

APPENDIX G

**CERTIFICATES OF TITLE, DEPOSITED PLANS AND 88B INSTRUMENT FOR
LOT 2 DP1250187 & LOT 4 DP1168601**



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH
-----FOLIO: 2/1250187

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
7/4/2025	9:12 AM	3	14/6/2019

LAND

LOT 2 IN DEPOSITED PLAN 1250187
AT BINALONG
LOCAL GOVERNMENT AREA YASS VALLEY
PARISH OF EUBINDAL COUNTY OF HARDEN
TITLE DIAGRAM DP1250187

FIRST SCHEDULE

ANNE-MARIE GLOVER
IN 1/2 SHARE
PAUL ROBERT GLOVER
IN 1/2 SHARE
AS TENANTS IN COMMON (TZ AP321468)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT
- 3 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989) WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 4 DP1051753 RIGHT OF ACCESS 20 METRE(S) WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 DP1051753 EASEMENT FOR ELECTRICITY PURPOSES 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1203680 RIGHT OF ACCESS VARIABLE WIDTH APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 7 DP1250187 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (1) IN THE S.88B INSTRUMENT
- 8 DP1250187 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (2) IN THE S.88B INSTRUMENT
- 9 DP1250187 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
- 10 DP1250187 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (5) IN THE S.88B INSTRUMENT
- 11 AP321469 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED

END OF PAGE 1 - CONTINUED OVER

5590

PRINTED ON 7/4/2025

Search Date/Time: 07/04/2025 9:12AM

LEGALSTREAM AUSTRALIA - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1250187

PAGE 2

SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)

* 12 AP414917 CAVEAT BY NEW SOUTH WALES RURAL ASSISTANCE AUTHORITY

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

5590

PRINTED ON 7/4/2025

Search Date/Time: 07/04/2025 9:12AM

LEGALSTREAM AUSTRALIA - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/1168601

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
7/4/2025	9:12 AM	2	14/11/2016

LAND

LOT 4 IN DEPOSITED PLAN 1168601
AT BINALONG
LOCAL GOVERNMENT AREA YASS VALLEY
PARISH OF EUBINDAL COUNTY OF HARDEN
TITLE DIAGRAM DP1168601

FIRST SCHEDULE

CHARANDA NOMINEE COMPANY PTY LIMITED (T AK921621)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

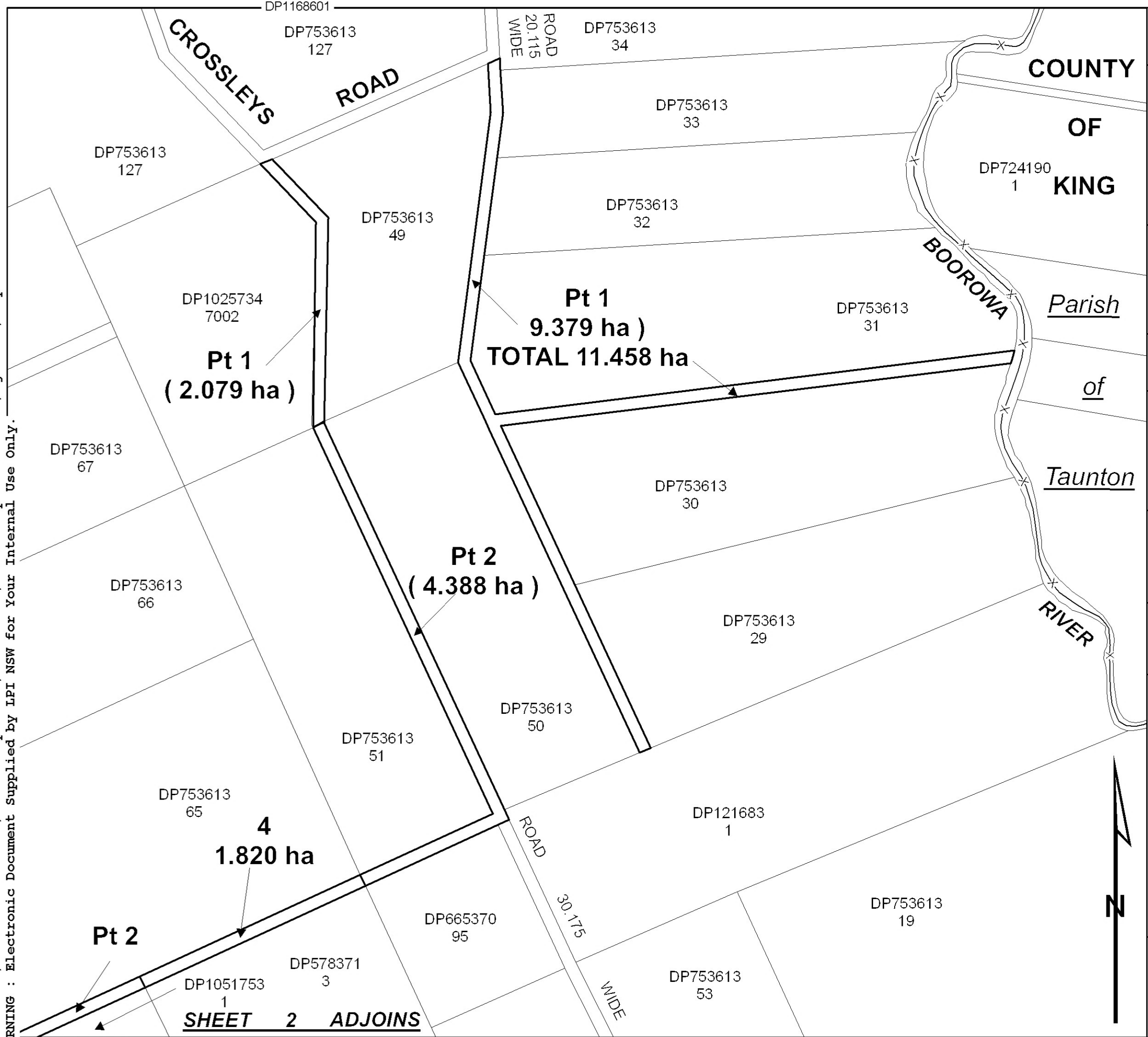
*** END OF SEARCH ***

5590

PRINTED ON 7/4/2025

Search Date/Time: 07/04/2025 9:12AM

Box:e-DeX /Doc:DP 1168601 P /Rev:06-Sep-2011 /Sts:SC.OK /Prt:07-Sep-2011 01:37 /Pgs:ALL /Seq:1 of 3
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.



SHEET 2 ADJOINS

DP1168601

Registered :  06.09.2011

Title System : CROWN LAND

Purpose : ROAD CLOSURE AND
FIRST TITLE CREATION

PLAN OF FIRST TITLE CREATION FOR AND
ROAD CLOSING UNDER THE ROADS ACT, 1993

Lengths are in metres. Reduction Ratio - NTS

Sheet 1 of 2 sheets

L.G.A : YASS VALLEY
LOCALITY : BINALONG
PARISH : EUBINDAL
COUNTY : HARDEN

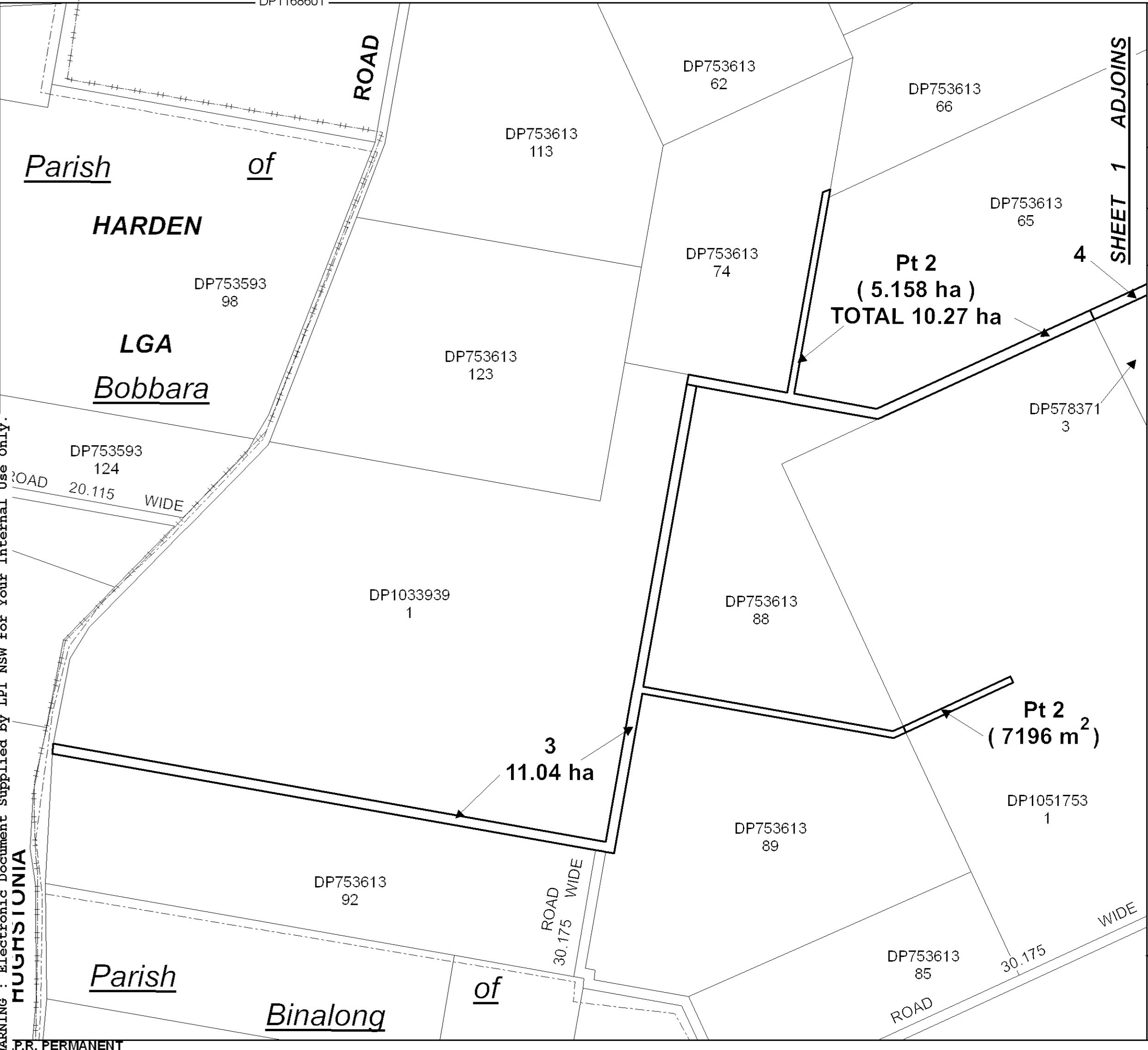
CROWN LANDS NSW APPROVAL
File : W 383697

This plan is exempt from Subdivision
Certificate under Section 23G (b) of the
Conveyancing ACT, 1919

**IT IS INTENDED TO CLOSE THE ROAD
SHOWN AS LOTS 1 TO 4 INCLUSIVE**

Full dimensions and/or area(s) may not be
available for all lots. Any division of the lands
herein may necessitate the lodgment of a
plan of survey.

Box:e-DeX /Doc:DP 1168601 P /Rev:06-Sep-2011 /Sts:SC.OK /Prt:07-Sep-2011 01:37 /Pgs:ALL /Seq:2 of 3
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.



DP1168601

Registered :  06.09.2011

Sheet 2 of 2 sheets

Lengths are in metres. Reduction Ratio - NTS

Full dimensions and/or area(s) may not be available for all lots. Any division of the lands herein may necessitate the lodgment of a plan of survey.

PLAN FORM 6

ePlan

CERTIFICATES, SIGNATURES AND SEALS

Sheet 1 of 1 sheet(s)

PLAN OF FIRST TITLE CREATION AND
ROAD CLOSING UNDER THE ROADS ACT, 1993

DP1168601

Registered:  06.09.2011

Surveying Regulation, 2001

I,
of
a surveyor registered under the *Surveying Act, 2002*, certify that the
survey represented in this plan is accurate, has been made in
accordance with the *Surveying Regulation, 2001* and was completed
on:.....

The survey relates to

.....
(specify the land actually surveyed or specify any land shown in the
plan that is not the subject of the survey)

Signature Dated:
Surveyor registered under the Surveying Act, 2002

Datum Line:
Type: *Urban/Rural*

Crown Lands NSW/Western Lands Office Approval

I, **Julie Kneebone**..... in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land
shown herein have been given

Signature:
Date: **17th August 2011**
W Number: **W38369Z**
File Number: **GB05H310**
Office: **Goulburn**

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning
and Assessment Act 1979 have been satisfied in relation to:

the proposed set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:
Date of Endorsement:
Accreditation no:
Subdivision Certificate no:
File no:

* Delete whichever is inapplicable.

SURVEYOR'S REFERENCE:

**SIGNATURES, SEALS and STATEMENTS of intention
to dedicate public roads or to create public reserves
and drainage reserves.**

Use PLAN FORM 6A for additional
certificates, signatures and seals

10	20	30	40	50	60	Table of mm	90	100	110	120	130	140	150
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DP1250187

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)



Registered: 24.1.2019

Title System: TORRENS

Purpose: SUBDIVISION

DP1250187

Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 2
DP1168601, LOT 1 DP1051753, AND LOTS 62,
65-67, 74 & 113 DP753613

LGA: YASS VALLEY
Locality: BINALONG
Parish: EUBINDAL
County: HARDEN

Crown Lands NSW/Western Lands Office Approval

Survey Certificate

I, (Authorised Officer) in
approving this plan certify that all necessary approvals in regard to the
allocation of the land shown herein have been given.

Signature:

Date:

File Number:

Office:

I, BRIDGET HELEN WRIGHT

of DPS, YASS NSW 2582

a surveyor registered under the *Surveying and Spatial Information Act*
2002, certify that:

*(a) The land shown in the plan was surveyed in accordance with the
Surveying and Spatial Information Regulation 2012, is accurate
and the survey was completed on 11 JANUARY 2017.

*(b) The part of the land shown in the plan (*being/*excluding ^.....)

was surveyed in accordance with the *Surveying and Spatial*
Information Regulation 2017, is accurate and the survey was
completed on, the part not surveyed was compiled in
accordance with that Regulation.

*(c) The land shown in this plan was compiled in accordance with the
Surveying and Spatial Information Regulation 2017.

Signature: Dated: 25/9/18

Surveyor ID: 8727

Datum Line: A - B

Type: *Urban/*Rural

The terrain is *Level-Undulating / *Steep-Mountainous.

*Strike through if inapplicable.

^Specify the land actually surveyed or specify any land shown in the plan that
is not the subject of the survey.

Subdivision Certificate

I, MUZAFAR RUBANI
*Authorised Person/*General Manager/*Accredited Certifier, certify that
the provisions of s.109J of the *Environmental Planning and*
Assessment Act 1979 have been satisfied in relation to the proposed
subdivision, new road or reserve set out herein.

Signature: Muzafar Rubani

Accreditation number:

Consent Authority: YASS VALLEY COUNCIL

Date of endorsement: 16 NOVEMBER 2018

Subdivision Certificate number: 41/2018

File number: 2433.B

*Strike through if inapplicable.

Statements of intention to dedicate public roads create public reserves
and drainage reserves, acquire/resume land.

Plans used in the preparation of survey/compilation.
DP1203680 DP1168601 DP1051753
7088-1716 5630-1716 3948-1716
3894-1716 2569-1716 1622-1716
367-1716 169-1716 21-1716
34530-1603

If space is insufficient continue on PLAN FORM 6A

Signatures, Seals and Section 88B Statements should appear on
PLAN FORM 6A

Surveyor's Reference: 2602_DP1

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

K3



Registered: 24.1.2019

Office Use Only

Office Use Only

DP1250187

PLAN OF SUBDIVISION OF LOT 2
DP1168601, LOT 1 DP1051753, AND LOTS 62,
65-67, 74 & 113 DP753613

Subdivision Certificate number: 41/2018


Date of Endorsement: 16 NOVEMBER 2018

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SS/ Regulation 2012
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
1	N/A	HUGHSTONIA	ROAD	BINALONG
2	N/A	HUGHSTONIA	ROAD	BINALONG
3	N/A	HUGHSTONIA	ROAD	BINALONG
4	N/A	LAGOONS	ROAD	BINALONG
5	N/A	CROSSLEYS	ROAD	BINALONG

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:

1. RESTRICTION ON THE USE OF LAND
2. RESTRICTION ON THE USE OF LAND
3. RESTRICTION ON THE USE OF LAND
4. RESTRICTION ON THE USE OF LAND
5. RESTRICTION ON THE USE OF LAND


PAUL ROBERT GLOVER


ANNE-MARIE GLOVER


THOMAS DAMIAN GLOVER


KERRY ANN GLOVER

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2602_DP1

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)



Registered: 24.1.2019

PLAN OF SUBDIVISION OF LOT 2
DP1168601, LOT 1 DP1051753, AND LOTS 62,
65-67, 74 & 113 DP753613

Subdivision Certificate number: 41/2018

Date of Endorsement: 16 NOVEMBER 2018

Office Use Only

Office Use Only

DP1250187

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals- see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Chris Glover
CHRISTOPHER SIMON GLOVER

EXECUTION BY RURAL BANK LIMITED

EXECUTED BY RURAL BANK LIMITED, formerly
ELDERS RURAL BANK LIMITED, by its Attorney:

ROBERT CLIVE STEWART
who certifies that he/she is:

HEAD OF LENDING OPERATIONS

of Rural Bank Limited and that he/she has received
no notification of the revocation of the Power of
Attorney under the authority of which he/she has
executed this document in the presence of:

STEVEN KING

80 Grenfell Street, Adelaide, SA 5000

08 71099359

Signature of Witness

Full name of Witness

Address of Witness

Telephone No. of Witness

If space is insufficient use additional annexure sheet

Surveyor's Reference: 2602_DP1

Power of Attorney Book 4658 no 895

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE
CREATED OR RELEASED AND RESTRICTIONS ON THE USE OF LAND AND
POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION
88B OF THE CONVEYANCING ACT, 1919.**

Page 1 of 7/8

Plan: **DP1250187**

PLAN OF SUBDIVISION OF LOT 2 DP
1168601, LOT 1 DP 1051753 AND
LOTS 62, 65-67, 74 AND 113 DP
753613

Full names and address of
the proprietor of the Land

Paul Robert Glover
Anne-Marie Glover
"Bara Park" 340 Benedene Road
Binalong NSW 2584

Thomas Damian Glover
Kerry Ann Glover
13 Ebeling Court
Nicholls ACT 2913

Christopher Simon Glover
"Moondarra"
Binalong NSW 2584

~~National Australia Bank Limited (as
mortgagee)~~

Rural Bank Limited (as
mortgagee)

PART 1 (Creation)

	Identity of easement referred to in the above mentioned plan	Lots or Authority Burdened:	Lots or Authority Benefited:
1.	Restriction on the use of land	All Lots	Yass Valley Council
2.	Restriction on the use of land	All Lots	Yass Valley Council
3.	Restriction on the use of land	Lot 1 Lot 3 Lot 5	Yass Valley Council
4.	Restriction on the use of land	Lot 1 Lot 2 Lot 3 Lot 4	Yass Valley Council
5.	Restriction on the use of land	All Lots	Yass Valley Council

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE
CREATED OR RELEASED AND RESTRICTIONS ON THE USE OF LAND AND
POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION
88B OF THE CONVEYANCING ACT, 1919.**

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Plan: **DP1250187**

PLAN OF SUBDIVISION OF LOT 2 DP
1168601, LOT 1 DP 1051753 AND
LOTS 62, 65-67, 74 AND 113 DP
753613

PART 2 (Terms)

1. Terms of Restriction on the use of land firstly referred to in the above mentioned plan:

No further development which requires Development Consent shall be carried out on the land unless suitable arrangements have been made for the provision of electricity and telecommunications services to the lot burdened.

2. Terms of Restriction on the use of land secondly referred to in the above mentioned plan:

No further development which requires Development Consent shall be carried out on the land unless vehicular access to the lot burdened is upgraded/constructed to the standard specified by Council's Road Standard Policy relevant at the that time.

3. Terms of Restriction on the use of land thirdly referred to in the above mentioned plan:

(a) The lot burdened shall not be sold off standalone unless vehicular access to the lot burdened is provided from Hughstonia Road through adjoining properties via creation of a right of way.

(b) The lot burdened shall not get access onto Lagoons Road.

4. Terms of Restriction on the use of land fourthly referred to in the above mentioned plan:

No further development which requires Development Consent shall be carried out on the lot burdened unless the following contributions per lot have been paid to Yass Valley Council:

- (a) \$1,462 for Community Facilities
(b) \$ 706 for Administration
(c) \$9,180 for Rural Roads.

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE
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88B OF THE CONVEYANCING ACT, 1919.**

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Plan: **DP1250187**

PLAN OF SUBDIVISION OF LOT 2 DP
1168601, LOT 1 DP 1051753 AND
LOTS 62, 65-67, 74 AND 113 DP
753613

The contributions shall be adjusted annually from the date of the consent in
accordance with seasonal movements in the CPI for the Canberra Region.


5. Terms of Restriction on the use of land fifthly referred to in the above mentioned
plan:

No further development which requires Development Consent shall be carried
out on the land unless fencing to the lot burdened is erected/upgraded to the
standard specified by the Council's Non-Urban Fencing Policy (DA – PoL –
12).


*The entity empowered to release, vary or modify the Restrictions on the Use of Land firstly,
secondly, thirdly, fourthly and fifthly referred to is Mass Valley Council.*

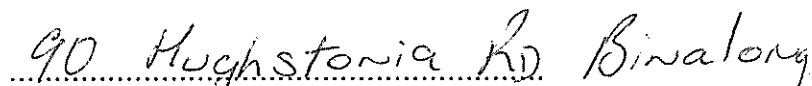
Execution:

Signed in my presence by Paul Robert Glover
who is personally known to me:


.....
Paul Robert Glover


.....
Signature of Witness


.....
Name of Witness


.....
Address of Witness

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE
CREATED OR RELEASED AND RESTRICTIONS ON THE USE OF LAND AND
POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION
88B OF THE CONVEYANCING ACT, 1919.**

Page 4 of 78

Plan: **DP1250187**

PLAN OF SUBDIVISION OF LOT 2 DP
1168601, LOT 1 DP 1051753 AND
LOTS 62, 65-67, 74 AND 113 DP
753613

Signed in my presence by Anne-Marie Glover
who is personally known to me:

.....*Anne Glover*.....
Anne-Marie Glover

.....*A. Glover*.....
Signature of Witness

.....*Colleen Glover*.....
Name of Witness

.....*90 Hughstonia Rd Binalong*.....
Address of Witness

Signed in my presence by Thomas Damian Glover
who is personally known to me:

.....*TD Glover*.....
Thomas Damian Glover

.....*A. Glover*.....
Signature of Witness

.....*Colleen Glover*.....
Name of Witness

.....*90 Hughstonia Rd Binalong*.....
Address of Witness

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE
CREATED OR RELEASED AND RESTRICTIONS ON THE USE OF LAND AND
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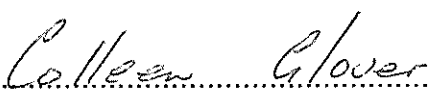
Plan: **DP1250187**

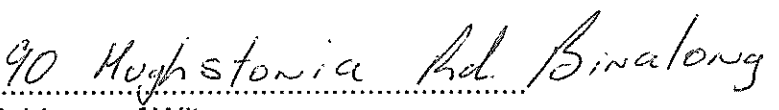
PLAN OF SUBDIVISION OF LOT 2 DP
1168601, LOT 1 DP 1051753 AND
LOTS 62, 65-67, 74 AND 113 DP
753613

Signed in my presence by Kerry Ann Glover
who is personally known to me:


.....
Kerry Ann Glover

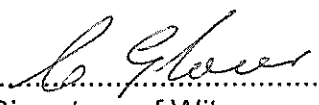

.....
Signature of Witness

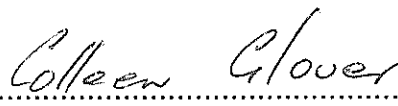

.....
Name of Witness

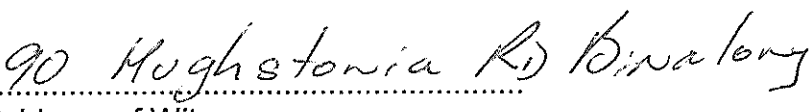

.....
Address of Witness

Signed in my presence by Christopher Simon Glover
who is personally known to me:


.....
Christopher Simon Glover


.....
Signature of Witness


.....
Name of Witness


.....
Address of Witness

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS INTENDED TO BE
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Plan: **DP1250187**

PLAN OF SUBDIVISION OF LOT 2 DP
1168601, LOT 1 DP 1051753 AND
LOTS 62, 65-67, 74 AND 113 DP
753613

Executed on behalf of the corporation named
below by the authorised person(s) whose signature(s)
appear below pursuant to the authority specified
Corporation: **National Australia Bank Limited**
Authority: Section 127 of the Corporations Act 2001

.....
Signature of authorised person

.....
Name of authorised person

Office held.....

.....
Signature of witness

.....
Name of witness

.....
Address of Witness

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

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Plan: **DP1250187**

PLAN OF SUBDIVISION OF LOT 2 DP
1168601, LOT 1 DP 1051753 AND
LOTS 62, 65-67, 74 AND 113 DP
753613

Executed on behalf of the corporation named
below by the authorised person(s) whose signature(s)
appear below pursuant to the authority specified
Corporation: **Rural Bank Limited**
Authority: Section 127 of the Corporations Act 2001

.....
Signature of authorised person

.....
Name of authorised person

Office held.....

.....
Signature of witness

.....
Name of witness

EXECUTION BY RURAL BANK LIMITED


.....
Address of Witness EXECUTED BY RURAL BANK LIMITED, formerly
ELDER'S RURAL BANK LIMITED, by its Attorney:
ROBERT CLIVE STEWART
who certifies that he/she is:

HEAD OF LENDING OPERATION
of Rural Bank Limited and that he/she has received
no notification of the revocation of the Power of
Attorney under the authority of which he/she has
executed this document in the presence of:

STEVEN KING

80 Grenfell Street, Adelaide, SA 5000

08 71099359


Power of Attorney Book 4658
No 895

Signature of Witness

Full name of Witness

Address of Witness

Telephone No. of Witness


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

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Plan: **DP1250187**

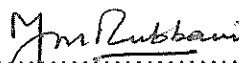
Plan of Subdivision of LOT 2 DP
1168601, LOT 1 DP 1051753 and
LOTS 62, 65-67, 74 AND 113 DP
753613

SIGNED by YASS VALLEY COUNCIL:


.....
Signature of Witness:

JEREMY THOMAS KNOW
.....
Name of Witness

204 LOMUR STREET, YASS
.....
Address of Witness


.....
Signature of Authorised Officer:

MUZAFFAR RUBBANI
.....
Authorised Officer's Name

DEVELOPMENT PLANNER
.....
Authority of Officer

REGISTERED



24.1.2019