



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 829/1277372

SEARCH DATE	TIME	EDITION NO	DATE
17/5/2024	3:07 PM	5	17/5/2024

LAND

LOT 829 IN DEPOSITED PLAN 1277372  
AT GOOGONG  
LOCAL GOVERNMENT AREA QUEANBEYAN-PALERANG REGIONAL  
PARISH OF GOOGONG COUNTY OF MURRAY  
TITLE DIAGRAM DP1277372

FIRST SCHEDULE

MINISTER FOR EDUCATION AND EARLY LEARNING (T AU77732)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1240191 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1263952 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 7 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1276892 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 7 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1277372 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT

NOTATIONS

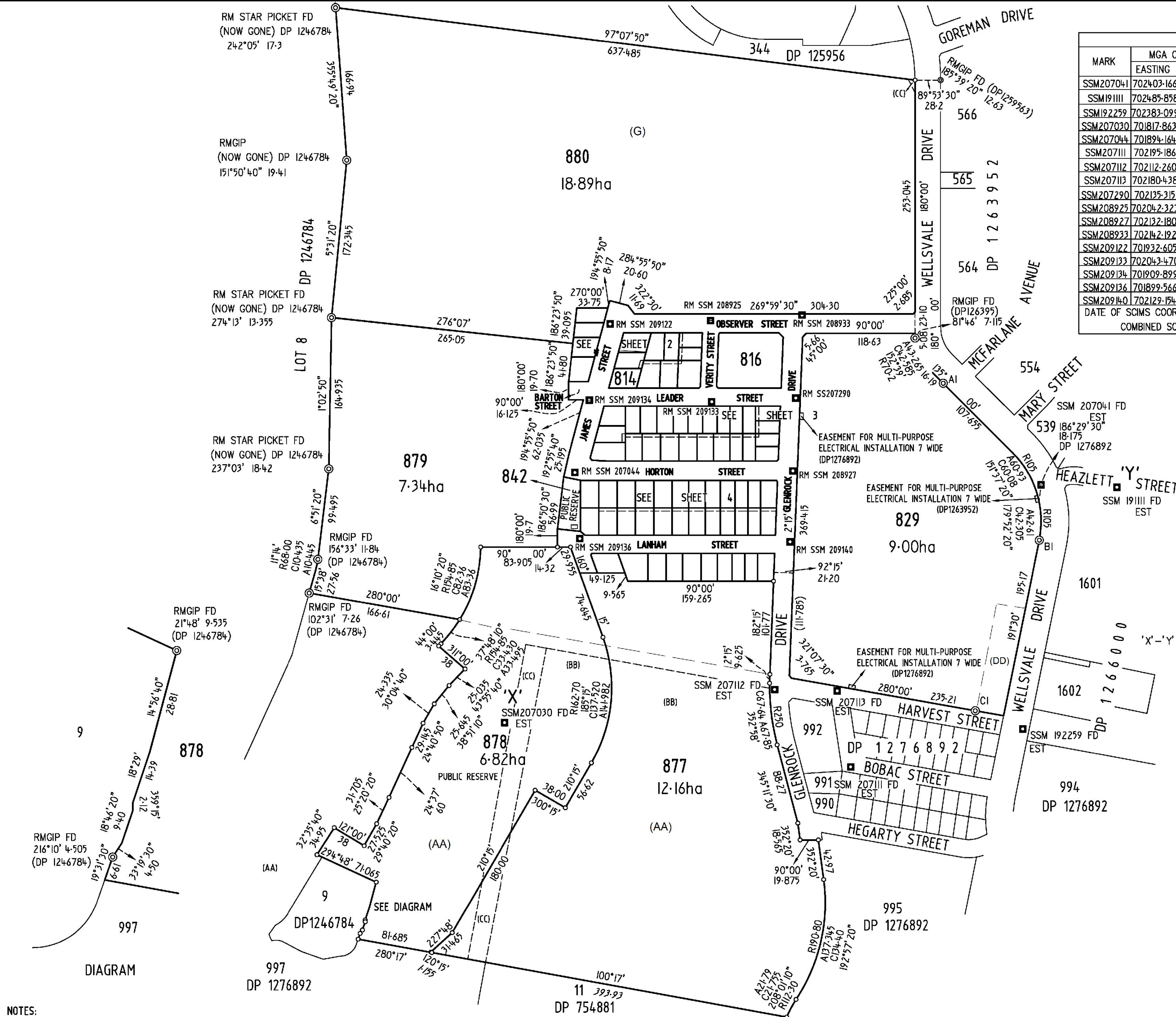
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

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PRINTED ON 17/5/2024





COORDINATE SCHEDULE						
MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM207041	702403.166	6077395.508	D	N/A	SCIMS	FOUND
SSM191111	702485.858	6077392.829	D	N/A	SCIMS	FOUND
SSM192259	702383.099	6077129.470	U	N/A	SCIMS	FOUND
SSM207030	701817.863	6077137.765	D	N/A	SCIMS	FOUND
SSM207044	701894.164	6077409.111		N/A	SURVEY	PLACED
SSM207111	702195.186	6077088.015	U	N/A	SURVEY	FOUND
SSM207112	702112.260	6077172.413	U	N/A	SURVEY	FOUND
SSM207113	702180.438	6077170.953	U	N/A	SURVEY	FOUND
SSM207290	702135.315	6077490.370		N/A	SURVEY	PLACED
SSM208925	702042.323	6077574.708		N/A	SURVEY	PLACED
SSM208927	702132.180	6077410.945		N/A	SURVEY	PLACED
SSM208933	702142.192	6077580.779		N/A	SURVEY	PLACED
SSM209122	701932.605	6077571.046		N/A	SURVEY	PLACED
SSM209133	702043.470	6077486.391		N/A	SURVEY	PLACED
SSM209134	701909.899	6077488.077		N/A	SURVEY	PLACED
SSM209136	701899.566	6077336.951		N/A	SURVEY	PLACED
SSM209140	702129.154	6077333.410		N/A	SURVEY	PLACED
DATE OF SCIMS COORDINATES: 14 / 12 / 2021 MGA DATUM: GDA 2020						
COMBINED SCALE FACTOR: 0.999985 MGA ZONE: 55						

REFERENCE MARK TABLE					
COR	FROM	BEARING	DISTANCE	ORIGIN	STATE
AI	RM GIP	102°31'	7.26	DP 1263951	FOUND
BI	RM DHW'S	281°24'30"	25.31584-895	DP 1276891	FOUND
CI	RM GIP	34°51'	1.43	DP 1246784	FOUND

CONTROL MARK CONNECTIONS					
CONTROL MARKS		BY ME		BY SCIMS	
FROM	TO	BEARING	DISTANCE	BEARING	MGA GROUND
SSM 207030	SSM 191111	69°06'05"	715.035	69°06'05"	715.035
SSM 191111	SSM 207041	271°51'20"	82.735	271°51'38"	82.735
SSM 207041	SSM 192259	184°18'50"	266.795	184°18'56"	266.796
SSM 192259	SSM 207113	281°34'10"	206.865	281°34'06"	206.863
SSM 207113	SSM 207111	169°55'	84.24	169°54'57"	84.234
SSM 207111	SSM 207030	277°30'40"	380.59	277°30'42"	380.586
SSM 207030	SSM 207112	83°17'20"	296.43	83°17'16"	296.429
SSM 207112	SSM 207113	91°13'40"	68.195	91°13'43"	68.192
SSM 202030	SSM 209136	22°18'10"	215.29		
SSM 209136	SSM 207044	355°43'	72.36		
SSM 207044	SSM 209134	11°16'	80.52		
SSM 209134	SSM209122	15°18'20"	86.02		
SSM 209122	SSM 208925	88°05'20"	109.78		
SSM 208925	SSM 208933	86°31'20"	100.055		
SSM 208933	SSM 207290	184°21'	90.670		
SSM 207290	SSM 208927	182°15'40"	79.49		
SSM 208927	SSM 209140	182°14'	77.595		
SSM 209140	SSM 207112	185°59'30"	161.88		
SSM 209136	SSM 209140	90°53'	229.615		
SSM 207044	SSM 208927	89°33'30"	238.025		
SSM 209134	SSM 209133	90°43'20"	133.58		
SSM 209133	SSM 207290	87°31'	91.93		
SSM 208925	SSM 209133	179°15'20"	88.325		

NOTES:  
(AA) LAND EXCLUDES MINERALS - SEE CROWN GRANTS  
(BB) RESERVATIONS AND CONDITIONS - SEE CROWN GRANTS  
(CC) LAND EXCLUDES MINERALS - (s.171 CROWN LANDS ACT1989)  
(G) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

Surveyor: DAVID AMBROSE STONE  
Date of Survey: 22/12/2021  
Surveyor's Ref: 203074.NH258

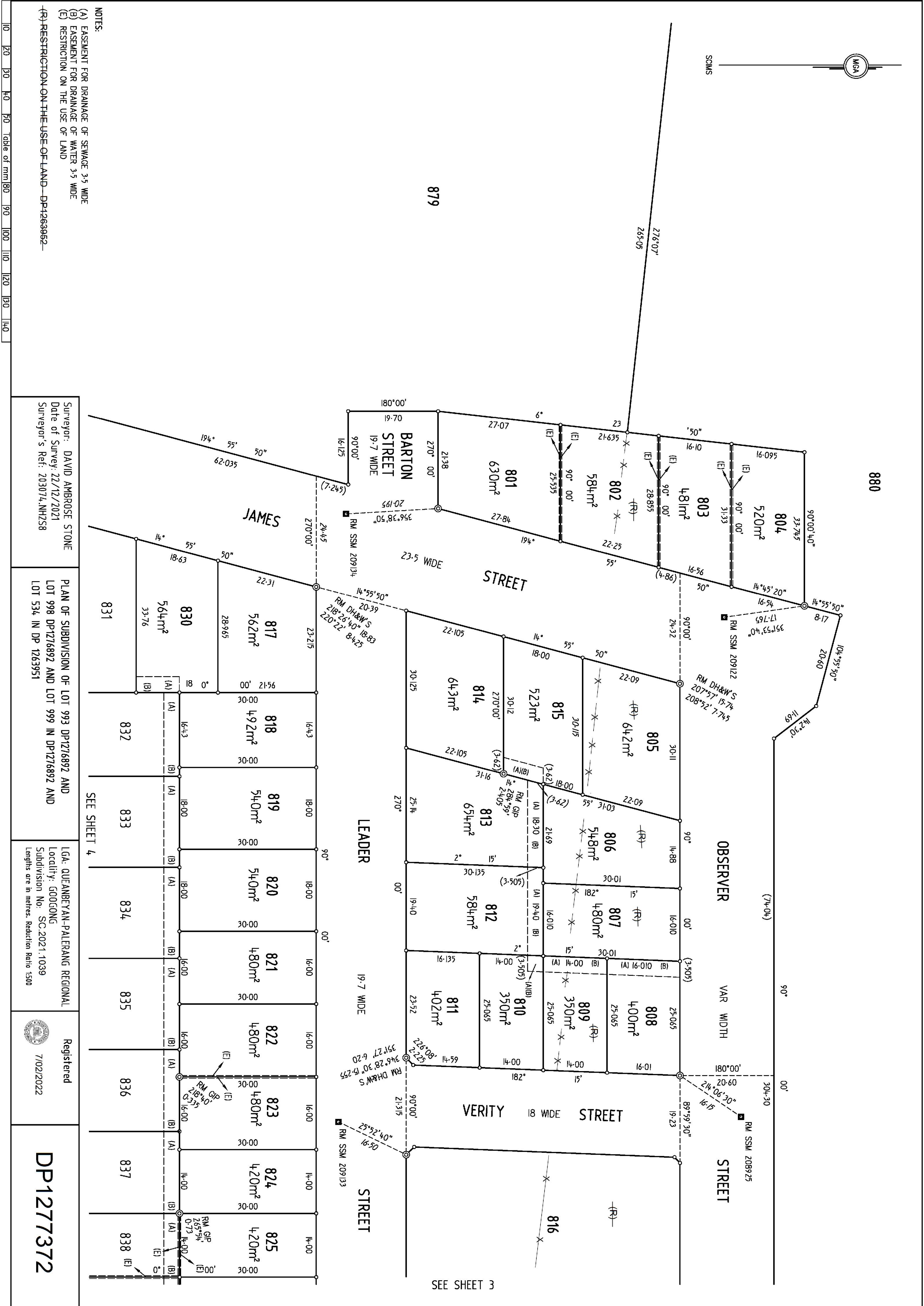
PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 DP1276892 AND LOT 999 IN DP1276892 AND LOT 534 IN DP 1263951

LGA: QUEANBEYAN-PALERANG REGIONAL  
Locality: GOOGONG  
Subdivision No: SC.2021.1039  
Lengths are in metres. Reduction Ratio 1:3000

Registered  
7/02/2022

DP1277372





NOTES:

(A) EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE

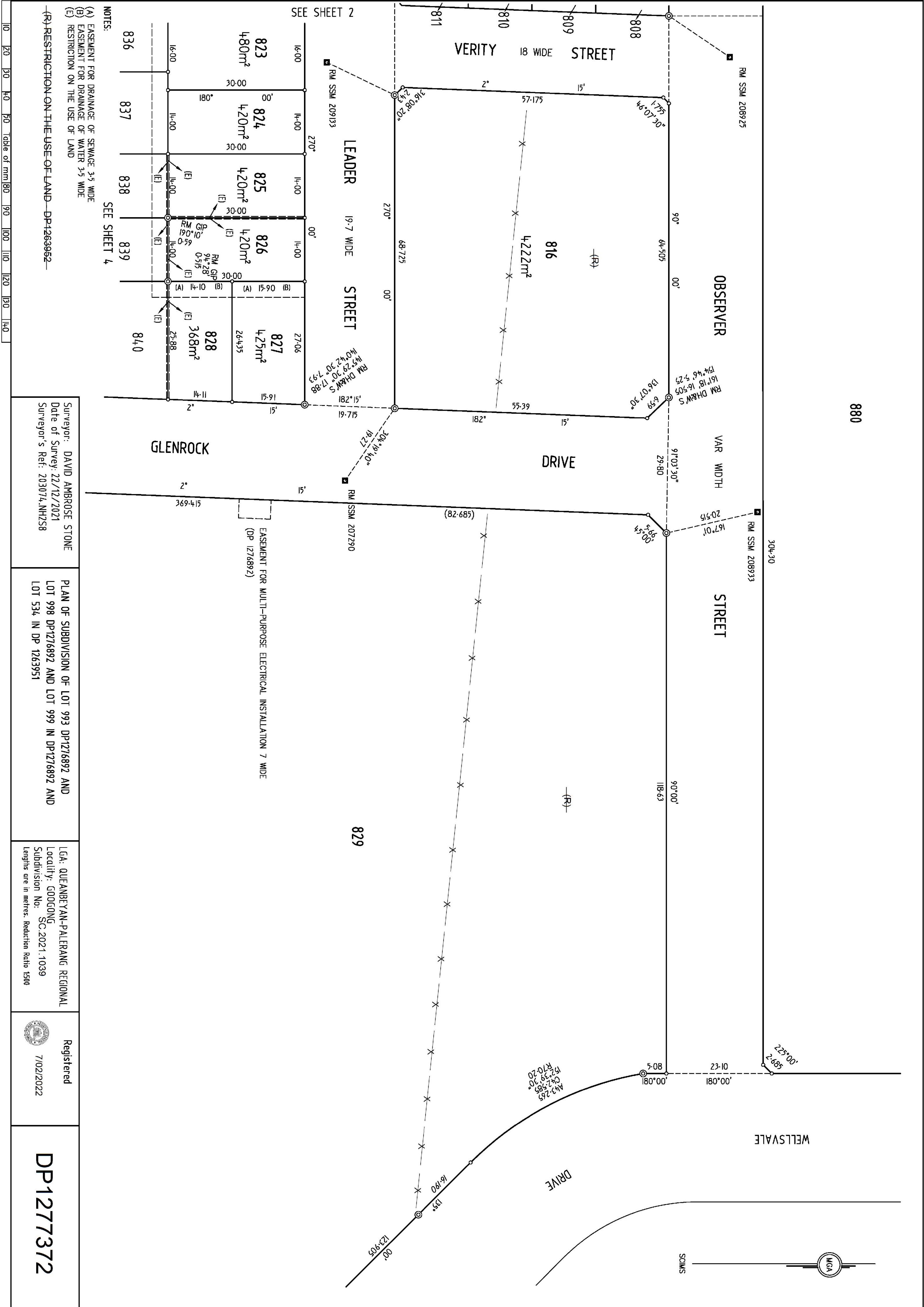
(B) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE

(E) RESTRICTION ON THE USE OF LAND

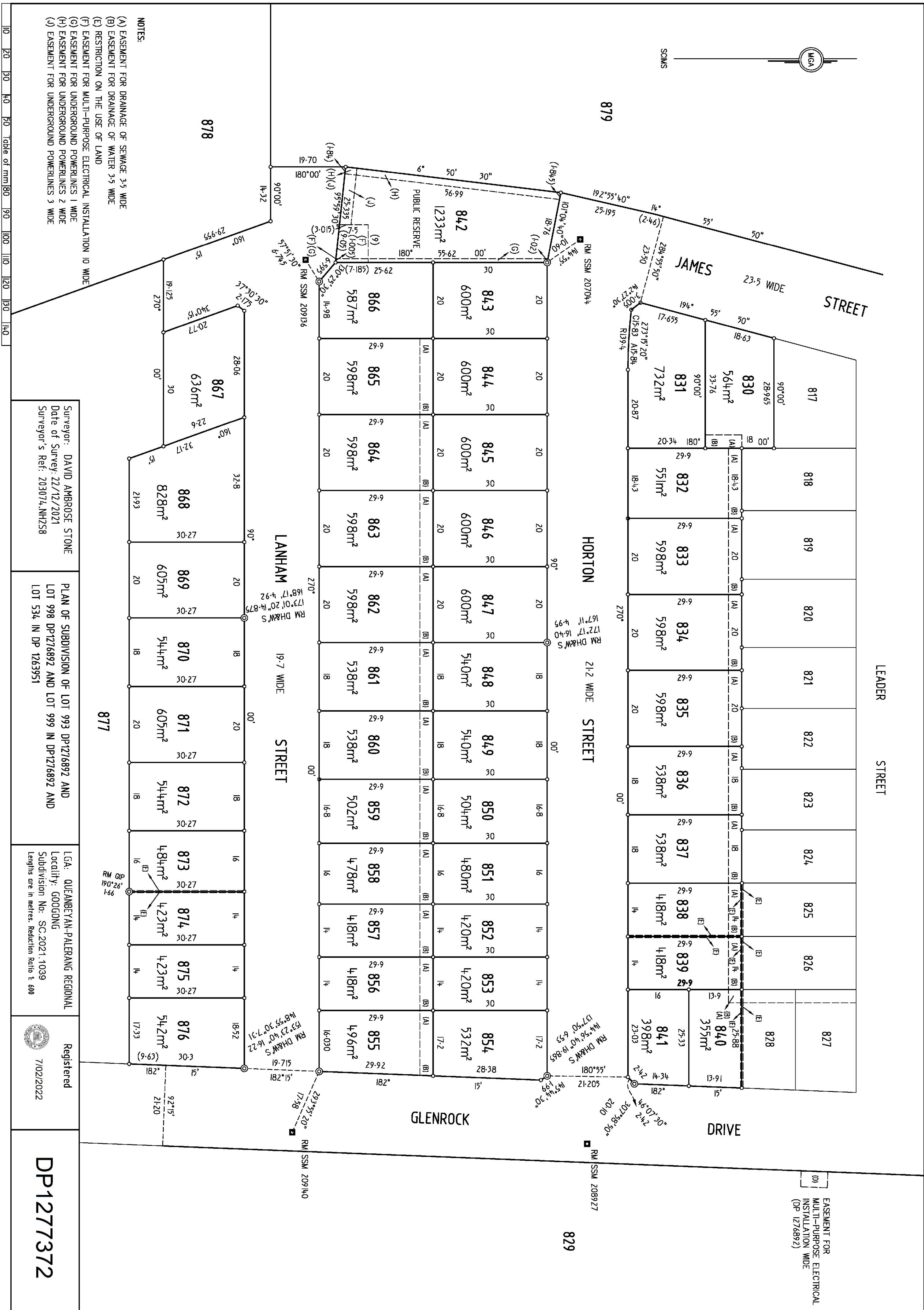
(R) RESTRICTION ON THE USE OF LAND DP1263962

10 20 30 40 50 60 70 80 90 100 110 120 130 140

Surveyor: DAVID AMBROSE STONE Date of Survey: 22/12/2021 Surveyor's Ref: 203074.NH258	PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 DP1276892 AND LOT 999 IN DP1276892 AND LOT 534 IN DP 1263951	LGA: QUEANBEYAN-PALERANG REGIONAL Locality: GOOGONG Subdivision No: SC.2021.1039 Lengths are in metres. Reduction Ratio 1500	Registered 7/02/2022	DP1277372
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
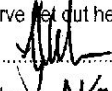








PLAN FORM 6 (2020)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 6 sheet(s)
<p>Registered:  7/02/2022</p> <p>Title System: TORRENS</p>	<p>Office Use Only</p> <p><b>DP1277372</b></p> <p>Office Use Only</p>	
<p><b>PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 IN DP1276892 AND LOT 999 DP1276892 AND LOT 534 IN DP1263951</b></p>	<p>LGA: <b>QUEANBEYAN-PALERANG REGIONAL</b></p> <p>Locality: <b>GOOGONG</b></p> <p>Parish: <b>GOOGONG</b></p> <p>County: <b>MURRAY</b></p>	
<p><b>Survey Certificate</b></p> <p>I, DAVID AMBROSE STONE of VERIS AUSTRALIA PTY LTD ABN 53 615 735 727 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 10/12/2021, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding** was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: <b>X - Y</b></p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating/*Steep-Mountainous.</p> <p>Signature:  Dated: 22/12/2021</p> <p>Surveyor Identification No: 8678</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p><b>Crown Lands NSW/Western Lands Office Approval</b></p> <p>..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>	
<p><b>Plans used in the preparation of survey/compilation:</b></p> <p>DP1246784, DP1263951, DP1263952, DP1266000, DP1276891, DP1276892,</p>	<p><b>Subdivision Certificate</b></p> <p><i>Graeme Harlor</i> *Authorised Person/*General Manager/*Registered Certifier certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Registration number: <b>N/a</b></p> <p>Consent Authority: <b>QUEANBEYAN - PALERANG REGIONAL COUNCIL</b></p> <p>Date of endorsement: <b>1st January 2022</b></p> <p>Subdivision Certificate number: <b>SC. 2021. 1039</b></p> <p>File number: <b>DA 123 - 2017</b></p> <p>*Strike through if inapplicable.</p>	
<p>Surveyor's Reference: 203074.NH2S8</p>	<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE THE EXTENSION OF GLENROCK DRIVE TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE BARTON STREET, OBSERVER STREET, VERITY STREET, LEADER STREET, HORTON STREET, LANHAM STREET AND JAMES STREET TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE LOT 842 &amp; 878 AS PUBLIC RESERVES</p> <p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	



PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 6 sheet(s)																																																																																																																													
Registered:		Office Use Only 7/02/2022	Office Use Only  <h1 style="margin: 0;">DP1277372</h1>																																																																																																																														
<b>PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 IN DP1276892 AND LOT 999 DP1276892 AND LOT 534 IN DP1263951</b>			This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li> <li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>																																																																																																																														
Subdivision Certificate number: <u>SC. 2021. 1039</u> Date of Endorsement: <u>1/2/22</u>																																																																																																																																	
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> <li>1. EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE</li> <li>2. EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE</li> <li>3. RESTRICTION ON THE USE OF LAND</li> <li>4. RESTRICTION ON THE USE OF LAND</li> <li>5. RESTRICTION ON THE USE OF LAND</li> <li>6. EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 10 WIDE</li> <li>7. EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE</li> <li>8. EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE</li> <li>9. EASEMENT FOR UNDERGROUND POWERLINES 3 WIDE</li> <li>10. POSITIVE COVENANT</li> </ol>																																																																																																																																	
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th>Street number</th> <th>Street name</th> <th>Street type</th> <th>Locality</th> </tr> </thead> <tbody> <tr><td>801</td><td>2</td><td>Barton</td><td>Street</td><td>Googong</td></tr> <tr><td>802</td><td>48</td><td>James</td><td>Street</td><td>Googong</td></tr> <tr><td>803</td><td>46</td><td>James</td><td>Street</td><td>Googong</td></tr> <tr><td>804</td><td>44</td><td>James</td><td>Street</td><td>Googong</td></tr> <tr><td>805</td><td>43</td><td>Observer</td><td>Street</td><td>Googong</td></tr> <tr><td>806</td><td>75</td><td>Observer</td><td>Street</td><td>Googong</td></tr> <tr><td>807</td><td>53</td><td>Observer</td><td>Street</td><td>Googong</td></tr> <tr><td>808</td><td>2</td><td>Verity</td><td>Street</td><td>Googong</td></tr> <tr><td>809</td><td>4</td><td>Verity</td><td>Street</td><td>Googong</td></tr> <tr><td>810</td><td>6</td><td>Verity</td><td>Street</td><td>Googong</td></tr> <tr><td>811</td><td>34</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>812</td><td>36</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>813</td><td>38</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>814</td><td>47</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>815</td><td>45</td><td>James</td><td>Street</td><td>Googong</td></tr> <tr><td>816</td><td>140</td><td>Observer</td><td>Street</td><td>Googong</td></tr> <tr><td>817</td><td>49</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>818</td><td>19</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>819</td><td>17</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>820</td><td>15</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>821</td><td>13</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>822</td><td>11</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>823</td><td>9</td><td>Leader</td><td>Street</td><td>Googong</td></tr> <tr><td>824</td><td>7</td><td>Leader</td><td>Street</td><td>Googong</td></tr> </tbody> </table>						Street number	Street name	Street type	Locality	801	2	Barton	Street	Googong	802	48	James	Street	Googong	803	46	James	Street	Googong	804	44	James	Street	Googong	805	43	Observer	Street	Googong	806	75	Observer	Street	Googong	807	53	Observer	Street	Googong	808	2	Verity	Street	Googong	809	4	Verity	Street	Googong	810	6	Verity	Street	Googong	811	34	Leader	Street	Googong	812	36	Leader	Street	Googong	813	38	Leader	Street	Googong	814	47	Leader	Street	Googong	815	45	James	Street	Googong	816	140	Observer	Street	Googong	817	49	Leader	Street	Googong	818	19	Leader	Street	Googong	819	17	Leader	Street	Googong	820	15	Leader	Street	Googong	821	13	Leader	Street	Googong	822	11	Leader	Street	Googong	823	9	Leader	Street	Googong	824	7	Leader	Street	Googong
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Surveyor's Reference: 203074.NH258 <div style="text-align: right; margin-top: 10px;">  </div>																																																																																																																																	




PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 6 sheet(s)
Registered:		Office Use Only 7/02/2022	<div style="font-size: 2em; font-weight: bold;">DP1277372</div>	
<b>PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 IN DP1276892 AND LOT 999 DP1276892 AND LOT 534 IN DP1263951</b>			This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li> <li>Statements of intent on to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li> <li>Signatures and seals- see 195D Conveyancing Act 1919</li> <li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>	
Subdivision Certificate number: <u>SC 2021 1039</u> Date of Endorsement: <u>1/2/22</u>				
Lot	Street number	Street name	Street type	Locality
825	5	Leader	Street	Googong
826	3	Leader	Street	Googong
827	166	Glenrock	Drive	Googong
828	168	Glenrock	Drive	Googong
829	na	Glenrock	Drive	Googong
830	51	James	Street	Googong
831	20	Horton	Street	Googong
832	18	Horton	Street	Googong
833	16	Horton	Street	Googong
834	14	Horton	Street	Googong
835	12	Horton	Street	Googong
836	10	Horton	Street	Googong
837	8	Horton	Street	Googong
838	6	Horton	Drive	Googong
839	4	Horton	Drive	Googong
840	170	Glenrock	Drive	Googong
841	2	Horton	Street	Googong
842	25	Horton	Street	Googong
843	23	Horton	Street	Googong
844	21	Horton	Street	Googong
845	19	Horton	Street	Googong
846	17	Horton	Street	Googong
847	15	Horton	Street	Googong
848	13	Horton	Street	Googong
849	11	Horton	Street	Googong
850	9	Horton	Street	Googong
851	7	Horton	Street	Googong
852	5	Horton	Street	Googong
853	3	Horton	Street	Googong
854	1	Horton	Street	Googong
855	2	Lanham	Street	Googong
856	4	Lanham	Street	Googong
857	6	Lanham	Street	Googong
If space is insufficient use additional annexure sheet				
Surveyor's Reference: 203074.NH2S8				

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PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 6 sheet(s)


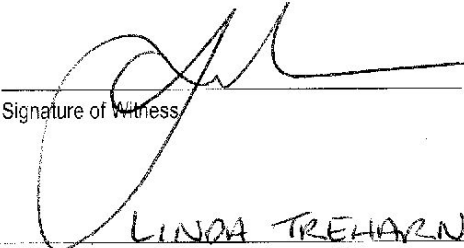
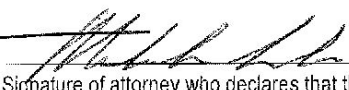


<p>Registered:  7/02/2022</p> <p><b>PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 IN DP1276892 AND LOT 999 DP1276892 AND LOT 534 IN DP1263951</b></p> <p>Subdivision Certificate number: <u>SC. 2021. 1039</u></p> <p>Date of Endorsement: <u>1/2/22</u></p>	<p style="text-align: center; font-size: 2em; font-weight: bold;">DP1277372</p> <p><small>Office Use Only</small></p> <p><small>This sheet is for the provision of the following information as required:</small></p> <ul style="list-style-type: none"> <li>A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li> <li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>
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858	8	Lanham	Street	Googong
859	10	Lanham	Street	Googong
860	12	Lanham	Street	Googong
861	14	Lanham	Street	Googong
862	16	Lanham	Street	Googong
863	18	Lanham	Street	Googong
864	20	Lanham	Street	Googong
865	22	Lanham	Street	Googong
866	24	Lanham	Street	Googong
867	21	Lanham	Street	Googong
868	17	Lanham	Street	Googong
869	15	Lanham	Street	Googong
870	13	Lanham	Street	Googong
871	11	Lanham	Street	Googong
872	9	Lanham	Street	Googong
873	7	Lanham	Street	Googong
874	5	Lanham	Street	Googong
875	3	Lanham	Street	Googong
876	1	Lanham	Street	Googong
877	148	Lanham	Street	Googong
878	n/a	Lanham	Street	Googong
879	60	James	Street	Googong
880	152	Observer	Street	Googong



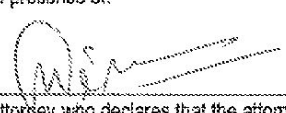
If space is insufficient use additional annexure sheet

Surveyor's Reference: 203074.NH2S8

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PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 5 of 6 sheet(s)
<div>Registered:  7/02/2022</div> <div>Office Use Only</div>		<div>Office Use Only</div> <div><b>DP1277372</b></div>
<b>PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 IN DP1276892 AND LOT 999 DP1276892 AND LOT 534 IN DP1263951</b>		<div>This sheet is for the provision of the following information as required:</div> <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) SSI Regulation 2017</li><li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>• Signatures and seals- see 195D Conveyancing Act 1919</li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>
<div>Subdivision Certificate number: <u>SC 2021 1039</u></div> <div>Date of Endorsement: <u>1/2/22</u></div>		
<div><b>Signed, sealed and delivered</b> for and on behalf of <b>Googong Township Pty Limited ABN 95 154 514 593</b> by its attorneys under a power of attorney dated 26/06/2017 registered in New South Wales with Book 4728 No.628 in the presence of:</div> <div><div> Signature of Witness <b>LINDA TREHARNE</b> Full name of Witness <u>L3, 64 Allara St</u> <u>Canberra ACT 2601</u> Address of Witness</div><div> Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney <b>Malcolm Robert Leslie</b> Full name of Attorney</div></div> <div><div> Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney <b>Mitchell William Hugh Alexander</b> Full name of Attorney</div></div>		
<div>If space is insufficient use additional annexure sheet</div> <div>Surveyor's Reference: 203074.NH2S8</div> <div></div>		



PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 6 of 6 sheet(s)
<b>Registered:</b>  <u>7/02/2022</u>	Office Use Only	Office Use Only
<b>PLAN OF SUBDIVISION OF LOT 993 DP1276892 AND LOT 998 IN DP1276892 AND LOT 999 DP1276892 AND LOT 534 IN DP1263951</b>		<b>DP1277372</b>
Subdivision Certificate number: <u>SC.2021.1039</u>	<b>This sheet is for the provision of the following information as required:</b> <ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li><li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul>	
Date of Endorsement: <u>1/2 22</u>		
<b>Signed, sealed and delivered for and on behalf of National Australia Bank Limited</b> by its Attorney who holds the position of Level 2 Attorney under of Power of Attorney dated <u>1 MARCH 2007</u> registered in New South Wales with Book <u>LS</u> No. <u>39</u> in the presence of:		
 Signature of Witness	 Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney	
<u>DANIELA FABBRI</u> Full name of Witness	<u>NIMISH SOLOU</u> Full name of Attorney	
<u>100 ST GEORGE'S TCE, PERTH</u> Address of Witness		
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 203074.NH266		

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 1 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892 and Lot 998 in DP1276892 and Lot 999 in DP1276892 and Lot 534 in DP1263951 covered by Subdivision Certificate No. **SC 2021 1039**  
 Dated **1/2/22**

Full name and address of proprietors of the land:

Googong Township Pty Limited  
 ABN 95154514593  
 Level 3, 64 Allara Street  
 CANBERRA CITY ACT 2601

Full name and address of mortgagee of the land:

National Australia Bank Limited  
 ABN 12 004 044 937  
 Level 13, 100 St Georges Terrace  
 PERTH WA 6000

**PART 1 – CREATION**

Number of item shown in the intention panel on the plan:	Identity of easement, restrictive covenant or positive covenant to be created and referred to in the plan:	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1.	Easement for drainage of sewage 3.5 wide	808	809, 810, 812, 813, 814, 815 & Queanbeyan-Palerang Regional Council
		809	810, 812, 813, 814, 815 & Queanbeyan-Palerang Regional Council
		810	812, 813, 814, 815 & Queanbeyan-Palerang Regional Council
		812	813, 814, 815 & Queanbeyan-Palerang Regional Council
		813	814, 815 & Queanbeyan-Palerang Regional Council
		815	814 & Queanbeyan-Palerang Regional Council
	Continued		

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 2 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
 and Lot 998 in DP1276892 and Lot 999 in  
 DP1276892 and Lot 534 in DP1263951 covered  
 by Subdivision Certificate No. *SC - 2021-1039*  
 Dated *1/2/22*

	Easement for drainage of sewage 3.5 wide	827	828, 830-840 inclusive & Queanbeyan-Palerang Regional Council
		828	830-840 inclusive & Queanbeyan-Palerang Regional Council
		830	831 & Queanbeyan- Palerang Regional Council
		832	830, 831 & Queanbeyan- Palerang Regional Council
		833	830-832 inclusive, & Queanbeyan-Palerang Regional Council
		834	830-833 inclusive, & Queanbeyan-Palerang Regional Council
		835	830-834 inclusive, & Queanbeyan-Palerang Regional Council
		836	830-835 inclusive, & Queanbeyan-Palerang Regional Council
		837	830-836 inclusive, & Queanbeyan-Palerang Regional Council
	Continued	838	830-837 inclusive & Queanbeyan-Palerang Regional Council

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 3 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
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 DP1276892 and Lot 534 in DP1263951 covered  
 by Subdivision Certificate No. *SC 2021-1039*  
 Dated *1/2/22*

	Easement for drainage of sewage 3.5 wide	839	830-838 inclusive & Queanbeyan-Palerang Regional Council
		840	830-839 inclusive & Queanbeyan-Palerang Regional Council
		855	856-866 inclusive & Queanbeyan-Palerang Regional Council
		856	857-866 inclusive & Queanbeyan-Palerang Regional Council
		857	858-866 inclusive & Queanbeyan-Palerang Regional Council
		858	859-866 inclusive & Queanbeyan-Palerang Regional Council
		859	860-866 inclusive & Queanbeyan-Palerang Regional Council
		860	861-866 inclusive & Queanbeyan-Palerang Regional Council
		861	862-866 inclusive & Queanbeyan-Palerang Regional Council
		862	863-866 inclusive & Queanbeyan-Palerang Regional Council
	Continued	863	864-866 inclusive, & Queanbeyan-Palerang Regional Council

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 4 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
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 Dated *1/2/22*

	Easement for drainage of sewage 3.5 wide	864	865, 866 & Queanbeyan-Palerang Regional Council
		865	866 & Queanbeyan-Palerang Regional Council
2.	Easement for drainage of water 3.5 wide	808	809, 810, 812, 813, 814, 815 & Queanbeyan-Palerang Regional Council
		809	810, 812, 813, 814, 815 & Queanbeyan-Palerang Regional Council
		810	812, 813, 814, 815 & Queanbeyan-Palerang Regional Council
		812	813, 814, 815 & Queanbeyan-Palerang Regional Council
		813	814, 815 & Queanbeyan-Palerang Regional Council
		815	814 & Queanbeyan-Palerang Regional Council
		827	828, 830-840 inclusive & Queanbeyan-Palerang Regional Council
		828	830-840 inclusive & Queanbeyan-Palerang Regional Council
	Continued		

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 5 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
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 DP1276892 and Lot 534 in DP1263951 covered  
 by Subdivision Certificate No. *SC 2021 1039*  
 Dated *1/2/22*

	Easement for drainage of water 3.5 wide	830	831 & Queanbeyan-Palerang Regional Council
		832	830, 831 & Queanbeyan-Palerang Regional Council
		833	830-832 inclusive, & Queanbeyan-Palerang Regional Council
		834	830-833 inclusive, & Queanbeyan-Palerang Regional Council
		835	830-834 inclusive, & Queanbeyan-Palerang Regional Council
		836	830-835 inclusive, & Queanbeyan-Palerang Regional Council
		837	830-836 inclusive, & Queanbeyan-Palerang Regional Council
		838	830-837 inclusive & Queanbeyan-Palerang Regional Council
		839	830-838 inclusive & Queanbeyan-Palerang Regional Council
		840	830-839 inclusive & Queanbeyan-Palerang Regional Council
	Continued		

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 6 of 18

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 DP1276892 and Lot 534 in DP1263951 covered  
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 Dated *1/2/22*

	Easement for drainage of water 3.5 wide	855	856-866 inclusive & Queanbeyan-Palerang Regional Council
		856	857-866 inclusive & Queanbeyan-Palerang Regional Council
		857	858-866 inclusive & Queanbeyan-Palerang Regional Council
		858	859-866 inclusive & Queanbeyan-Palerang Regional Council
		859	860-866 inclusive & Queanbeyan-Palerang Regional Council
		860	861-866 inclusive & Queanbeyan-Palerang Regional Council
		861	862-866 inclusive & Queanbeyan-Palerang Regional Council
		862	863-866 inclusive & Queanbeyan-Palerang Regional Council
		863	864-866 inclusive, & Queanbeyan-Palerang Regional Council
		864	865, 866 & Queanbeyan-Palerang Regional Council
		865	866 & Queanbeyan-Palerang Regional Council

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 7 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
 and Lot 998 in DP1276892 and Lot 999 in  
 DP1276892 and Lot 534 in DP1263951 covered  
 by Subdivision Certificate No. *SC. 2021.1039*  
 Dated *1/2/22*

3	Restriction on the use of land	801-828 inclusive, 830-841 inclusive, 843-876 inclusive	Every other Lot
4.	Restriction on the use of land	801,802,803,804, 822, 823, 825, 826, 828, 838, 839, 840, 873, 874	Queanbeyan-Palerang Regional Council
5.	Restriction on the use of land	801-841 inclusive, 843-876 inclusive	Queanbeyan-Palerang Regional Council
6.	Easement for Multi-Purpose Electrical Installation 10 Wide	842	Essential Energy ABN 37 428 185 226
7.	Easement for Underground Powerlines 1 Wide	842	Essential Energy ABN 37 428 185 226
8.	Easement for Underground Powerlines 2 Wide	842	Essential Energy ABN 37 428 185 226
9.	Easement for Underground Powerlines 3 Wide	842	Essential Energy ABN 37 428 185 226
10.	Positive Covenant	816	Queanbeyan-Palerang Regional Council

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 8 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892 and Lot 998 in DP1276892 and Lot 999 in DP1276892 and Lot 534 in DP1263951 covered by Subdivision Certificate No. *SC.2021.1039*  
Dated *1/2/22*

**PART 2 - TERMS**

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**1. Interpretation**

**1.1 Definitions**

These meanings, in any form, apply unless the contrary intention appears:

**Design and Construction Requirements** means the:

- (a) Googong Design Guidelines; and
- (b) building envelope plan (which specifies the area of the Lot Burdened within which a residence is to be constructed),

prepared by Googong, which regulate building and ancillary landscaping work within all or part of the Development Site from time to time.

**Development Site** includes those lots created by registration of the Plan.

**Environmental Management Plan** means the environmental management plan prepared by Geotechnique Pty Ltd ABN 64 002 841 063, Report No. 12675/9-AAR2 dated September 2021 a copy of which is attached at Annexure "A".

**Expenses** includes any reasonable expense incurred by Council in exercising its powers under the Positive Covenant.

**Googong** means Googong Township Pty Limited ABN 95 154 514 593 or any successor to Googong Township Pty Limited ABN 95 154 514 593.

**Googong Design Coordinator** means an officer or employee of Googong responsible for the review and approval of designs for dwellings under the Googong Design Guidelines.

**Googong Design Guidelines** means the guidelines for the design of dwellings at Googong, published by Googong from time to time.

**Grantee** means the owner or mortgagee in possession of the Lot Benefited.

**Grantor** means the owner or mortgagee in possession of a Lot Burdened.

**Instrument** means this instrument under section 88B of the Conveyancing Act 1919 and includes the Plan.

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 9 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
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DP1276892 and Lot 534 in DP1263951 covered  
by Subdivision Certificate No. *SC. 2021.1039*  
Dated *1/2/22*

**Lot Benefited** means a lot benefited by an easement, positive covenant or restriction on use in this Instrument.

**Lot Burdened** means a lot burdened by an easement, positive covenant or restriction on use in this Instrument.

**Obligations** means any obligations, works and actions required to implement the Environmental Management Plan including monitoring the Lot Burdened as required by the Environmental Management Plan and where applicable, reporting to Council.

**Plan** means the plan to which this Instrument relates.

**1.2 References to certain terms**

Unless a contrary intention appears, a reference in this Instrument to:

- (a) **(reference to anything)** a reference to anything is a reference to the whole or each part of it; and
- (b) **(singular includes plural)** the singular includes the plural and vice versa; and
- (c) **(meaning not limited)** the words "include", "including", "for example" or "such as" are not used as, nor are they to be interpreted as, words of limitation and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

**1.3 Headings**

Headings do not affect the interpretation of this Instrument.

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**2. Terms of Restriction on the Use of Land numbered 3 on the Plan**

**2.1 Design and Construction Requirements**

The Grantor must not construct a home or front garden (including the driveway and paths) on the Lot Burdened other than in accordance with the Design and Construction Requirements.

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 10 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
and Lot 998 in DP1276892 and Lot 999 in  
DP1276892 and Lot 534 in DP1263951 covered  
by Subdivision Certificate No. *SC 2021-1039*  
Dated *1/2/22*

**2.2 Design Approval and Construction**

The Grantor must:

- (a) submit a building design for construction of a dwelling on the Lot Burdened to the Googong Design Coordinator for approval within 6 months after the date of the transfer of the title to the Lot Burdened to the Grantor (or such later date as determined by Googong in its absolute discretion); and
- (b) cause the dwelling and front garden (including the driveway and paths) to be constructed on the Lot Burdened in accordance with:
  - (i) the approved building design; and
  - (ii) the Design and Construction Requirements,within 24 months after completion (or such later date as determined by Googong in its absolute discretion).

**2.3 Duration of restriction**

Clause 2.1 will cease and be of no further force or effect with respect to the Lot Burdened on and from the date the Googong Design Coordinator provides written notice that the Grantor has satisfied the requirements of clause 2.2(b).

---

**3. Terms of Restriction on the use of land numbered 4 on the Plan**

- 3.1 If a retaining wall is supporting a boundary fence or within 500mm of a boundary, the owner of the lot burdened by the restriction must not, without the prior written approval of Queanbeyan Palerang Regional Council:
- a) Do any act, matter or thing to prevent the retaining wall from remaining in good order,
  - b) Make or permit or suffer any alterations, damage or removal of the retaining wall.

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 11 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
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Dated *1/2/22*

- 3.2 The owner of the lot burdened by the restriction acknowledge that it is not the responsibility of Queanbeyan Palerang Regional Council to determine any dispute in relation to the retaining wall and any dispute is a civil matter to be resolved with the relevant parties.

For the purpose of this restriction "retaining wall" means the retaining wall within the area designated (D) or the adjacent boundaries in the abovementioned plan.

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**4. Terms of Restriction on the Use of Land numbered 5 on the Plan**

- 4.1 Should cats be kept on the land, the Owner/Occupier must take necessary measures to ensure the animals are unable to roam outside the property boundary at any time, unless under effective control. Further detail is available in the "Cat Containment Area – Googong and Jumping Creek Policy" (and all subsequent amendments) available from Queanbeyan-Palerang Regional Council.
- 4.2 If the "Cat Containment Area – Googong and Jumping Creek Policy" is revoked by Queanbeyan-Palerang Regional Council this Restriction on Use of Land will cease and be of no further force or effect with respect to the Lot Burdened.
- 4.3 Name of Authority having the power to release, vary or modify this Restriction on the Use of Land is Queanbeyan-Palerang Regional Council.

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**5. Terms of Easement for Multi-Purpose Electrical Installation 10 Wide numbered 6 on the Plan**

The easement is granted on the terms contained in Part C of the Memorandum registered AG189384.

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**6. Terms of Easement for Underground Powerlines 1 Wide numbered 7 on the Plan**

The easement is granted on the terms contained in Part B of the Memorandum registered AG189384.

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**7. Terms of Easement for Underground Powerlines 2 Wide numbered 8 on the Plan**

The easement is granted on the terms contained in Part B of the Memorandum registered AG189384.

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 12 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
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Dated *1/2/22*

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**8. Terms of Easement for Underground Powerlines 3 Wide numbered 9 on the Plan**

The easement is granted on the terms contained in Part B of the Memorandum registered AG189384.

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**9. Terms of Positive Covenant numbered 10 on the Plan**

**9.1 The Grantor must:**

- (a) implement the Environmental Management Plan including undertaking the Obligations; and
- (b) make available a copy of the Environmental Management Plan to all potential purchasers of the Lot Burdened.

**9.2 The Council:**

- (a) may inspect the Lot Burdened on reasonable notice to the Grantor.
- (b) at any time, by reasonable written notice to the Grantor require the Grantor to attend to any matter required by this Positive Covenant including undertaking Obligations and reporting to Council.

9.3 Where the Grantor does not comply with clause 6.2(a) within a reasonable time, and in the Council's reasonable opinion the non-compliance can be remedied, Council may give the Grantor a notice specifying the non-compliance and the action the Grantor must take to remedy it and requiring the Grantor to remedy it within a reasonable time after the date the notice is given (**Compliance Notice**).

9.4 The Grantor must comply with the Compliance Notice at the cost and risk of the Grantor.

9.5 If the Grantor fails to comply with the terms of any Compliance Notice, the Council or any person authorised by the Council may enter and remain on the Lot Burdened and remedy any failure by the Grantor to observe its obligations under this Positive Covenant.

9.6 The Grantor must pay Council all Expenses reasonably incurred by Council in inspecting the Lot Burdened, issuing any Compliance Notice or taking any action

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE  
COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED  
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 13 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
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by Subdivision Certificate No. ~~SC. 2021-1039~~ *SC. 2021-1039*  
Dated *1/2/22* *MA*

including undertaking Obligations to remedy any failure by the Grantor to properly  
perform the requirements of any Compliance Notice or otherwise observe its  
obligations under this Positive Covenant.

- 9.7 The party empowered to release, modify or vary this Positive Covenant is  
Queanbeyan-Palerang Regional Council.

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE  
COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED  
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**


Lengths are in metres

Sheet 14 of 18

Plan: **DP1277372**

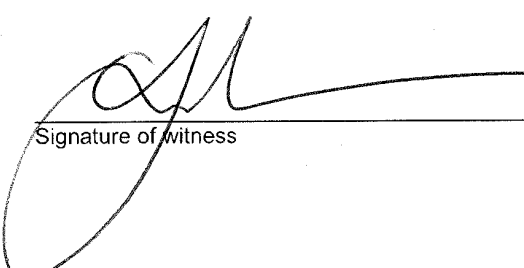
Plan of Subdivision of Lot 993 in DP1276892  
and Lot 998 in DP1276892 and Lot 999 in  
DP1276892 and Lot 534 in DP1263951 covered  
by Subdivision Certificate No. SC-2021-1039  
Dated 1/2/22


Signed, sealed and delivered for and on behalf  
of **Googong Township Pty Limited**  
**ABN 95 154 514 593** by its attorneys under a  
power of attorney dated 26 / 06 / 2017 registered  
in New South Wales with Book. 4728 No.628 in  
the presence of:

  
Signature of attorney who declares that the  
attorney has not received any notice of the  
revocation of the power of attorney

**Malcolm Robert Leslie**

Full name of attorney

  
Signature of witness

  
Signature of attorney who declares that the  
attorney has not received any notice of the  
revocation of the power of attorney

**Mitchell William Hugh Alexander**

Full name of attorney

**LINDA TREHARNE**  
Full name of witness

**1364 Allara St**

**Canberra ACT 2601**

Address of witness

ePlan

**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE  
COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED  
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 15 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
and Lot 998 in DP1276892 and Lot 999 in  
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Dated 1/2/22

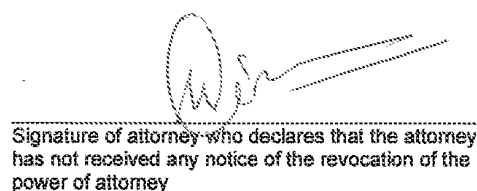
**Signed, sealed and delivered** for and on behalf  
of **National Australia Bank Limited** by its  
Attorney registered in New South Wales with  
Book. 4512 No.39

Who holds the position of Level 2 Attorney under  
Power of Attorney dated 1 March 2007 in the  
presence of:

  
Signature of witness

**DANIELA FABBRI**

Full name of witness

  
Signature of attorney who declares that the attorney  
has not received any notice of the revocation of the  
power of attorney

**NIMESH SOROUT**  
Full name of attorney

**100 ST GEORGE'S TEE, PERTH**  
Address of witness

Section 2



ePlan

**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres


Sheet 16 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
and Lot 998 in DP1276892 and Lot 999 in  
DP1276892 and Lot 534 in DP1263951 covered  
by Subdivision Certificate No. *SC 2021-1039*  
Dated *1/2/22*

Executed for and on behalf of **Queanbeyan-Palerang Regional Council** by its authorised delegate pursuant to s.377 Local Government Act 1993:

  
\_\_\_\_\_  
Signature of Witness

  
\_\_\_\_\_  
Signature of Authorised Officer

*Madblison Corbett*  
\_\_\_\_\_  
Name of Witness in full

*Graeme Harlor*  
\_\_\_\_\_  
Name of Authorised Officer

*256 Crawford St, Queanbeyan*  
\_\_\_\_\_  
Address of Witness

*Service Manager- Development*  
\_\_\_\_\_  
Authority of Authorised Officer signing on  
behalf of Queanbeyan-Palerang Regional  
Council

ePlan

**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE  
COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED  
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

Sheet 17 of 18

Plan: **DP1277372**

Plan of Subdivision of Lot 993 in DP1276892  
and Lot 998 in DP1276892 and Lot 999 in  
DP1276892 and Lot 534 in DP1263951 covered  
by Subdivision Certificate No. *SC 2021-1039*  
Dated *1/2/22*

**Executed** for and on behalf of **Essential Energy**  
**ABN 37 428 185 226** by its duly appointed attorney  
under Power of Attorney registered in  
New South Wales with Book *4745* No. *85*  
in the presence of:



Signature of witness



Signature of attorney who declares that the  
attorney has not received any notice of  
revocation of the power of attorney

MELINDA WHITE

Full Name of witness

MARTIN ENGLISH, HEAD OF LEGAL

(Print) Full Name and title of attorney

8 BULLER ST  
PORT MACQUARIE

Address of witness

ePlan

**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE  
COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED  
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

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Sheet 18 of 18

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Plan of Subdivision of Lot 993 in DP1276892  
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DP1276892 and Lot 534 in DP1263951 covered  
by Subdivision Certificate No. *SC - 2021-1039*  
Dated *1/2/22*

ANNEXURE "A"

REGISTERED:



7.2.2022

Section 2

*MA*



- THE BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM DIMENSIONS SHOWN ON DEPOSITED PLANS & MUST BE CONFIRMED BY SURVEY.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE DIMENSIONS OF THE LAND MUST BE MEASURED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DEPARTMENT OF EDUCATION SCHOOL INFRASTRUCTURE UNIT.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGNOSTIC ONLY. WHERE OFFSETS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- VISIBLE AND UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA ([www.ydrn.com.au](http://www.ydrn.com.au)) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:800 AS NOTED
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2023.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY UNWANTED DOCUMENTS, INCLUDING, ELECTRONIC STORAGE, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

PLOTTED FROM BEFORE YOU DIG AUSTRALIA (BYDA) PLANS  
 — **Cx** = COMMUNICATIONS LINES (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.  
 — **ELx** = ELECTRICITY LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.  
 — **Gx** = GAS LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.  
 — **Sx** = SEWER LINE (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.  
 — **SWx** = STORMWATER LINE (UNDERGROUND), APPROXIMATE POSITION ONLY.  
 — **Wx** = WATER MAIN (UNDERGROUND) PLOTTED FROM SERVICE DIAGRAMS, APPROXIMATE POSITION ONLY.

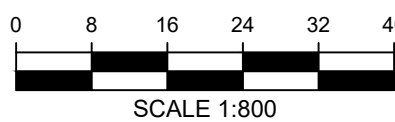
- THE PURPOSE OF THIS PLAN IS FOR DESIGN ONLY. CURRENT PLANS ISSUED BY SERVICE PROVIDERS THROUGH "BEFORE YOU DIG AUSTRALIA" ARE STILL REQUIRED. CONTRACTORS AND SUBCONTRACTORS MUST OBTAIN THEIR OWN COPY OF THE PLAN. CHECKS SHOULD BE MADE WITH "BEFORE YOU DIG AUSTRALIA" ENQUIRY BEFORE EXCAVATION COMMENCES. YOU MUST ENSURE "BEFORE YOU DIG AUSTRALIA" ARE CURRENT AS THEY HAVE VARYING EXPIRATION DATES, AND MAY REQUIRE RE-ISSUE OTHERWISE THE INFORMATION ON THIS PLAN MAY NO LONGER BE CURRENT.
- THE PURPOSE OF THIS PLAN IS TO PROVIDE THE SERVICES OF THE FOLLOWING: TO IDENTIFY THE NETWORK AND SERVICE PROVIDERS WHO SHARE CONDUITS AND/OR DUCTS, SINGLE MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES ENDS OR CABLES AT THIS LOCATION. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPOSE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH. CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO A LOCATION NOT BEING SHOWN ON THE PLAN. CONTRACTORS AND SUBCONTRACTORS MUST OBTAIN A CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

SUBSURFACE UTILITY INFORMATION (SUI) AS5488 CLASSIFICATION  
QUALITY LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS  
INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN  
APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN  
THEN BE PROPERLY MANAGED.

QUALITY D:  
INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING BEFORE YOU DIG AUSTRALIA PLANS OR OTHER RECORDS AND BY MEASURING BOUNDARY OFFSETS ETC. THIS METHOD OF UTILITY LOCATION SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN. TOLERANCE DOES NOT APPLY TO AN INDICATIVE LOCATION THAT IS ATTRIBUTED TO QUALITY LEVEL D.

- DUE TO DEVELOPMENT OF THE SITE AND SURROUNDS, LIDAR DATA WILL NOT REFLECT THE CURRENT TOPOGRAPHY OF THE SITE AND HAS THEREFORE NOT BEEN INCLUDED
- AERIAL IMAGERY VIDE NEARMAP DATED 10/05/2023
- ALL BYDA SERVICES SHOWN ARE APPROXIMATE POSITION ONLY.
- PART OF SUBJECT SITE IS ON BUSHFIRE PRONE LAND

1	FIRST ISSUE	04/09/2023



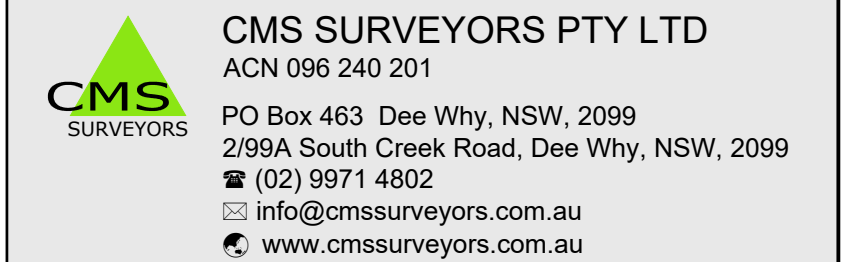
**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA GDA2020 GROUND  
MARKS ADOPTED: N/A - TO BE CONFIRMED BY SURVEY

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
MARKS ADOPTED: N/A - TO BE CONFIRMED BY SURVEY

**CLIENT:**  
**DEPARTMENT OF EDUCATION**  
**SCHOOL INFRASTRUCTURE NSW**

LGA: QUEANBEYAN-PALERANG REGIONAL

**SITE ANALYSIS OF  
LOT 829 IN DP1277372  
No.200 WELLSVALE DRIVE  
GOOGONG, NSW, 2620**



SURVEYED N/A	DRAWN NS	CHECKED NS/RM	APPROVED ML
SURVEY INSTRUCTION 22727		SCALE 1:800@A1	DATE OF SURVEY N/A
DRAWING NAME	22727 Site Analysis <b>GOOGONG HS</b>		SHEET 1 OF 2
CAD FILE	22727 Site Analysis 1 GOOGONG HS		<b>1</b>



- THE BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM DIMENSIONS SHOWN ON DEPOSITED PLANS & MUST BE CONFIRMED BY SURVEY.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE DIMENSIONS OF THE LAND MUST BE VERIFIED BY SURVEY OR BY BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT (LAND ONLY). THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DEPARTMENT OF EDUCATION SCHOOL INFRASTRUCTURE NOW.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL, THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- VISIBLE AND UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA ([www.yhdg.com.au](http://www.yhdg.com.au)) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY ON OR NEAR THE SURVEYED AREA.
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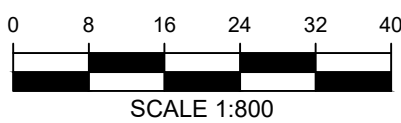
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- WARNING: THE DIAGRAMS OF THE SERVICE PROVIDER MAY NOT DEPICT ALL UTILITIES WITHIN THEIR SERVICE AREA. THE SERVICE PROVIDER MAY NOT HAVE ALL UTILITIES, SINGLE OR MARKED LINES MAY REPRESENT MULTIPLE CONDUITS, PIPES AND/OR CABLES AT THIS LOCATION. WE RECOMMEND NON DESTRUCTIVE DIGGING/POTHOLING TO EXPLORE SERVICES FOR ACCURATE IDENTIFICATION AND DEPTH. CAUTION: UTILITIES PLOTTED ON THE PLAN THAT TERMINATE IN THE SPECIFIED AREA MAY GO TO OTHER UTILITIES OR NOT BEEN IDENTIFIED BY THE SERVICE PROVIDER. THE CLIENT AND/OR SUB CONTRACTOR AND THEIR RESPONSIBILITY TO EXERCISE CAUTION AT ALL TIMES.

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- PART OF SUBJECT SITE IS ON BUSHFIRE PRONE LAND

1	FIRST ISSUE	04/09/2023



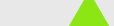
**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: MGA GDA2020 GROUND  
MARKS ADOPTED: N/A - TO BE CONFIRMED BY SURVEY

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DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
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**CLIENT:**  
**DEPARTMENT OF EDUCATION**  
**SCHOOL INFRASTRUCTURE NSW**

LGA: QUEANBEYAN-PALERANG REGIONAL

**SITE ANALYSIS OF  
LOT 829 IN DP1277372  
No.200 WELLSVALE DRIVE  
GOOGONG, NSW, 2620**

 **CMS SURVEYORS PTY LTD**  
ACN 096 240 201

PO Box 463 Dee Why, NSW, 2099  
2/99A South Creek Road, Dee Why, NSW, 2099  
☎ (02) 9971 4802  
✉ [info@cmssurveyors.com.au](mailto:info@cmssurveyors.com.au)  
🌐 [www.cmssurveyors.com.au](http://www.cmssurveyors.com.au)

SURVEYED N/A	DRAWN NS	CHECKED NS/RM	APPROVED ML
SURVEY INSTRUCTION 22727		SCALE 1:800@A1	DATE OF SURVEY N/A
DRAWING NAME	22727 Site Analysis <b>GOOGONG HS</b>		SHEET 2 OF 2
CAD FILE	22727 Site Analysis 1 GOOGONG HS		ISSUE <b>1</b>

**WARNING**  
DUE TO ONGOING WORKS FOR THIS NEW DEVELOPMENT, SERVICES MAY  
EXIST THAT HAVE NOT YET BEEN PLOTTED ON BYDA PLANS.

ALL BYDA SERVICES SHOWN ARE APPROXIMATE POSITION ONLY