

Planning Proposal to Reclassify Community Land to Operational Land at Bunyip Park, Googong



Ref: ECM 1703609
PP Number:

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Introduction

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

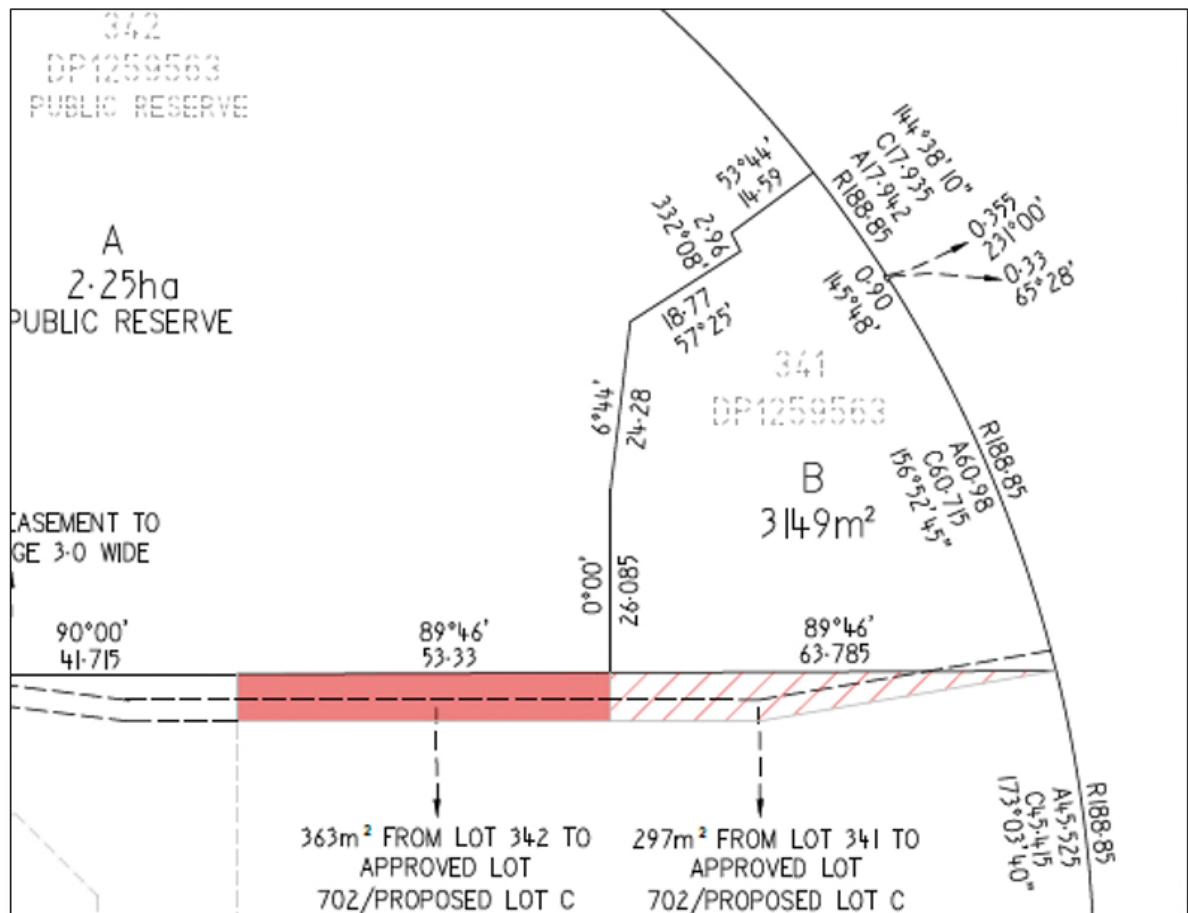
The purpose of the planning proposal is to reclassify certain Council owned land from 'community' to 'operational' status under the *Local Government Act 1993*. This in order to allow the subject land to be transferred back to the developers of the Googong Town Centre to be managed as part of proposed future commercial space.

The subject land is currently part of Lot 342 DP 1259563 located at 19 Glenrock Drive Googong.

The land to be reclassified is part of the proposed town centre for the Googong Township and will be used for future seating and ancillary uses associated with nearby retail and commercial establishments in the vicinity of the Town Centre.

The land proposed to be reclassified has an area of 363m² and is shown below in Figure 1.

Figure 1 – Land Proposed to be Reclassified



The location of the land in relation to the broader Googong urban release area is shown over in Figure 2. The land is currently zoned B2 Local Centre under *Queanbeyan Local Environmental Plan 2012*.

Figure 2 – Location of Land to be Reclassified



Part 1 – Objectives or Intended Outcomes

The objective of the planning proposal is to reclassify the subject land from 'community' to 'operational' status under the *Local Government Act 1993*.

This is to facilitate the transfer of the land back to the developers of the Googong Town Centre. The land is intended to be used for future private commercial seating and landscaping associated with nearby food premises. The land was incorrectly transferred to Council recently when the broader dedication of public lands for the Town Centre occurred.

The subject parcel of land is part of Lot 342 DP 1259563 and was dedicated to Council as a Public Reserve on 17 April 2022. This dedication occurred as part of the Googong Neighbourhood 2 subdivision and was required under the Voluntary Planning Agreement applying to the land between Council and Googong Township Proprietary Limited (GTPL) executed on 12 January 2012. The land was transferred at no cost to Council. The site, now known as Bunyip Park, currently contains a water feature and is also intended to include future embellishments including a performance stage to make it a central community area within the township. The reserve is classified as 'community' land under the *Local Government Act 1993*.

As noted, it is intended the land would be used for seating and ancillary uses (such as garden beds, landscaping, etc) associated with nearby retail premises. The developers of Googong have argued that these uses are most appropriately located on privately owned land that is managed directly on behalf of those retail premises to ensure the facilities are kept at a high standard that is attractive to customers. This would also remove any future costs to Council associated with managing those facilities.

It is intended to subdivide the subject land from its parent parcel concurrent with the planning proposal in order to ensure the land has separate title to allow transfer of ownership.

Part 2 – Explanation of Provisions

As noted, the objective of the planning proposal is to reclassify the subject land from ‘community’ to ‘operational’ status under the *Local Government Act 1993*.

This will be done by amending *Queanbeyan Local Environmental Plan 2012* to include the subject land in Part 2 of Schedule 4 of the plan. Consistent with the provisions of clause 5.2(5), this will have the effect of reclassifying the land as intended, and also, extinguishing the public reserve status as it applies the land.

Part 3 – Justification of Strategic and Site-Specific Merit

Section A – Need for the Planning Proposal

- 1) *Is the planning proposal a result of an endorsed local strategic planning statement (LSPS), strategic study or report?*

No. The planning proposal has not been prepared following any outcomes of a report or broader strategic study relevant to the site.

The planning proposal is to address the one-off reclassification of land that has been erroneously dedicated to Council.

- 2) *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The planning proposal is the only mechanism that allows for the reclassification of land under the *Local Government Act 1993*.

Section B – Relationship to Strategic Planning Framework

- 3) *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

The relevant regional strategy is the *South East and Tablelands Regional Plan 2036*. The Strategy is not specifically relevant in this instance.

This is a one-off matter to address a previous error.

The Department of Planning and Environment (DPE) has also previously published *LEP Practice Note PN 16-001: Classification and reclassification of public land through a local environmental plan*. This practice note provides guidance on additional matters to be addressed in planning proposals that seek to classify or reclassify public land. Responses to the additional matters set out in the practice note are provided at Appendix A.

- 4) *Is the planning proposal consistent with the Council Local Strategic Planning Statement (LSPS) that has been endorsed by the Planning Secretary or Greater Sydney Commission (GSC), or another endorsed local strategy or strategic plan?*

The planning proposal is not inconsistent with Council’s LSPS.

- 5) *Is the planning proposal consistent with any other applicable State and Regional studies or Strategies?*

The draft planning proposal is not considered to be inconsistent with any State or Regional planning studies or strategies.

6) Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The planning proposal has been assessed against all State Environmental Planning Policies (SEPP's). The planning proposal is not considered to be inconsistent with any SEPP's. See Appendix B.

7) Is the planning proposal consistent with applicable Minister Directions (section.9.1(2)) Directions)?

Relevant 9.1 directions have also been considered at Appendix C. Local Planning Direction '5.2 Reserving Land for Public Purposes' is potentially relevant to the planning proposal in this instance as the proposal does seek to reduce the area of land reserved for a public purpose.

However, Council argues that any inconsistency is of minor significance in the circumstances. The land has recently been dedicated to Council as a broader public reserve under the local planning agreement that applies to the Googong urban release area. The area of the land is relatively small and will have negligible impact on the communities access and use of the broader public reserve.

Council staff accept there are some benefits to this land continuing to be managed by the developer as part of the adjacent commercial operations, particularly in respect of reducing maintenance costs to Council and ensuring the seating is of a high standard to attract future clientele.

Section C – Environmental, Social and Economic Impact

8) Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The planning proposal in this instance is to reclassify the land in a manner will have no adverse impact on the natural environment.

9) Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

As noted, the planning proposal is to reclassify a small area of land in a manner will have no adverse impact on the natural environment.

10) How has the planning proposal adequately addressed any social and economic effects?

A small area of community land is intended be handed back to the developers of the Googong Town Centre under this proposal. Regardless, this is considered to be appropriate in the circumstances as the area is proposed to be used for private seating and landscaping associated with adjacent businesses.

The proposal will potentially facilitate a better option for those local businesses in respect of providing seating for customers in a manner that provides associated economic benefits.

As noted, Appendix A provides further analysis of the requirements set out under *Practice Note PN 16-001*.

Section D – Infrastructure (Local, State and Commonwealth)

No relevant infrastructure considerations in this instance.

Section E – State and Commonwealth Interests

No relevant state or Commonwealth interests in this instance.

Part 4 - Maps

No mapping is required to support the planning proposal in this instance.

Part 5 - Community Consultation

The draft planning proposal is required to be exhibited for a minimum period of 28 days. At the conclusion of the public exhibition period, a public hearing will also be held as required under the *Local Government Act 1993*.

No consultation with any government authorities is proposed in this instance.

Part 6 - Project Timeline

Stage	Anticipated 2022-23 timeframes
Prepare planning proposal	September 2022
Report to Council	October 2022
Gateway Determination	November 2022
Agency consultation	N/A
Public Exhibition	December 2022
Public Hearing	February 2022
Report to Council including considerations of submissions	March 2023
Parliamentary Counsel Opinion and DPIE GIS Mapping Liaison	April 2023
Plan Finalised by Minister (or delegate)	May 2023

Appendix A - Information Checklist for Proposals to Classify or Reclassify Public Land through a Local Environmental Plan (LEP)

No.	Requirement	Comment
1	The current and proposed classification of the land.	The subject land is currently classified as community land and is proposed to be reclassified to operational land under the provisions of the <i>Local Government Act 1993</i> .
2	Whether the land is a 'public reserve' (defined in the LG Act).	The site is defined as 'public reserve' under the provisions of the <i>Local Government Act 1993</i> .
3	The strategic and site-specific merits of the reclassification and evidence to support this.	The planning proposal is to address the one-off reclassification of the land that has been erroneously dedicated to Council.
4	Whether the planning proposal is the result of a strategic study or report.	The planning proposal is not a result of a strategic study or report.
5	Whether the planning proposal is consistent with council's community plan or any other local strategic plan.	The planning proposal is not inconsistent with Council's community plan or any other local strategic plan.
6	A summary of council's interests in the land including: <ul style="list-style-type: none"> How and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other or other purposes, or a developer contribution) If council does not own the land, the landowner's consent The nature of any trusts, dedications etc. 	<p>The subject parcel of land was transferred to Council at no cost as a Public Reserve on 17 April 2022.</p> <p>This was part of a Voluntary Local Planning agreement between Council and the developer, Googong Township Proprietary Limited (GTPL).</p> <p>The land is currently owned by Council.</p>
7	Whether an interest in the land is proposed to be discharged, and if so, an explanation of the reason why.	<p>The land is identified as a public reserve and this status will need to be discharged.</p> <p>This is to allow the land to be used as intended when transferred back to the developer.</p>
8	The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged).	<p>The effect of the reclassification will be that the subject land will be operational, allowing it to be returned to the developer (GTPL).</p> <p>The subject land was erroneously dedicated to Council. It is relatively small and will have negligible impact on the communities' access and use of the land.</p>
9	Evidence of public reserve status or relevant interests, or lack thereof applying to the land (e.g. electronic title searches, notice in Government Gazette, trust documents).	The subject land does have Public Reserve status. The deposited plan and title are included in Appendix D of the planning proposal as evidence.
10	Current use(s) of the land, and whether uses are authorised or unauthorised.	The site is currently under construction and is part of Bunyip Park. The park is authorised to contain a lake, pedestrian walkway, play equipment and performance stage over the water.
11	Current or proposed lease or agreements applying to the land, together with their duration, terms, and controls.	There is no current or proposed lease on the land. It is Council owned community land.

12	Current or proposed business dealings (e.g. agreements for the sale or lease of the land, the basic details of any such agreements and if relevant, when council intends to release its assets, either immediately after rezoning/reclassification or at a later time).	After the reclassification of the part of the public reserve, the operational land will be returned to the developer (GTPL). It is to be used for outdoor seating and landscaping and be part of the Googong Town Centre.
13	Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy).	The planning proposal does not propose to rezone the subject land.
14	How council may or will benefit financially, and how these funds will be used.	There is no financial benefit to the Council in this instance.
15	How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal	This planning proposal does not commit funds to proposed open space or specific improvements.
16	A Land Reclassification (part lots) Map, in accordance with the standard technical requirements for special datasets and maps, if land to be reclassified does not apply to the whole lot	Not relevant. It is intended to subdivide the subject land to have separate title as the planning proposal progresses.
17	Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable	The land is owned by Council. No formal consultations with State and Commonwealth public authorities have been undertaken at this stage nor is proposed. However, consultation will be undertaken with State and Commonwealth agencies in accordance with the Gateway determinations, if required.
18	The concurrence of the landowner must be obtained, where the land is not owned by the Planning Proposal Authority (PPA).	The land is owned by the Council (Planning Proposal Authority – PPA).
19	Does the planning proposal deliver a public benefit?	The planning proposal seeks to provide land that will offer residents high quality seating and landscaping that supports and encourages local patronage of business in a manner that ensures a vibrant and usable open space area for the Googong Town Centre.
20	Have the implications for open space in the LGA in relation to current and future open space needs been considered and will there be a net gain to open space?	The implications for open space in the Googong urban release area have been considered. The open space will continue to be used by the community, but it will be managed by the developer (GTPL).

Appendix B – State Environmental Planning Policies

The following relevant Environmental Planning Instruments (EPI) have been considered in the preparation of this planning proposal:

SEPP Title	Relevant	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	No	This SEPP does not apply to Queanbeyan-Palerang Regional Council (QPRC)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Housing) 2021	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	No	This SEPP does not apply to Queanbeyan-Palerang Regional Council (QPRC)
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Planning Systems) 2021	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	No	This SEPP applies to the State This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	No	This SEPP applies to the State This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Precincts—Regional) 2021	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	No	This SEPP applies to the State This planning proposal will not affect the operation of the SEPP.

SEPP Title	Relevant	Comment
State Environmental Planning Policy (Primary Production) 2021	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP.
State Environmental Planning Policy (Resilience and Hazards) 2021	No	This SEPP does not apply to Queanbeyan-Palerang Regional Council (QPRC)
State Environmental Planning Policy (Resources and Energy) 2021	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP
State Environmental Planning Policy (Sustainable Buildings) 2022	No	This Policy commences on 1 October 2023. This planning proposal will not affect the operation of the SEPP
State Environmental Planning Policy (Transport and Infrastructure) 2021	No	This SEPP applies to QPRC This planning proposal will not affect the operation of the SEPP

Appendix C – Section 9.1(2) – Local Planning Directions

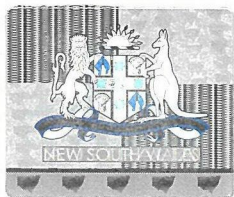
The following relevant Local Planning Directions under Section 9.1(2) have been considered in the preparation of this planning proposal:

Focus Area 5: Transport and Infrastructure			
5.2 Reserving Land for Public Purposes			
Objectives	What a relevant planning authority must do if this direction applies	Consistency	Response
<p>The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	<p>Directions 5.2</p> <p>1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).</p> <p>(2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p>	<p>A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that:</p> <p>(a) with respect to a request referred to in paragraph (4), further information is required before appropriate planning controls for the land can be determined, or</p> <p>(b) the provisions of the planning proposal that are inconsistent with the terms of this direction are of minor significance.</p>	<p>Local Planning Direction ‘5.2 Reserving Land for Public Purposes’ is potentially relevant to the planning proposal in this instance as the proposal does seek to reduce the area of land reserved for a public purpose.</p> <p>However, Council argues that any inconsistency is of minor significance in the circumstances. The land has recently been dedicated to Council as a public reserve under the local planning agreement that applies to the Googong urban release area. The area of the land is relatively small and will have negligible impact on the communities access and use of the broader open space land intended for the Town Centre.</p> <p>Council staff accept there are benefits to this land continuing to be managed by the developer as part of the adjacent commercial operations.</p>

	<p>(a) include the requested provisions, or</p> <p>(b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</p> <p>(4) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p>		
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Appendix D - Property Title and Deposited Plan

BOX 1W
(DP1259563)



NEW SOUTH WALES
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
342/1259563	
EDITION	DATE OF ISSUE
1	17/4/2020
CERTIFICATE AUTHENTICATION CODE	
YZFG-4P-9XLH	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 342 IN DEPOSITED PLAN 1259563

AT GOOGONG.

LOCAL GOVERNMENT AREA: QUEANBEYAN-PALERANG REGIONAL.

PARISH OF GOOGONG COUNTY OF MURRAY

TITLE DIAGRAM: DP1259563

FIRST SCHEDULE

QUEANBEYAN-PALERANG REGIONAL COUNCIL

SECOND SCHEDULE

1. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
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(S)
3. LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
4. AG913393 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
5. DP1246785 EASEMENT FOR DRAINAGE OF SEWAGE 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
6. DP1246785 EASEMENT FOR DRAINAGE OF WATER 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
7. DP1250266 EASEMENT FOR DRAINAGE OF SEWAGE 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
8. DP1250266 EASEMENT FOR DRAINAGE OF WATER 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

Certificate of Title

Certificate of Title

CERTIFICATES OF TITLE DELIVERED

on 20/4/2020 6:16:59 AM

1W QUEANBEYAN-PALERANG REGIONAL COUNCI
PO Box 90
QUEANBEYAN 2620

<u>Dealing</u>	<u>Certificate(s) of Title</u>	<u>Lodging Party Reference</u>	<u>Invoice</u>
DP1259563	✓ 312/1259563	203074NH2S3	D1057850

✓ 342/1259563

19 Glenrock Dr. Googong

CERTIFICATE(S) OF TITLE: 2

MULTI PAGE CERTIFICATE(S) OF TITLE: 0

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SSM187263	702 447.807	6 078 160.356	D	4	FROM SCMS	FOUND
SSM171704	702 468.544	6 077 978.663	D	4	FROM SCMS	FOUND
SSM194035	702 407.976	6 077 973.394	D	N/A	CAD TRAV	PLACED
SSM192299	702 389.465	6 078 014.403	D	N/A	CAD TRAV	PLACED
SSM207043	702 229.108	6 077 973.822	D	N/A	CAD TRAV	PLACED
SSM207034	707 995.819	6 078 014.712	D	N/A	CAD TRAV	PLACED
SSM171707	702 224.002	6 078 039.661	D	N/A	CAD TRAV	PLACED
SSM192293	701 798.561	6 078 043.998	D	N/A	CAD TRAV	FOUND
SSM192292	701 829.243	6 078 192.074	D	N/A	CAD TRAV	FOUND
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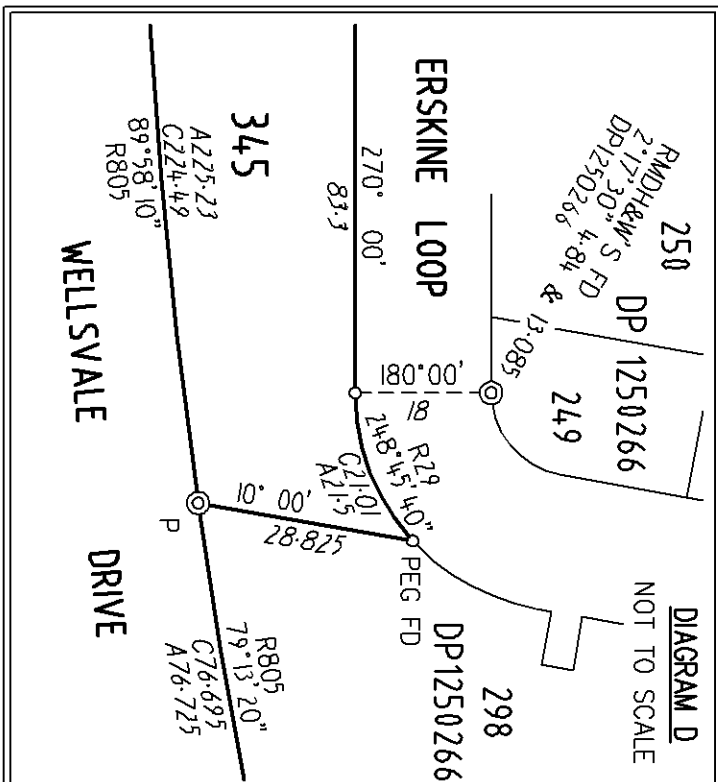
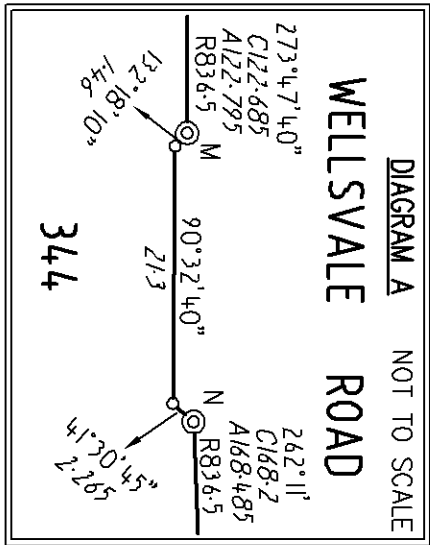
DATE OF SCMS COORDINATES: 16 / 12 / 2019

COMBINED SCALE FACTOR: 0.999985

MGA DATUM: GDA94

MGA ZONE: 55

		CONTROL MARK CONNECTIONS			
		BY ME		BY SCIMS	
CONTROL MARKS	TO	BEARING	DISTANCE	BEARING	MGA GROUND
SSM1895264	SSM1895263	64°56'33"	88-11-6	64°56'33"	88-11-7
SSM1895264	SSM171704	156°49'14.7"	180-4-08	156°49'14.8"	180-4-09
SSM171704	SSM194035	232°39'39"	88-8-21		
SSM194035	SSM92299	34°07'03.26"	80-8-65		
SSM92299	SSM207043	24°56'03"	170-0-3		
SSM207043	SSM171707	3°15'45"	89-9-8		
SSM171707	SSM207036	26°01'12"	239-4-89		
SSM207036	PM173695	269°38'08"	42-2-585		
PM173695	SSM92293	81°55'23"	22-5-573		
SSM92293	SSM92292	11°42'22"	151-22-3		
SSM92292	SSM92295	7°53'42"	157-33-8		
SSM92295	SSM92221	109°34'34"	489-9-78		
SSM92291	SSM1895263	97°21'08"	182-809		

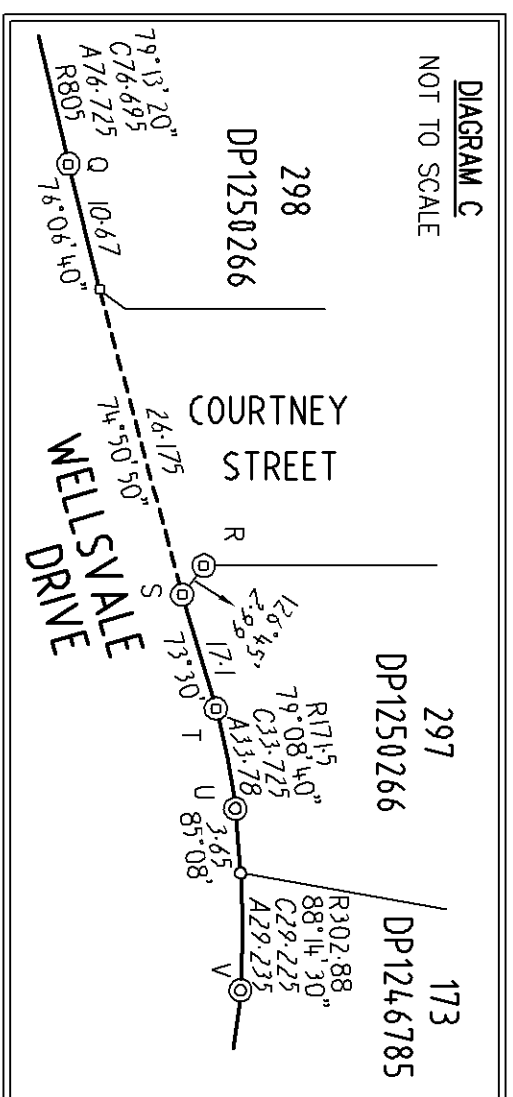
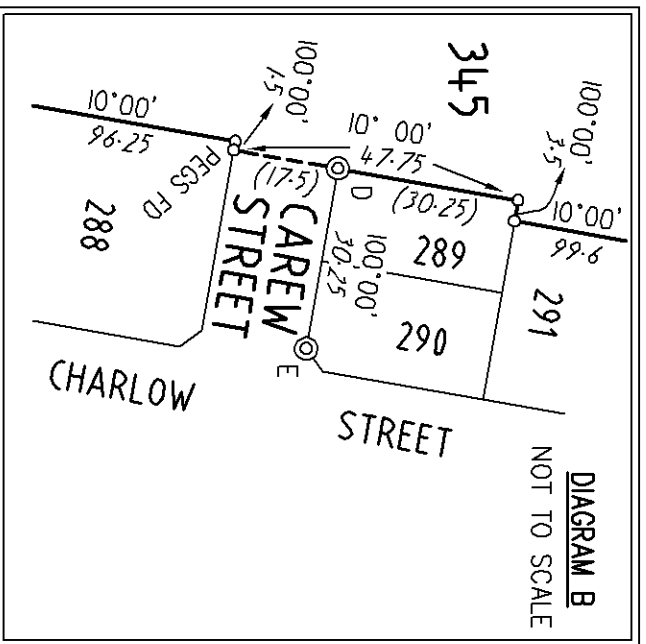
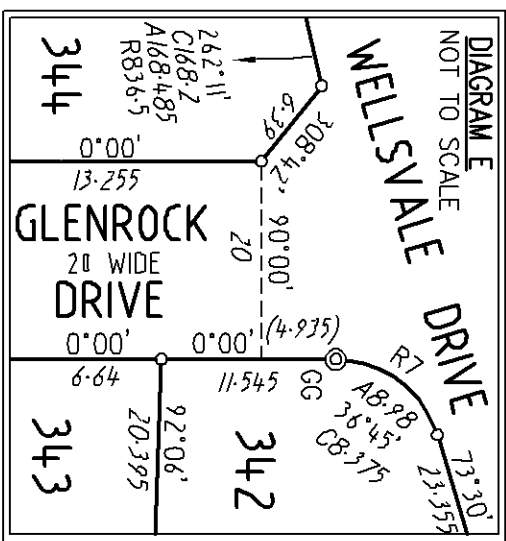
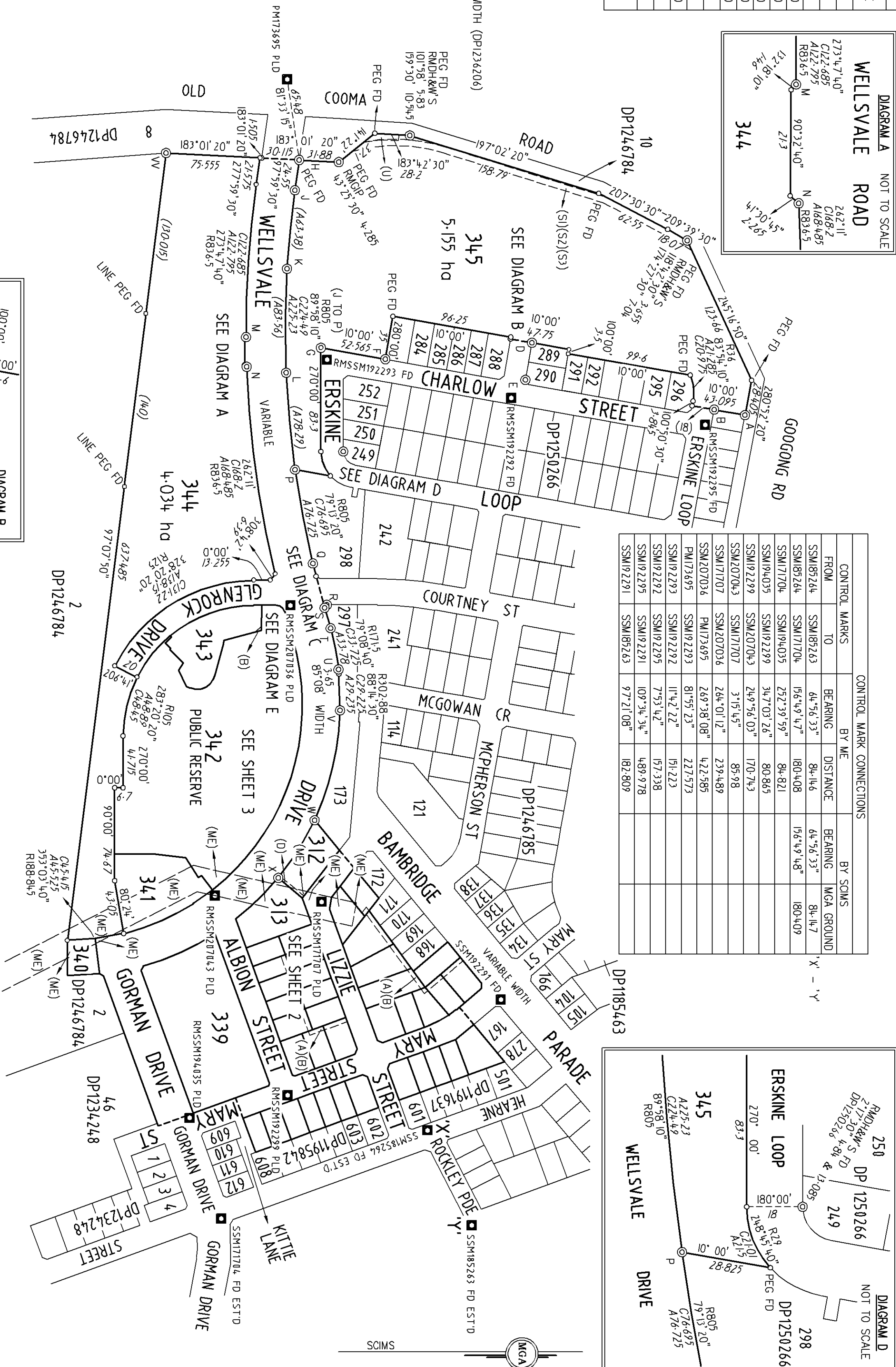


NOTES:

S1) EASEMENT FOR WATER SUPPLY 5' WIDE (DP 1234248)
 S2) EASEMENT FOR DRAINAGE OF SEWAGE 5' WIDE (DP 1234248)
 S3) EASEMENT FOR DRAINAGE OF WATER 5' WIDE (DP 1234248)
 J) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION V
 A) EASEMENT FOR DRAINAGE OF SEWAGE 3-5' WIDE AND
 A) EASEMENT FOR DRAINAGE OF WATER 3-5' WIDE AND VARIABLE
 C) RESTRICTION ON THE USE OF LAND
 E) EASEMENT FOR UNDERGROUND POWERLINES 2' WIDE
 ME) LAND EXCLUDES MINERALS - 5/171 CLC ACT 1989
 EG PLACED AT ALL NEW CORNERS, UNLESS OTHERWISE NOTED

REFERENCE MARK TABLE

30R	FROM	BEARING	DISTANCE	ORIGIN	STATE
A	RM GIP	180°16'	11-99	DP1250266	FOUND
B	RM DH&W'S	13°38'	4-86 & 13-1	DP1250266	FOUND
	RMSSM192295	300°49'	14-285	DP1250266	FOUND
D	RM DH&W'S	15°26'	4-9 & 12-63	DP1250266	FOUND
E	RM DH&W'S	9°57'	4-805 & 12-57	DP1250266	FOUND
	RMSSM192292	307°57'50"	18-545	DP1250266	FOUND
F	RM DH&W	280°00'	1-69	DP1250266	FOUND
	RM DH&W	272°29'	13-205		PLACED
	RM DH&W	275°26'30"	4-875		PLACED
G	RMSSM192293	243°09'45"	10-785	DP1250266	FOUND
3G	RM DH&W'S	85°12'30"	4-56 & 16-015		PLACED
	RMSSM207036	180°96'	11-435		PLACED
H	RM GIP	24°38'	0-9	DP1246784	FOUND
	RM GIP	6°36'	3-885		PLACED
J	RM DH&W	12°34'30"	4-9		PLACED
	RM DH&W	10°51'30"	13-995		PLACED
K	RM DH&W'S	2°44'	4-87 & 13-59		PLACED
L	RM DH&W'S	35°07'	4-86 & 13-85		PLACED
M	RM DH&W	161°21'	6-68		PLACED
	RM DH&W	167°45'30"	15-405		PLACED
N	RM DH&W	188°21'30"	6-405		PLACED
	RM DH&W	179°26'	15-45		PLACED
P	RM DH&W'S	35°23'	2-65 & 13-6		PLACED
Q	RM DH&W'S	346°14'30"	4-88 & 13-6		PLACED
R	RM DH&W'S	9°31'40"	6-875 & 14-65	DP1250266	FOUND
S	RM GIP	154°58'20"	12-745	DP1250266	GONE
	RM DH&W'S	342°58'	2-78 & 13-835		PLACED
T	RM DH&W'S	343°14'	4-915 & 13-995		PLACED
U	RM DH&W'S	355°52'	4-935 & 12-91		PLACED
V	RM DH&W	2°14'	6-275		PLACED
W	RM DH&W	2°10'	12-245		PLACED
X	RM DH&W'S	21°16'30"	4-92 & 12-25		PLACED
Y	RM DH&W'S	36°54'30"	4-94 & 12-23		PLACED
Z	RM GIP	334°07'	5-485		PLACED
RM STAR PICKET		242°05'	17-3	DP1246784	FOUND






Surveyor: MICHAEL ROY STAPLETON
Date of Survey: 14 / 02 / 2020
Surveyor's Ref: 203074.NH253
Exemption Policy 2020-94

PLAN OF SUBDIVISION OF LOT 299 IN DP12502666

LGA: QUEANBEYAN-PALERANG REGIONAL
Locality: GOOGONG
Subdivision No: 2020-1006
Lengths are in metres. Reduction Ratio 1:2500

Registered
17/04/2020


DP1259563

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Registered:  17/04/2020</p> <p>Title System: TORRENS</p> </div> <div style="width: 50%; text-align: center;"> <p>Office Use Only</p> <p style="font-size: 2em; font-weight: bold;">DP1259563</p> </div> </div>		<p>Office Use Only</p>
<p>PLAN OF</p> <p style="text-align: center;">SUBDIVISION OF LOT 299 IN DP 1250266</p>		<p>LGA: QUEANBEYAN-PALERANG REGIONAL</p> <p>Locality: GOOGONG</p> <p>Parish: GOOGONG</p> <p>County: MURRAY</p>
<p style="text-align: center;">Survey Certificate</p> <p>I, MICHAEL ROY STAPLETON.....</p> <p>of VERIS AUSTRALIA PTY LTD ABN 53 615 735 727</p> <p>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 14th February 2020, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding**</p> <p>.....</p> <p>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: 'X' - 'Y'</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level Undulating / *Steep Mountainous.</p> <p>Signature:  Dated: 28/2/2020</p> <p>Surveyor Identification No: 2016.....</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 style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> <p>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.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>
<p>Plans used in the preparation of survey/compilation.</p> <p>DP1246784, DP1246785, DP1185463, DP1234248, DP1250266, DP1191637, DP1236206, DP1195842</p>		<p style="text-align: center;">Subdivision Certificate</p> <p>I, <u>Cracme Harlor</u>.....</p> <p>*Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> No 203 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>QUEANBEYAN-PALERANG REGIONAL COUNCIL</u></p> <p>Date of endorsement: <u>31 March 2020</u></p> <p>Subdivision Certificate number: <u>SC-2020.1006</u></p> <p>File number: <u>123-2017</u></p> <p>*Strike through if inapplicable.</p>
<p>Surveyor's Reference: 203074.NH2S3 Exemption Policy 2020-94</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 GORMAN DRIVE, LIZZIE STREET, AND MARY STREET TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE WELLSVALE DRIVE, GLENROCK DRIVE AND ALBION STREET TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE LOT 312 TO THE PUBLIC AS PUBLIC RESERVE, SUBJECT TO EASEMENTS.</p> <p>IT IS INTENDED TO DEDICATE LOT 342 TO THE PUBLIC AS PUBLIC RESERVE.</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>		

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 4 sheet(s)

Registered:  17/04/2020

Office Use Only

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PLAN OF

SUBDIVISION OF LOT 299 IN DP 1250266

DP1259563

Subdivision Certificate number: SC 2020 1006

Date of Endorsement: 31 March 2020

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- 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.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:

1. EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE
2. EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE AND VARIABLE
3. RESTRICTION ON USE OF LAND
4. EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE

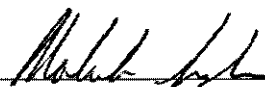
Signed, sealed and delivered for and on behalf of Googong Township Pty Limited ABN 95
154 514 593 by its attorneys under a power of attorney dated 26/06/2017 registered in New
South Wales with Book. 4728 No.628 in the presence of:



Signature of Witness

EMILY HORSHAM
LEVEL 3, 64 ALLARA ST
CANBERRA ACT 2601

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

Malcolm Robert Leslie

Full name of Attorney

Mitchell William Hugh Alexander



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

Address of Witness

If space is insufficient use additional annexure sheet


Surveyor's Reference: 203074.NH2S3 Exemption Policy 2020-94

ePlan

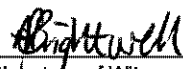
PLAN FORM 6A (2017)

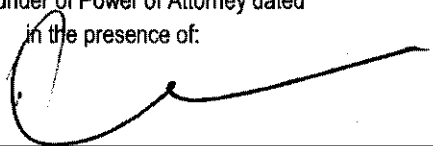
DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Office Use Only		Office Use Only	
Registered:  17/04/2020	DP1259563		
PLAN OF SUBDIVISION OF LOT 299 IN DP 1250266			
Subdivision Certificate number: <u>SC.2020.1006</u>		This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.	
Date of Endorsement: <u>31 March 2020</u>			

Signed, sealed and delivered for and on behalf of **National Australia Bank Limited**
by its Attorney who holds the position of Level 2 Attorney under of Power of Attorney dated
registered in New South Wales with Book. 4512 No. 39 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

Annette Brightwell
BANK OFFICER
NATIONAL AUSTRALIA BANK
C/- 100 ST GEORGES TERRACE
PERTH WA 6000

PETER MORRIS
DIRECTOR

Full name of Witness

Full name of Attorney


Address of Witness

Lot	Street number	Street name	Street type	Locality
301	17	Bambridge	Parade	Googong
302	87	Mary	Street	Googong
303	85	Mary	Street	Googong
304	83	Mary	Street	Googong
305	81	Mary	Street	Googong
306	6	Lizzie	Street	Googong
307	10	Lizzie	Street	Googong
308	14	Lizzie	Street	Googong
309	18	Lizzie	Street	Googong
310	24	Lizzie	Street	Googong
311	26	Lizzie	Street	Googong
312	23	Lizzie	Street	Googong
313	19	Lizzie	Street	Googong

If space is insufficient use additional annexure sheet

Surveyor's Reference: 203074.NH2S3 Exemption Policy 2020-94

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 4 sheet(s)

<p>Office Use Only</p> <p>Registered:  17/04/2020</p> <p>PLAN OF</p> <p>SUBDIVISION OF LOT 299 IN DP 1250266</p> <p>Subdivision Certificate number: <i>SC 2020 1006</i></p> <p>Date of Endorsement: <i>31 March 2020</i></p>	<p>Office Use Only</p> <p style="font-size: 2em; text-align: center;">DP1259563</p> <p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
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Lot	Street number	Street name	Street type	Locality
314	15	Lizzie	Street	Googong
315	13	Lizzie	Street	Googong
316	11	Lizzie	Street	Googong
317	9	Lizzie	Street	Googong
318	7	Lizzie	Street	Googong
319	77	Mary	Street	Googong
320	75	Mary	Street	Googong
321	15	Albion	Street	Googong
322	13	Albion	Street	Googong
323	11	Albion	Street	Googong
324	9	Albion	Street	Googong
325	7	Albion	Street	Googong
326	5	Albion	Street	Googong
327	86	Mary	Street	Googong
328	84	Mary	Street	Googong
329	82	Mary	Street	Googong
330	80	Mary	Street	Googong
331	78	Mary	Street	Googong
332	76	Mary	Street	Googong
333	74	Mary	Street	Googong
334	72	Mary	Street	Googong
335	70	Mary	Street	Googong
336	68	Mary	Street	Googong
337	66	Mary	Street	Googong
338	64	Mary	Street	Googong
339	67	Mary	Street	Googong
340	n/a	Wellsvale	Drive	Googong
341	32	Wellsvale	Drive	Googong
342	19	Glenrock	Drive	Googong
343	5	Glenrock	Drive	Googong
344	n/a	Wellsvale	Drive	Googong
345	n/a	Wellsvale	Drive	Googong

If space is insufficient use additional annexure sheet

Surveyor's Reference: 203074.NH2S3 Exemption Policy 2020-94