principles of the WAPC Liveable Neighbourhoods Operational Policy (2009).

Accordingly, we respectfully seek the City's approval of the proposed revisions.

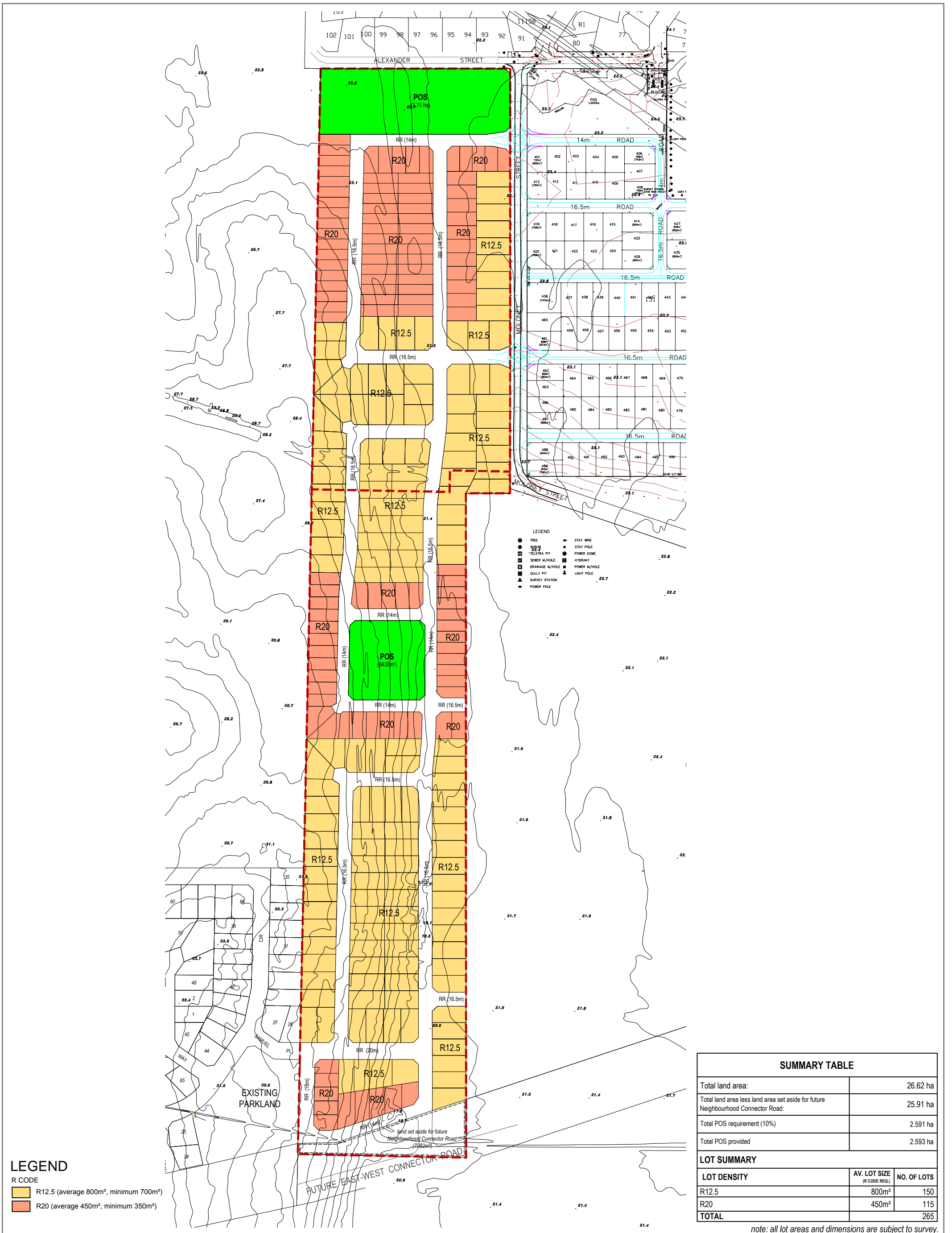
We trust that the information provided in this submission is sufficient for staff's assessment needs. However, should staff have any queries, the writer is available, at your convenience.

Yours faithfully

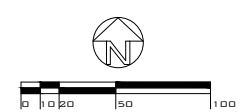


CLARE McLEAN
Senior Planning Consultant

**REVISED
OUTLINE DEVELOPMENT PLAN**



**REVISED OUTLINE DEVELOPMENT PLAN
LOTS 2185 ALEXANDER AND 1 MOLONEY STREETS
UTAKARRA**



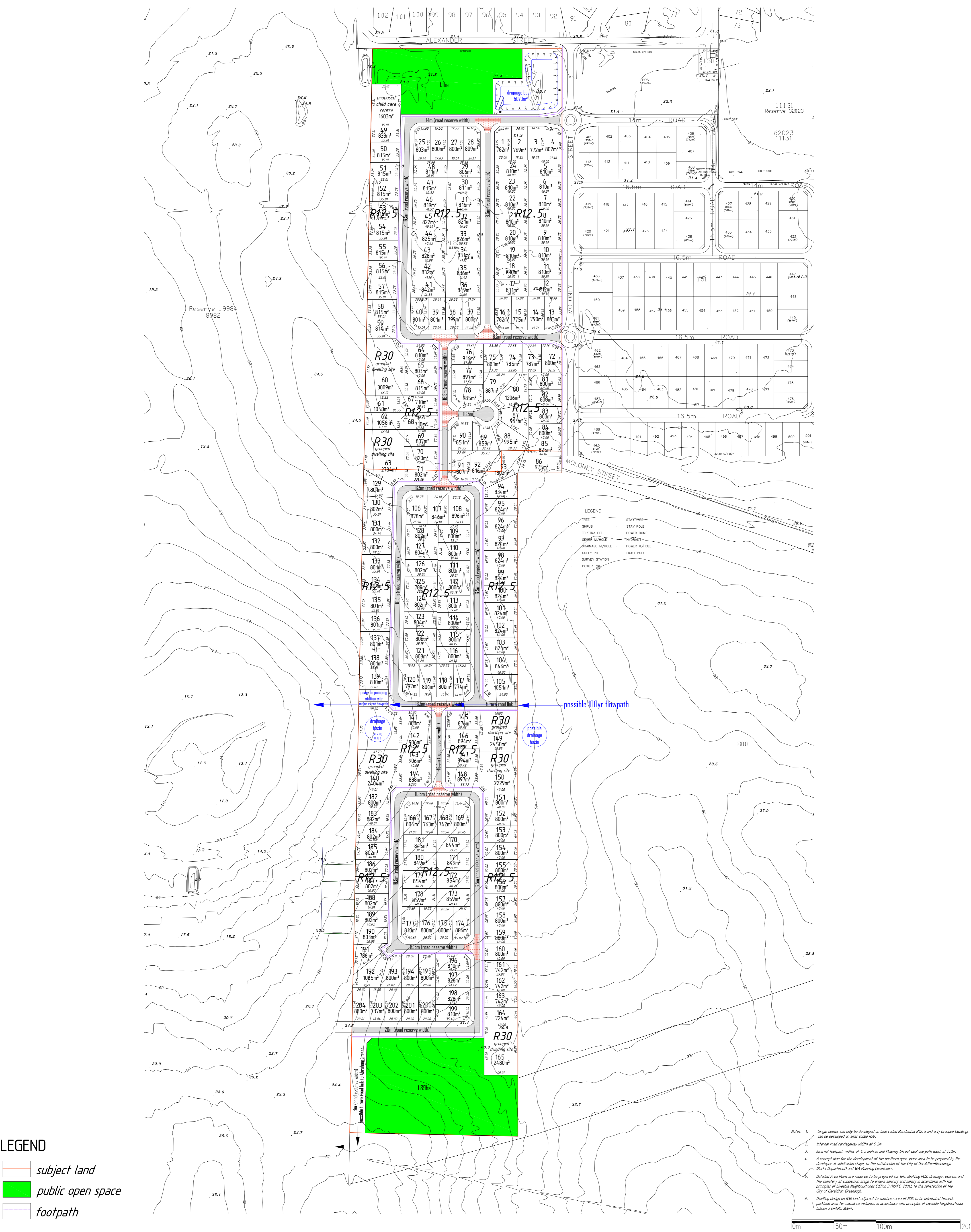
PETER D WEBB AND ASSOCIATES

 CONSULTANTS IN TOWN PLANNING & URBAN DESIGN
 PO BOX 920 SUBIACO WA 6904 TEL: 9388 7111
 UNIT 2/19 YORK STREET SUBIACO FAX: 9388 7240

ANNEXURES

ANNEXURE 1

Endorsed Outline Development Plan



- LEGEND**
- subject land
 - public open space
 - footpath

- Notes:
1. Single houses can only be developed on land coded Residential R12.5 and only Grouped Dwellings can be developed on sites coded R30.
 2. Internal road carriageway widths at 6.2m.
 3. Internal footpath widths at 1.5 metres and Moloney Street dual use path width at 2.0m.
 4. A concept plan for the development of the northern open space area to be prepared by the developer at subdivision stage, to the satisfaction of the City of Geraldton-Greenough (Parks Department and WA Planning Commission).
 5. Detailed Area Plans are required to be prepared for lots abutting R30, drainage reserves and the centres of subdivision stages to ensure amenity and safety in accordance with the principles of Liveable Neighbourhoods Edition 3 (WAPC, 2004), to the satisfaction of the City of Geraldton-Greenough.
 6. Dwelling design on R30 land adjacent to southern area of PSS to be orientated towards the parkland area for casual surveillance, in accordance with principles of Liveable Neighbourhoods Edition 3 (WAPC, 2004).

OUTLINE DEVELOPMENT PLAN

Lot 2185 Alexander Street and Lot 1 Moloney Street

Utaskarra

PETER D WEBB AND ASSOCIATES

CONSULTANTS IN TOWN PLANNING & URBAN DESIGN
 PO BOX 920 SUBIACO WA 6904 TEL: 9388 7111
 UNIT 2/19 YORK STREET SUBIACO FAX: 9388 7240

North

Scale: 1: 2000
 Date: Dec 07
 Plan No: DP1387
 Rev 7

ANNEXURE 2

Email Correspondence between City and PWA

From: Karrie Elder <karrie@cgg.wa.gov.au>
To: Clare Mclean Home <claremc@webbplan.com.au>
Cc: "peterb@djmaccormick.com.au" <peterb@djmaccormick.com.au>, "Stuart Griffiths" <stuart@djmaccormick.com.au>, Peter Webb <peter@webbplan.com.au>
Date: 28/11/2012 02:21 PM
Subject: RE: Request for Planning Advice - Endorsed Outline Development Plan for Lots 2185 Alexander and 1 Moloney Streets, Utakarra

Hi Clare

In response to your email, the City has no issues with the ODP being redesigned to reflect more contemporary planning principles, particularly looking at increasing densities across the site.

A couple of additional points that you may need to look into include the following—

Regarding the proposed drainage basin – you may like to refer to the City's land development specifications to obtain the current requirements. The document is available here - <http://cgg.wa.gov.au/services/community-infrastructure/land-development-specifications>

The City has been recently considering reopening the previous bypass (part of the road reserve to the south of the site) to promote access and connectivity in the area. The City would therefore request that the modified ODP reflect this. There is uncertainty at this time about how this bypass would function and whether direct connection from Lot 1 will be supported, however it would be worthwhile to explore this option as part of the redesign.

I will be on maternity leave as of the end of this week, however I have discussed your proposal in some detail with my manager, Murray Connell, who will be the best contact for any future correspondence or meeting. Murrays details are as below –

Murray Connell

Manager Urban and Regional Development

murrayc@cgg.wa.gov.au

9956 6646

Kind regards,

KARRIE ELDER

Coordinator Strategic Planning

Town Planning Services, Department of Sustainable Communities



City of Greater Geraldton, PO Box 101 Geraldton WA 6531

t (08) 9956 6914 | f (08) 9956 6674 | m 0428 938 536 | e karrie@cgg.wa.gov.au | w www.cgg.wa.gov.au

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This e-mail message and any attached files may hold confidential information. If you are not the intended recipient, any use, disclosure or copying of this e-mail is unauthorised. If you have received this e-mail in error please notify the sender immediately by reply e-mail.

P Please consider the environment before printing this email.

From: Clare Mclean Home [<mailto:claremc@webbplan.com.au>]
Sent: Tuesday, 20 November 2012 1:50 PM
To: Karrie Elder
Cc: peterb@djmaccormick.com.au; Stuart Griffiths; Peter Webb
Subject: Request for Planning Advice - Endorsed Outline Development Plan for Lots 2185 Alexander and 1 Moloney Streets, Utakarra

Dear Karrie

In the first instance, I advise that I am writing to you on behalf of my client (DJ MacCormick Property Group (MacCormick)), the Company which owns Lots 2185 Alexander and 1 Moloney Streets, Utakarra. As you are aware, these land parcels are the subject of an endorsed Outline Development Plan (ODP). A copy of this ODP is attached, for your easy reference.

The endorsed ODP identifies the subject land as being suitable for development at a Residential Density Code of R12.5/R30. This Multiple Residential Coding which applies to the land, has resulted in the majority of the site being required to be developed at a density of R12.5, with an average lot size of 800sqm and a minimum lot size of 700sqm. As such, a total of 198 lots are proposed at R12.5, with six (6) lots being proposed at R30 for grouped dwelling development.

I now refer to our telephone conversation on Friday, November 16 wherein I advised that MacCormick is currently undertaking some preliminary investigations into the possibility of reviewing the design of this ODP. This review of the ODP is being considered in an endeavour to develop the land with a wider range of lot sizes in order to offer a greater choice of housing for the community in this locality.

On behalf of MacCormick, I am writing to seek the City's written Planning advice in relation to this proposed modification to the ODP.

It is our view that the current design of the ODP does not accord with the fundamental principles of WAPC's Liveable Neighbourhoods Operational Policy (LN). LN requires developers to offer a range of densities and dwelling types within a subdivision to provide for greater housing and lifestyle choice as well as affordability. Further, the endorsed ODP does not appear to accord with Clause 4.8.1 - Residential Zone Objective of Town Planning Scheme No. 3 (TSP 3), which echoes the requirements of LN by stating that, *'the (Residential) zone objective is to ensure that the City's residential areas develop in a manner which provides a range of choice of housing...'* While it satisfies the City's requirements of an ODP, the current design of this land does not achieve these objectives, as it really only offers the community a single housing choice (apart from the six lots set aside for grouped dwelling development at an R30 density code). In addition, there is currently limited lot diversity in the wider locality, with this same single housing choice (R12.5) being offered by the developments on surrounding land, including to the east of Moloney Street and north of Alexander Street.

We are therefore proposing to redesign the ODP for this land to offer a mixture of lot sizes to provide for much needed housing choice in this locality. In order to achieve this objective, we will NOT be proposing a split coding for this land. Instead we shall seek to redesign the land with a range of density codes, including Residential R30 adjacent to the areas of public open space (POS) and Residential R20 up to R12.5 coded lots throughout the development.

I would be grateful for the City's preliminary written response to advise of Council's likely attitude to this proposal which is considered necessary in order to ensure this site is developed to address the fundamental principles of LN and the objectives of the City.

I trust that the information provided is sufficient for staff's preliminary consideration of this proposal. However, should staff have any queries, please don't hesitate to contact me on 0414 384 972.

Kind regards

Clare McLean

Senior Town Planner

Mb: 0414 384 972

Attachments:

ANNEXURE 3
Certificates of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 2185/DP102604	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 1/3/2006

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1332** FOLIO **699**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 2185 ON DEPOSITED PLAN 102604

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MARY DONALD NOMINEES PTY LTD OF 94 MADDINGTON ROAD, MADDINGTON
(T J428094) REGISTERED 9 SEPTEMBER 2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE.
2. J635244 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 24.2.2006.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1332-699 (2185/DP102604).
PREVIOUS TITLE: 556-151A.
PROPERTY STREET ADDRESS: 34 ALEXANDER ST, UTAKARRA.
LOCAL GOVERNMENT AREA: CITY OF GERALDTON-GREENOUGH.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF VICTORIA LOCATION 2185 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 2185 ON DEPOSITED PLAN 102604 ON 01-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.



* Transfer A567942

WESTERN

AUSTRALIA



Volume 556 Folio 151A

1332 699

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 14th September, 1972

Medwards

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Victoria Location 2185, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Syd Hatch Pty. Ltd. of 188 Durlacher Street, Geraldton.~~

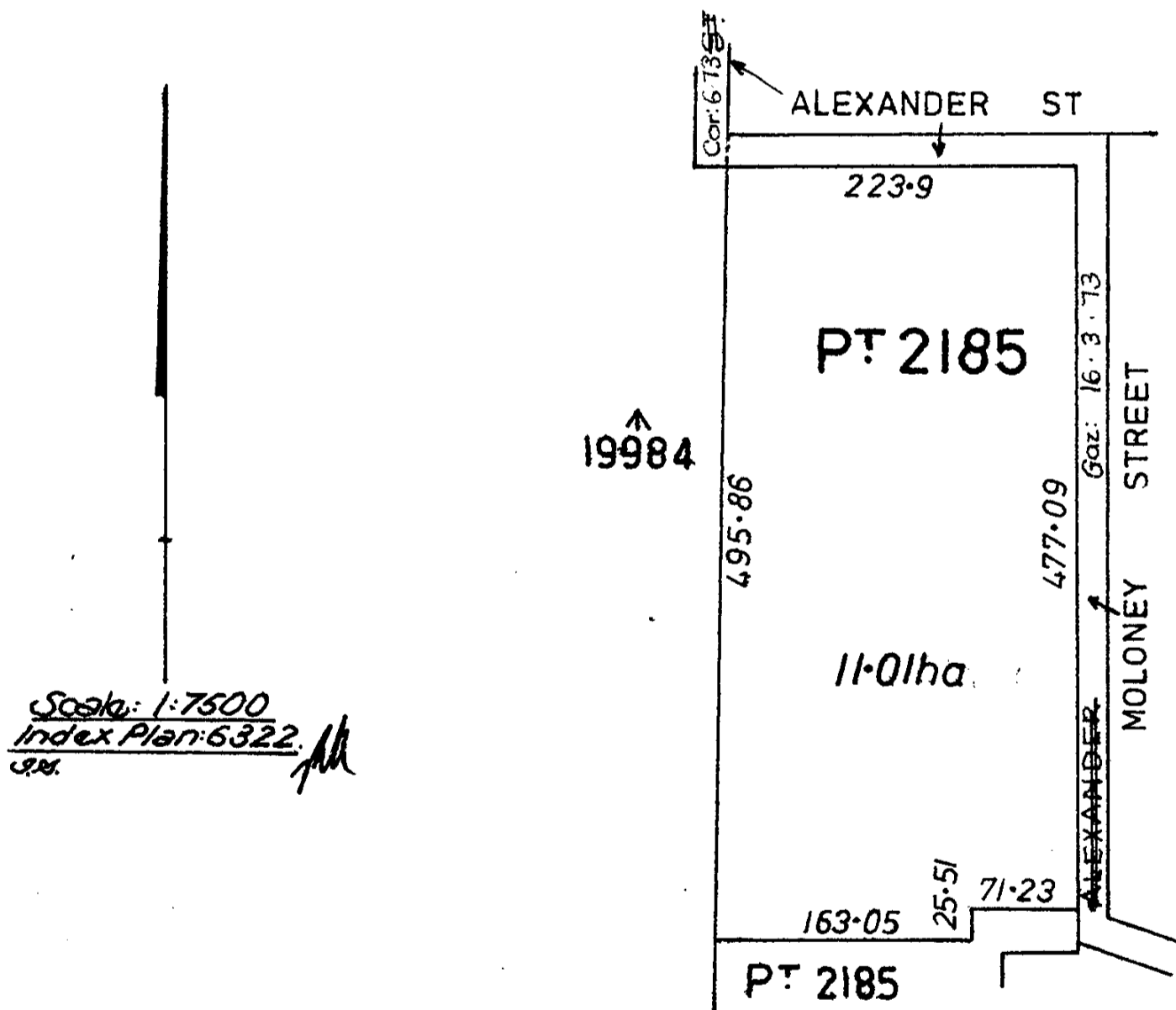
SECOND SCHEDULE (continued overleaf)

NIL

Medwards

REGISTRAR OF TITLES

THIRD SCHEDULE



Superseded - Copy for Sketch Only Page 1 (of 2 pages) 1332 699

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

Superseded - Copy for Sketch Only

FIRST SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR

INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	INITIALS
Transfer	F485741	17.3.94	8.33		
Transfer	G432705	26.3.97	15.51		

Guiseppa Pileggi and Lorraine Anne Pileggi both of 32 Dwyer Street, Boulder, as joint tenants.

Guiseppa Pileggi of 32 Dwyer Street, Boulder and Lorraine Anne Pileggi of 4 Brora Grove, Boya as tenants in common in equal shares.

SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Charge	B474339	lodged 23.6.1976 at 9.44 o'clock.									
Mortgage	B243080	to Esanda Limited.	9.11.76	9.14			Withdrawn	B243078	9.11.76		
Mortgage	B554768	to The Commercial Bank of Australasia Limited.	12.7.78	9.18			Discharged	B872882	29.2.80		
Mortgage	B995679	to The National Bank of Australasia Limited.	23.9.80	9.04			Discharged	E398117	5.7.90		
Mortgage	F485742	to Westpac Banking Corporation.	17.3.94	8.33			Discharged	G432704	26.3.97		

WESTERN



AUSTRALIA

REGISTER NUMBER 1/D26380	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 1/3/2006

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1784** FOLIO **838**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

JG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON DIAGRAM 26380

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MARY DONALD NOMINEES PTY LTD OF 94 MADDINGTON ROAD, MADDINGTON
(T J394610) REGISTERED 12 AUGUST 2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. J635244 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 24.2.2006.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1784-838 (1/D26380).
PREVIOUS TITLE: 1692-907, 1616-474.
PROPERTY STREET ADDRESS: LOT 1 MOLONEY ST, UTAKARRA.
LOCAL GOVERNMENT AREA: CITY OF GERALDTON-GREENOUGH.

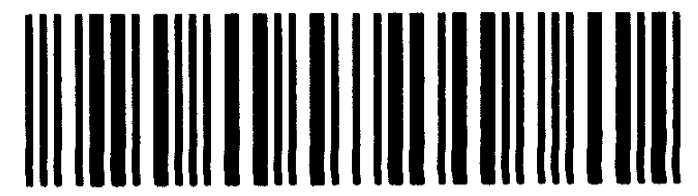
Superseded - Copy for Sketch Only
Page 1 (of 2 pages) 1784 838



ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF

IT 37

CT 1784 0838 F



WESTERN

AUSTRALIA

Application D622192

1784 838



Volume Folio
1616 474
1692 907

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

J. Mulcahy
REGISTRAR OF TITLES



Dated 7th December, 1987

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Victoria Location 2185 and being Lot 1 the subject of Diagram 26380, delineated on the map in the Third Schedule hereto.

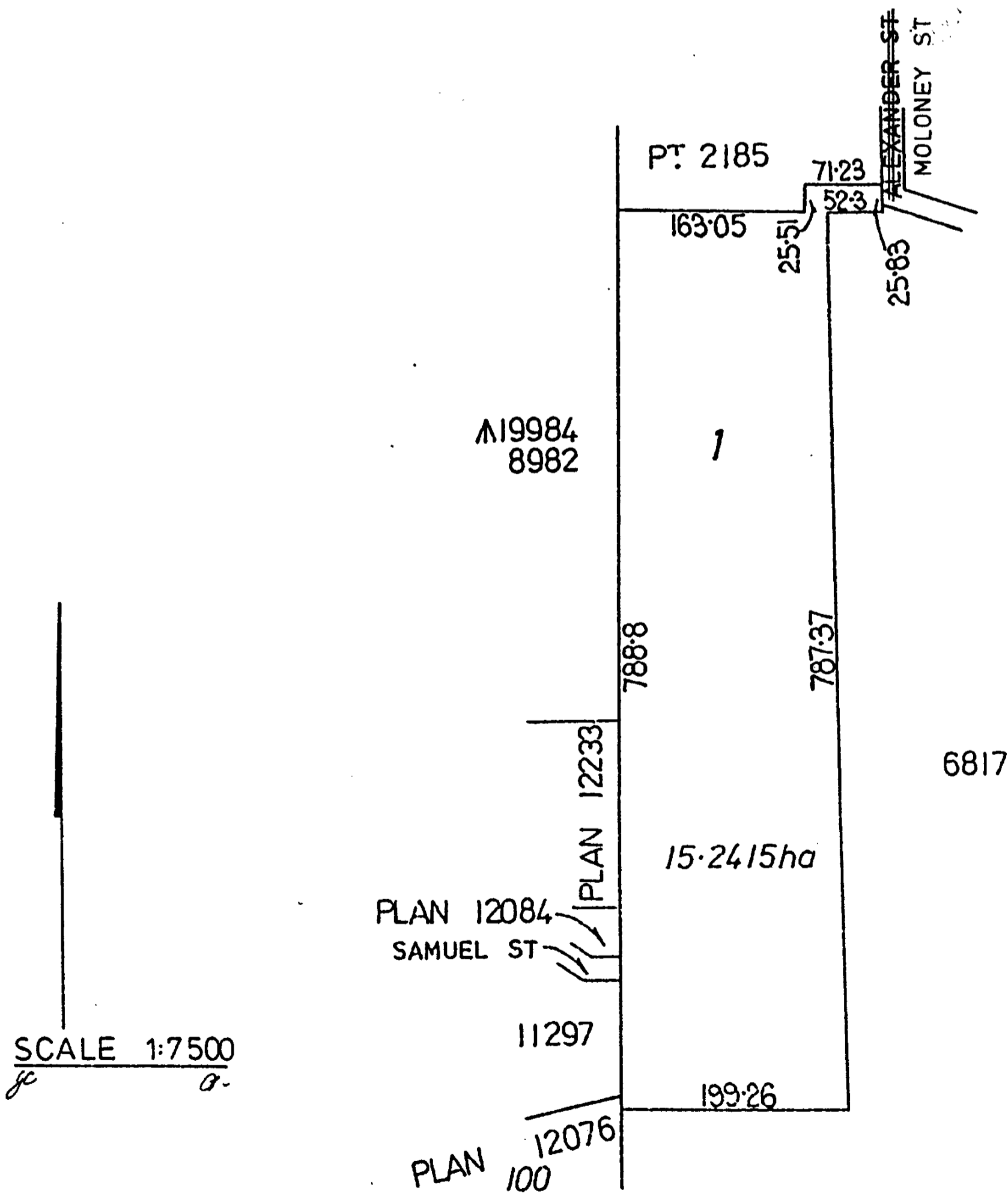
FIRST SCHEDULE (continued overleaf)

Peter Harding Day, Bookmaker and Jeanette Mary Day, Married Woman, both of Box 605, Geraldton, as joint tenants.

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2880

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

