



CERTIFICATE ORDER SUMMARY

Transaction Details

Date: 15/06/2026 09:26

Order No. 91039751

Certificate No: 133225753

Your Reference: 5931831

Certificate Ordered: NSW LRS - Copy of Plan - Deposited Plan 1319941

Available: Y

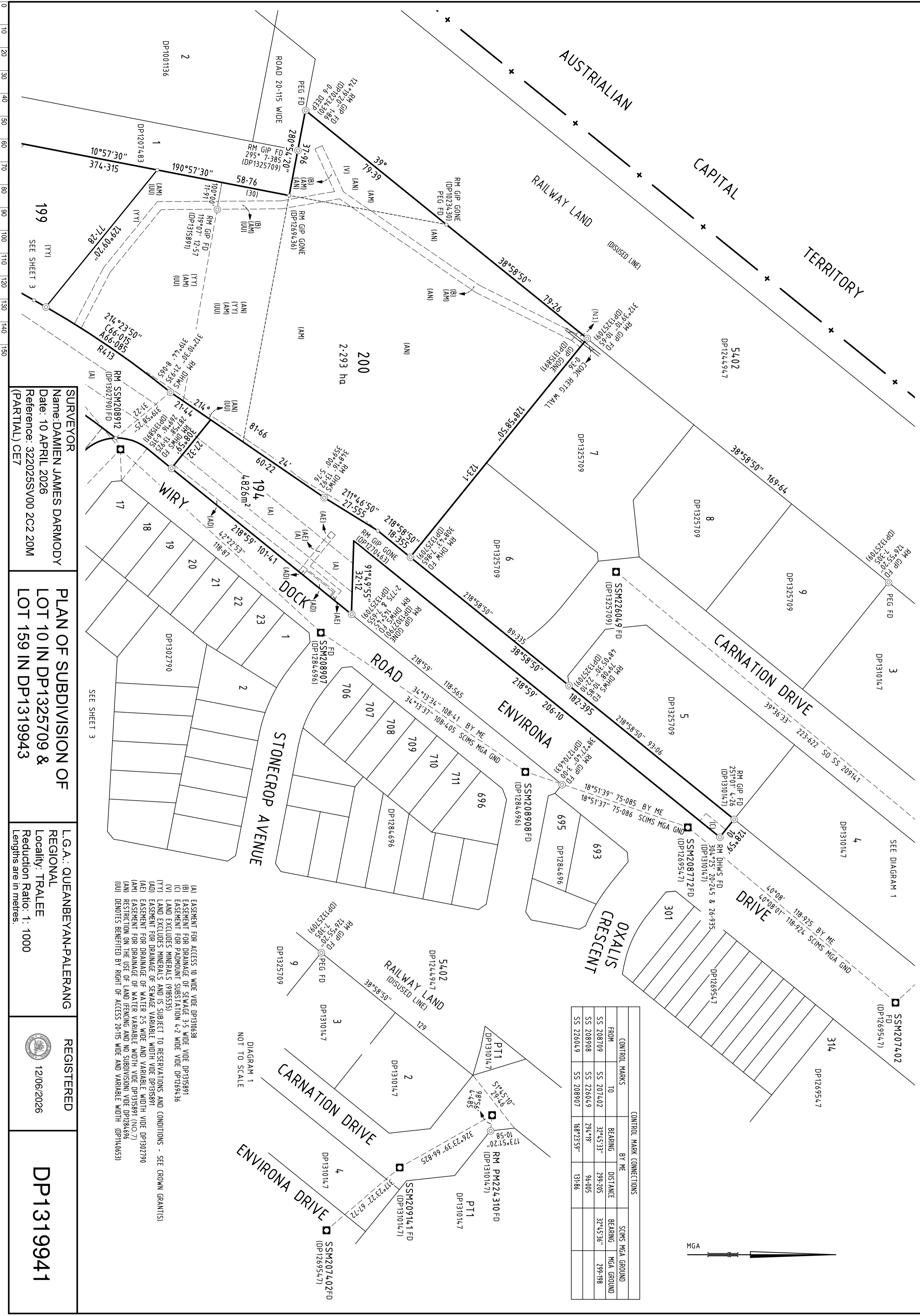
Size (KB): 2055

Number of Pages: 9

Scan Date and Time: 12/06/2026 18:21

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CONTROL MARK CONNECTIONS					
CONTROL MARKS	TO	BEARING	DISTANCE	BEARING	SCIMS MGA GROUND
SS 208709	SS 2017402	37°45'33"	299.205	37°45'36"	299.998
SS 208908	SS 226049	79°4'19"	96.005		
SS 226049	SS 208907	168°23'39"	131.86		



- (A) EASEMENT FOR ACCESS 10 WIDE VIDE DP1310068
- (B) EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE VIDE DP1315891
- (C) EASEMENT FOR PANDPOINT SUBSTATION 4.2 WIDE VIDE DP1284936
- (D) LAND EXCLUDES MINERALS (985535)
- (E) LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS - SEE CROWN GRANTS
- (F) EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH VIDE DP1315891
- (G) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE AND VARIABLE WIDTH VIDE DP1315891 (NO. 7)
- (H) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH VIDE DP1315891 (NO. 7)
- (I) RESTRICTION ON THE USE OF LAND FENCING AND NO SUBDIVISION VIDE DP1284936
- (J) DENOTES BENEFITED BY RIGHT OF ACCESS 20-115 WIDE AND VARIABLE WIDTH (DP1140653)

DIAGRAM 1
NOT TO SCALE

SURVEYOR
 Name: DAMIEN JAMES DARMODY
 Date: 10 APRIL 2026
 Reference: 322025SV00 2C2 20M
 (PARTIAL) CE7

PLAN OF SUBDIVISION OF
 LOT 10 IN DP1325709 &
 LOT 159 IN DP1319943

L.G.A.: QUEANBEYAN-PALERANG
REGIONAL
 Locality: TRALEE
 Reduction Ratio: 1: 1000
 Lengths are in metres.



REGISTERED
 12/06/2026
DP1319941

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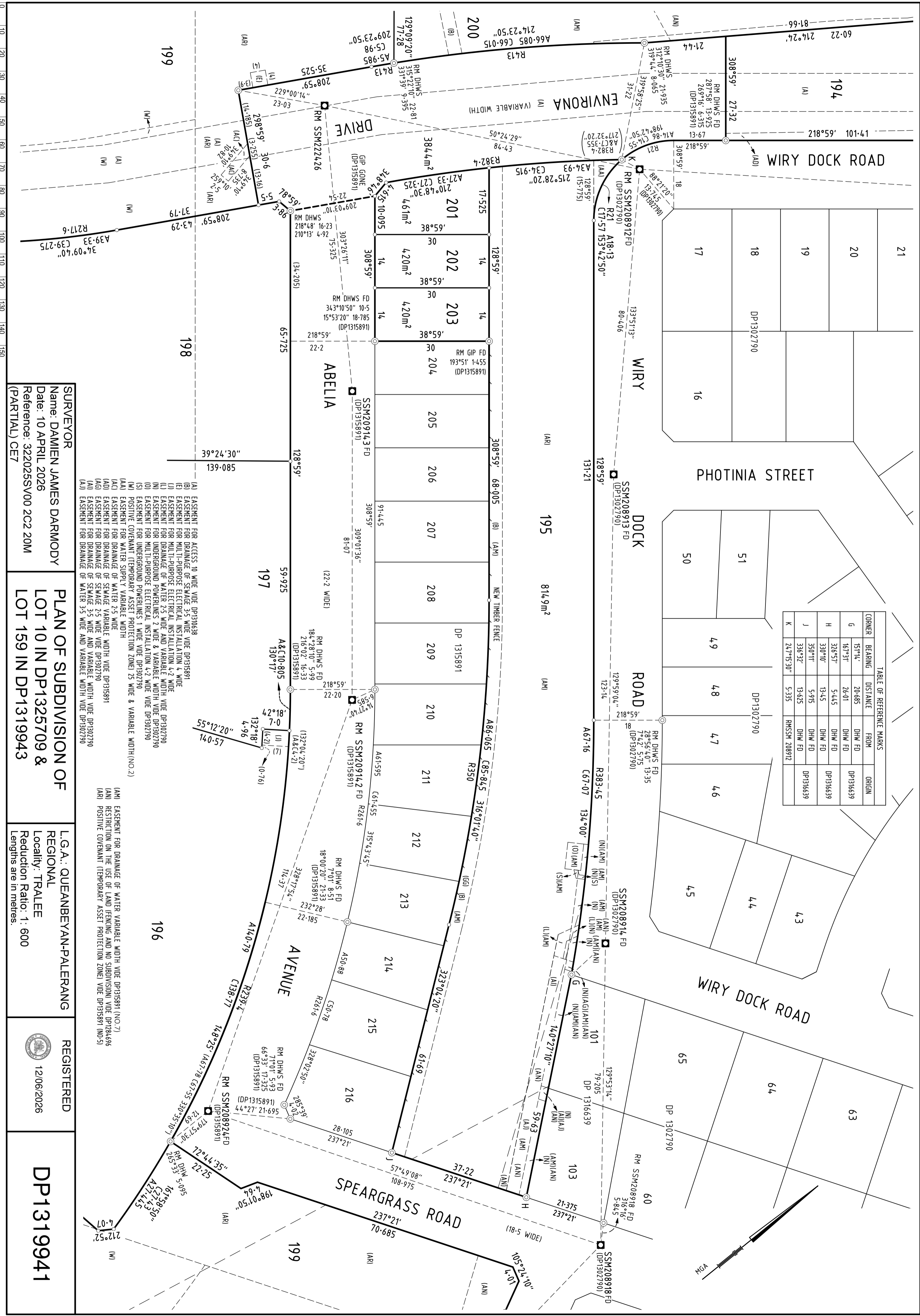


TABLE OF REFERENCE MARKS

CORNER	BEARING	DISTANCE	FROM	ORIGIN
G	151°14'	20.685	DHW FD	DP1316639
H	167°31'	26.01	DHW FD	DP1316639
I	326°57'	5.445	DHW FD	DP1316639
J	330°10'	13.45	DHW FD	DP1316639
K	330°11'	5.915	DHW FD	DP1316639
	338°32'	13.625	DHW FD	DP1316639
	247°15'30"	5.335	RMSM 208912	

SURVEYOR
 Name: DAMIEN JAMES DARMODY
 Date: 10 APRIL 2026
 Reference: 322025SV00 2C2 20M
 (PARTIAL) CEZ

PLAN OF SUBDIVISION OF
 LOT 10 IN DP1325709 &
 LOT 159 IN DP1319943

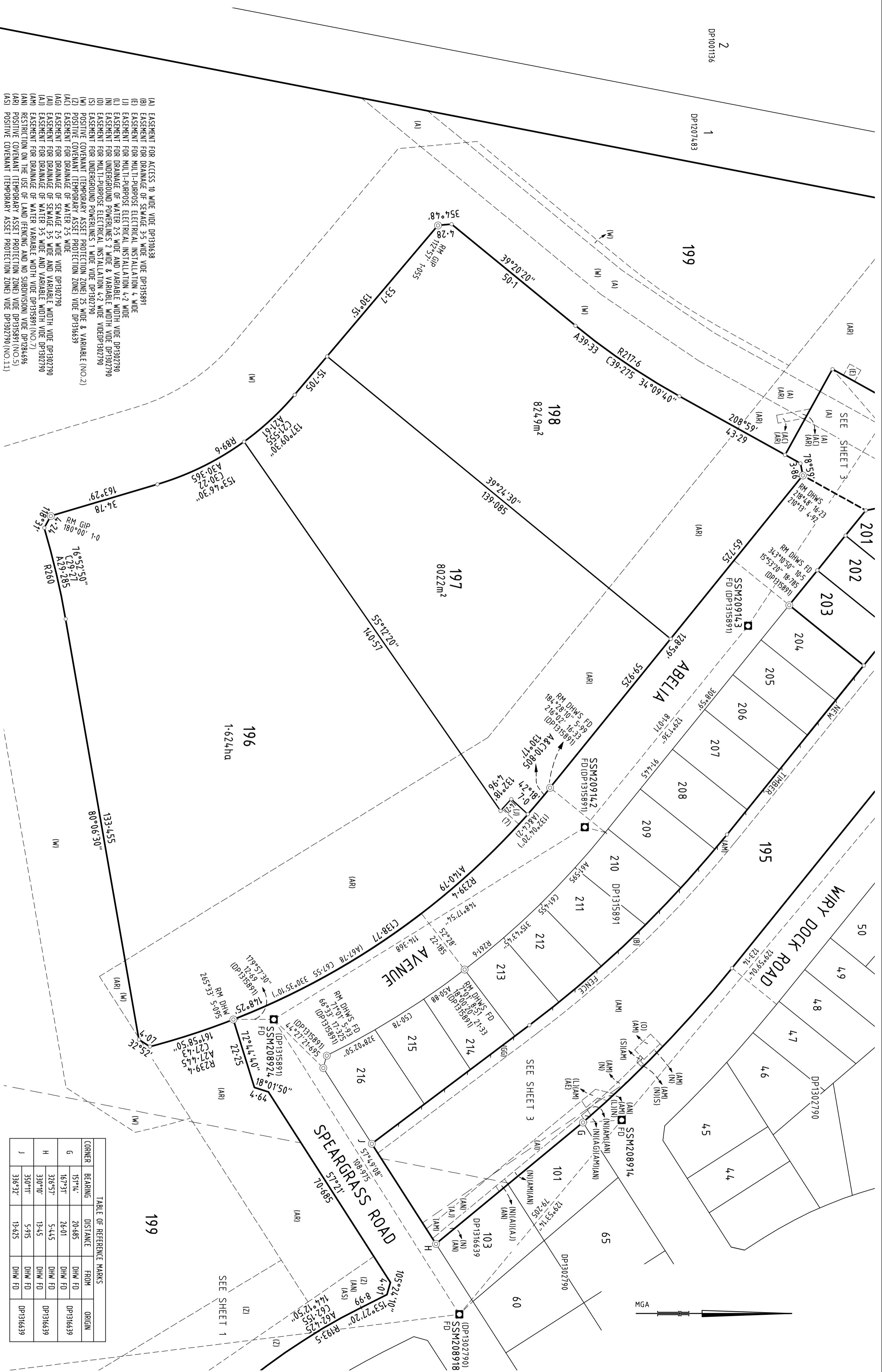
L.G.A.: QUEANBEYAN-PALERANG
 REGIONAL
 Locality: TRALEE
 Reduction Ratio: 1: 600
 Lengths are in metres.

REGISTERED
 12/06/2026

DP1319941

- (A) EASEMENT FOR ACCESS 10 WIDE VIDE DP1310638
- (B) EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE VIDE DP1315891
- (C) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4 WIDE
- (D) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE
- (E) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE AND VARIABLE WIDTH VIDE DP1302790
- (F) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE & VARIABLE WIDTH VIDE DP1302790
- (G) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE VIDE DP1302790
- (H) EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE VIDE DP1302790
- (I) POSITIVE COVENANT TEMPORARY ASSET PROTECTION ZONE 25 WIDE & VARIABLE WIDTH(N.O.2)
- (J) EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
- (K) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE
- (L) EASEMENT FOR DRAINAGE OF SEWAGE 2.5 WIDE VIDE DP1302790
- (M) EASEMENT FOR DRAINAGE OF SEWAGE 2.5 WIDE AND VARIABLE WIDTH VIDE DP1302790
- (N) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE AND VARIABLE WIDTH VIDE DP1302790
- (O) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE AND VARIABLE WIDTH VIDE DP1302790

- (AM) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH VIDE DP1315891 (N.O.2)
- (AN) RESTRICTION ON THE USE OF LAND (FENCING AND NO SUBDIVISION) VIDE DP1264696
- (AO) POSITIVE COVENANT TEMPORARY ASSET PROTECTION ZONE VIDE DP1315891 (N.O.5)



- (A) EASEMENT FOR ACCESS 10 WIDE VIDE DP1302790
- (B) EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE VIDE DP135891
- (C) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4 WIDE
- (D) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE AND VARIABLE WIDTH VIDE DP1302790
- (E) EASEMENT FOR UNDERGROUND POWERLINES 7 WIDE & VARIABLE WIDTH VIDE DP1302790
- (F) EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE VIDE DP1302790
- (G) EASEMENT FOR UNDERGROUND POWERLINES 1 WIDE VIDE DP1302790
- (H) POSITIVE COVENANT TEMPORARY ASSET PROTECTION ZONE 25 WIDE & VARIABLE (NO.2)
- (I) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE
- (J) EASEMENT FOR DRAINAGE OF SEWAGE 2.5 WIDE VIDE DP1302790
- (K) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE AND VARIABLE WIDTH VIDE DP1302790
- (L) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE AND VARIABLE WIDTH VIDE DP1302790
- (M) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE AND VARIABLE WIDTH VIDE DP1302790
- (N) RESTRICTION ON THE USE OF LAND (FENCING AND NO SUBDIVISION) VIDE DP1302790
- (O) POSITIVE COVENANT TEMPORARY ASSET PROTECTION ZONE VIDE DP1302790 (NO.5)
- (P) POSITIVE COVENANT TEMPORARY ASSET PROTECTION ZONE VIDE DP1302790 (NO.11)

CORNER	BEARING	DISTANCE	FROM	ORIGIN
G	151°14'	20.685	DHW FD	DP136639
H	326°57'	5.445	DHW FD	DP136639
I	330°10'	13.45	DHW FD	DP136639
J	350°11'	5.915	DHW FD	DP136639
		13.625	DHW FD	DP136639

SURVEYOR
 Name: DAMIEN JAMES DARMODY
 Date: 10 APRIL 2026
 Reference: 322025SV00 2C2 20M
 (PARTIAL) CET


PLAN OF SUBDIVISION OF
 LOT 10 IN DP1325709 &
 LOT 159 IN DP1319943


L.G.A.: QUEANBEYAN-PALERANG
 REGIONAL
 Locality: TRALEE
 Reduction Ratio: 1: 750
 Lengths are in metres.

REGISTERED
 12/06/2026

DP1319941

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

Plan Form 6_Digital (2024)		Deposited Plan Administration Sheet Sheet 1 of 5	
Registered  12/06/2026 Title System TORRENS		DP1319941 LGA QUEANBEYAN-PALERANG REGIONAL LOCALITY TRALEE PARISH TUGGERANONG COUNTY MURRAY	
PLAN OF SUBDIVISION OF LOT 10 IN DPI325709 AND LOT 159 IN DPI319943			
Survey Certificate <input type="button" value="Survey"/> I, DAMIEN JAMES DARMODY, a surveyor registered under the Surveying and Spatial Information Act 2002, certify the following: The land shown in this plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2024, The survey is accurate and complete.		Crown Lands NSW/Western Lands Office Approval I, <input type="text"/> (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 <input type="text"/> Date <input type="text"/> File Number <input type="text"/> Office <input type="text"/>	
Urban/Rural <input type="text" value="URBAN"/> Datum Line <input type="text" value="X-Y"/> Signature <input type="text"/> Address <input type="text" value="LEVEL 1, 243 NORTHBOURNE AVENUE LYNEHAM ACT"/> Name of Firm <input type="text" value="SPIIRE AUSTRALIA"/> Surveyor Identification No. <input type="text" value="SU010052"/> Surveyor registered under the Surveying and Spatial Information Act 2002.			
Plans Used in the preparation of this survey <input type="text" value="DP1310147, DP1315891, DP1316639, DP1319943, DP1325709"/>		Subdivision Certificate (Check One) I, <input type="text" value="KYLIE COE"/> <input checked="" type="checkbox"/> Authorised Person <input type="checkbox"/> General Manager <input type="checkbox"/> Registered Certifier certify that the provisions of 6.15 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 <input type="text" value="Kylie Coe"/> Consent Authority <input type="text" value="Queanbeyan-Palerang Regional Council"/> Date of Endorsement <input type="text" value="4 June 2026"/> Subdivision Certificate Number <input type="text" value="SC.2026.0008"/> File Number <input type="text" value="DA.2021.1284.B"/>	
		Statement of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. <input type="text" value="IT IS INTENDED TO DEDICATE THE EXTENSION OF ENVIRONA DRIVE TO THE PUBLIC AS PUBLIC ROAD SUBJECT TO THE ACCESS EASEMENT 10 WIDE VIDE DP1310638"/> <input type="text" value="IT IS INTENDED TO DEDICATE THE EXTENSION OF ABELIA AVENUE TO THE PUBLIC AS PUBLIC ROAD"/>	
Surveyor's Reference 322025SV00 2C2		Signatures, Seals and Section 88B Statements should appear on the following sheet(s)	

Plan Form 6_Digital (2024)	Deposited Plan Administration Sheet	Sheet 3 of 5
Registered  12/06/2026 OFFICE USE ONLY	DP1319941	
PLAN OF SUBDIVISION OF LOT 10 IN DP1325709 AND LOT 159 IN DP1319943	This sheet is for the provision of the following information as required: <ul style="list-style-type: none">● A schedule of lots and addresses● 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.	
Subdivision Certificate Number <input type="text" value="SC.2026.0008"/>		
Date of Endorsement <input type="text" value="4 June 2026"/>		





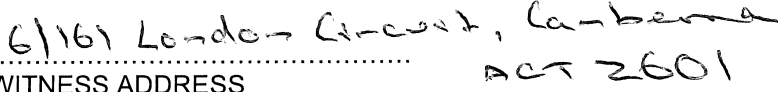
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:


1. Easement for Multi-Purpose Electrical Installation 4.2 Wide (J)
2. Positive Covenant (Temporary Asset Protection Zone) (W)
3. Restriction(s) on the use of Land (Rear Boundary Fence)
4. Positive Covenant (Cat Containment Area)
5. Positive Covenant (Weeds)
6. Restriction(s) on the use of Land No Centre-Based Child-Care)
7. Restriction(s) on the use of Land (Dwelling Limit)
8. Restriction(s) on the use of Land (Dwelling Limit)
9. Restriction(s) on the use of Land (Submit Plans)
10. Easement for Multi-Purpose Electrical Installation 4 Wide (E)
11. Restriction(s) on the use of Land (No Subdivision and Fencing)
12. Restriction(s) on the use of Land (Fencing)
13. Easement for water supply Variable Width (AA)
14. Easement for drainage of water 2.5 Wide (AC)

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO RELEASE:

1. EASEMENT FOR DRAINAGE OF SEWAGE 3.5 METRE(S) WIDE (DP1315891) NO. 1 IN THE S.88B INSTRUMENT
2. EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH DP1315891 NO. 7 IN THE S.88B INSTRUMENT
3. EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH DP1315891 NO.4 IN THE S.88B INSTRUMENT
4. EASEMENT FOR WATER SUPPLY 4 METRE(S) WIDE (DP1315891) NO. 3 IN THE S.88B INSTRUMENT
5. EASEMENT FOR DRAINAGE OF SEWAGE VARIABLE WIDTH (DP1315891) NO. 6 IN THE S.88B INSTRUMENT

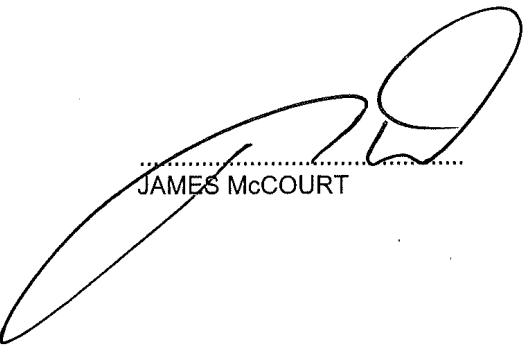
Surveyor's Reference 322025SV00 2C2

Plan Form 6_Digital (2024)	Deposited Plan Administration Sheet	Sheet 4 of 5
Registered  12/06/2026 OFFICE USE ONLY	DP1319941	
PLAN OF SUBDIVISION OF LOT 10 IN DP1325709 AND LOT 159 IN DP1319943	This sheet is for the provision of the following information as required: <ul style="list-style-type: none">● A schedule of lots and addresses● 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.	
Subdivision Certificate Number <input type="text" value="SC.2026.0008"/>		
Date of Endorsement <input type="text" value="4 June 2026"/>		
EXECUTED BY THE VILLAGE BUILDING CO. LIMITED ABN 056509025 BY ITS ATTORNEY MARY RUTH HARRIS PURSUANT TO POWER OF ATTORNEY REGISTERED BOOK 4661 NO 945 OF WHICH SHE HAS NO NOTICE OF REVOCATION IN THE PRESENCE OF:		
 WITNESS SIGNATURE	 MARY RUTH HARRIS	
 WITNESS NAME		
 WITNESS ADDRESS		
Surveyor's Reference 322025SV00 2C2		

Plan Form 6_Digital (2024)	Deposited Plan Administration Sheet	Sheet 5 of 5
Registered  12/06/2026 OFFICE USE ONLY	DP1319941	
PLAN OF SUBDIVISION OF LOT 10 IN DP1325709 AND LOT 159 IN DP1319943	This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• A schedule of lots and addresses• 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.	
Subdivision Certificate Number <input type="text" value="SC.2026.0008"/>		
Date of Endorsement <input type="text" value="4 June 2026"/>		

EXECUTED BY THE COMMONWEALTH BANK OF AUSTRALIA ABN 481231231124 BY ITS ATTORNEY JAMES McCOURT PURSUANT TO POWER OF ATTORNEY REGISTERED BOOK 4548 NO 494 OF WHICH HE HAS NO NOTICE OF REVOCATION IN THE PRESENCE OF:


.....
WITNESS SIGNATURE


.....
JAMES McCOURT

Anna Howell
.....
WITNESS NAME

28 Sydney Ave, Forrest ACT 2603
.....
WITNESS ADDRESS