

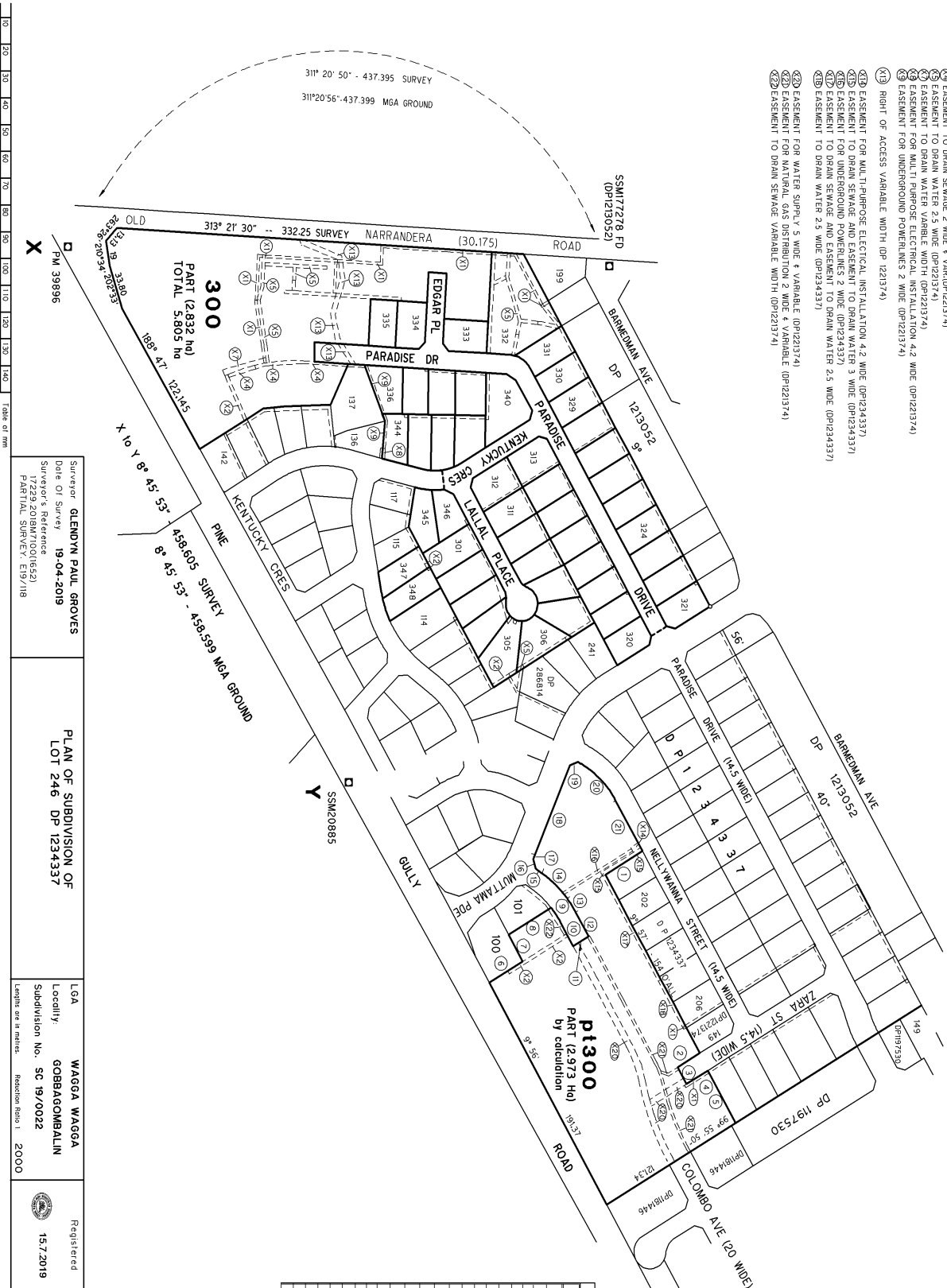
PLAN FORM 2 (A2)

DP1253859

WARNING: CREATING OR FOLDING WILL LEAD TO REFLECTION

gPlan Sheet 1 of 6 sheets

- Ⓐ EASEMENT TO DRAIN SEWAGE 2 WIDE (DP1221374)
- Ⓑ EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE (DP1221374)
- Ⓒ EASEMENT TO DRAIN WATER 2.5 WIDE (DP1221374)
- Ⓓ EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1221374)
- Ⓔ EASEMENT FOR MULTIPURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (DP1221374)
- Ⓕ EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (DP1221374)
- Ⓖ RIGHT OF ACCESS VARIABLE WIDTH (DP 1221374)
- Ⓗ EASEMENT FOR MULTIPURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (DP1234337)
- Ⓘ EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 3 WIDE (DP1234337)
- Ⓝ EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (DP1234337)
- Ⓟ EASEMENT TO DRAIN WATER VARIABLE WIDTH 2.5 WIDE (DP1234337)
- Ⓡ EASEMENT TO DRAIN WATER 2.5 WIDE (DP1234337)
- Ⓢ EASEMENT FOR WATER SUPPLY 5 WIDE & VARIABLE (DP1221374)
- Ⓣ EASEMENT FOR NATURAL GAS DISTRIBUTION 2 WIDE & VARIABLE (DP1221374)
- Ⓥ EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH (DP1221374)



LINE	BEARING	DISTANCE	RAD	ARC
1	99°56'	35.0		
2	99°56'	21.905		
3	9°56'	14.5		
4	279°56'	21.0		
5	10°04'	45.26		
6	279°57'	31.6		
7	189°57'	23.19		
8	279°57'	40.13		
9	4°48'30"	13.045	72.75	13.063
10	9°57'30"	20.84		
11	279°57'30"	14.5		
12	189°57'30"	20.84		
13	189°56'30"	12.215	87.25	12.225
14	352°44'30"	27.96	87.25	28.08
15	163°29'	6.40		
16	203°23'	7.44		
17	64°26'30"	3.905	90	3.905
18	243°11'55"	72.005		
19	288°41'	63.95	72.72	42.67
20	173°09'20"	42.06		
21	9°57'	43.86		

Surveyor GLENDYN PAUL GROVES  
Date of Survey 19-04-2019  
Surveyor's Reference (METS)  
PARTIAL SURVEY E19/118

PLAN OF SUBDIVISION OF  
LOT 246 DP 1234337

LGA WAGGA WAGGA  
Locality GOBBAGOMBALIN  
Subdivision No. SC 19/0022  
Lengths are in metres. Reduction Ratio 1 2000

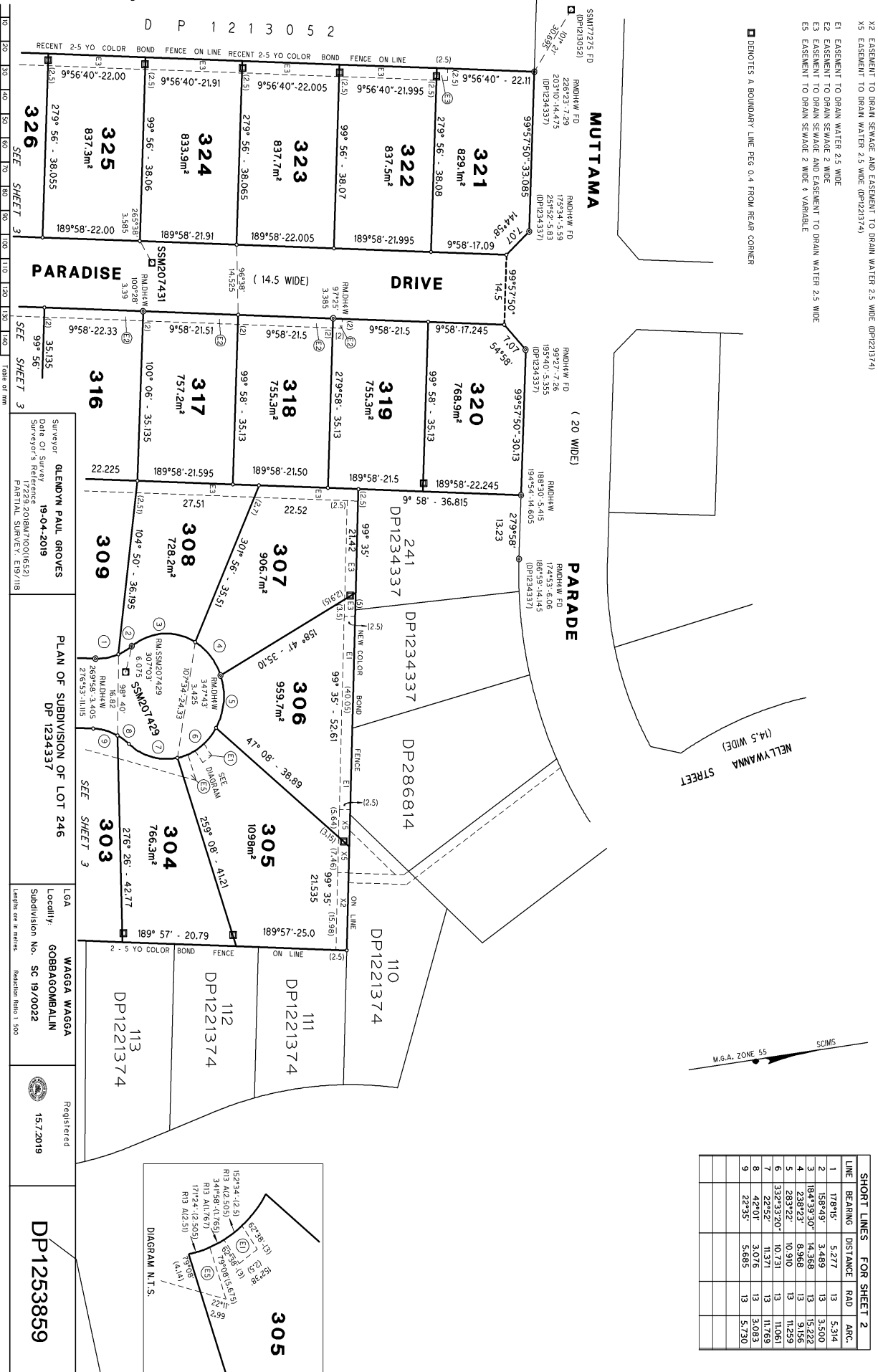
Registered  
15.7.2019

DP1253859

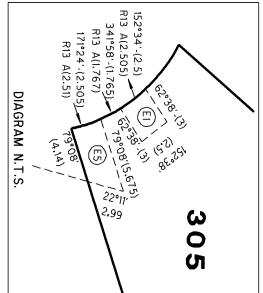
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- X2 EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE (DP123174)
- X3 EASEMENT TO DRAIN WATER 2.5 WIDE (DP123174)
- E1 EASEMENT TO DRAIN WATER 2.5 WIDE
- E2 EASEMENT TO DRAIN SEWAGE 2 WIDE
- E3 EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE
- E5 EASEMENT TO DRAIN SEWAGE 2 WIDE & VARIABLE

□ DENOTES A BOUNDARY LINE PEG 0.4 FROM REAR CORNER



LINE	BEARING	DISTANCE	RAD	ARC
1	178°15'	5.277	13	5.314
2	158°49'	3.489	13	3.500
3	184°39'30"	14.368	13	15.222
4	238°23'	8.968	13	9.156
5	283°22'	10.910	13	11.259
6	332°53'20"	10.731	13	11.061
7	22°52'	11.371	13	11.769
8	42°01'	3.076	13	3.083
9	22°35'	5.885	13	5.730



Survivor  
 Date Of Survey  
 Surveyor's Reference  
 PARTIAL SURVEY E19/21/18

GLENDYVY PAUL GROVES  
 19-04-2019  
 17229.20/BU/1001632

PLAN OF SUBDIVISION OF LOT 246  
 DP 1234337

LGA  
 Locality  
 Subdivision No.  
 Reduction Ratio 1:500

WAGGA WAGGA  
 GOBBAGOMBALIN  
 SC 19/0022

Registered  
 15.7.2019

DP1253859

RECENT 2.5 YO COLOR BOND FENCE ON LINE RECENT 2.5 YO COLOR BOND FENCE ON LINE

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

DP 1253859

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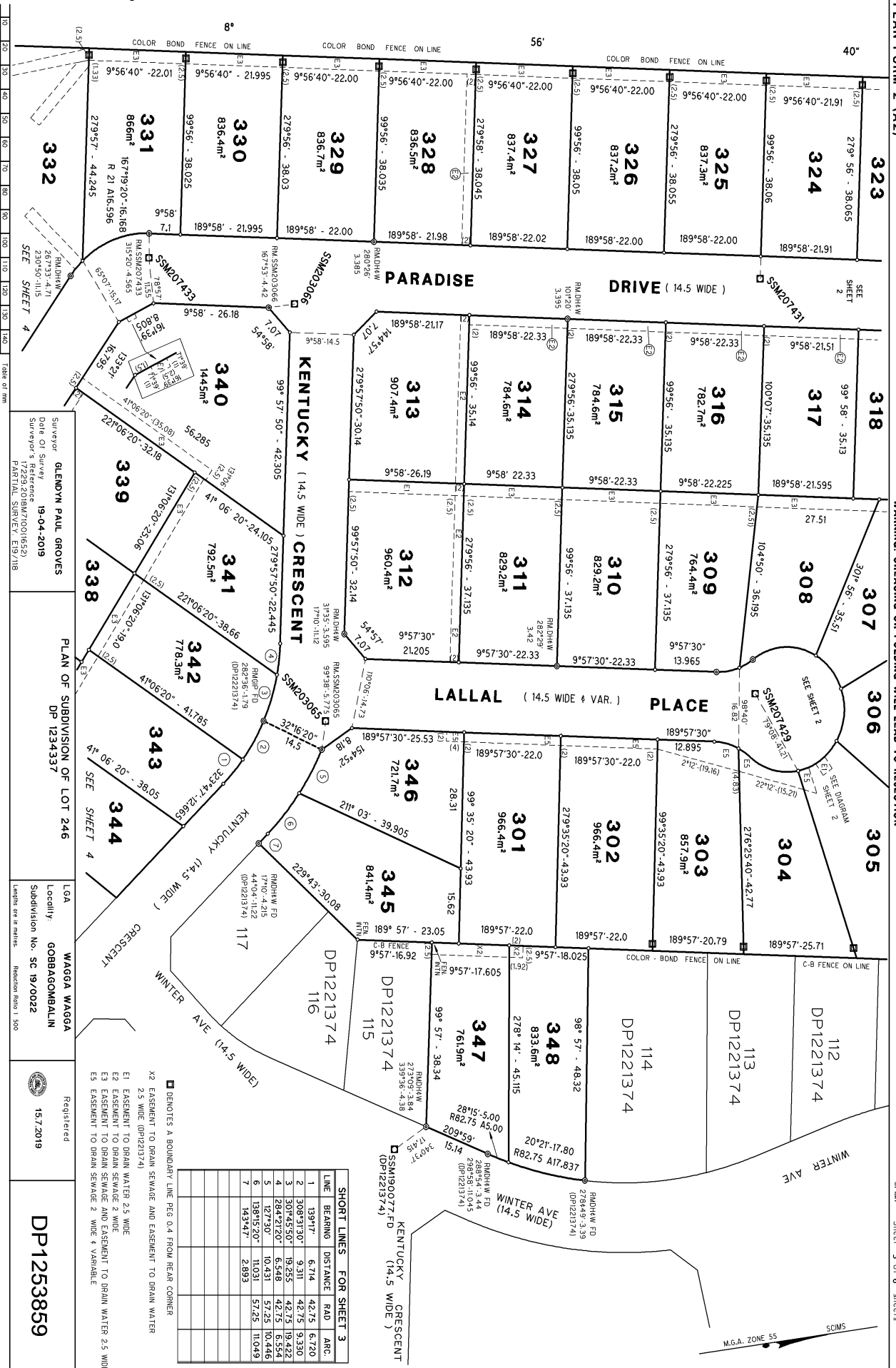
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GLENDYVY PAUL GROVES  
 Date of Survey 19-04-2019  
 Surveyor's Reference 17229.2018M701016521  
 PARTIAL SURVEY. E19/718

PLAN OF SUBDIVISION OF LOT 246  
 DP 1234337

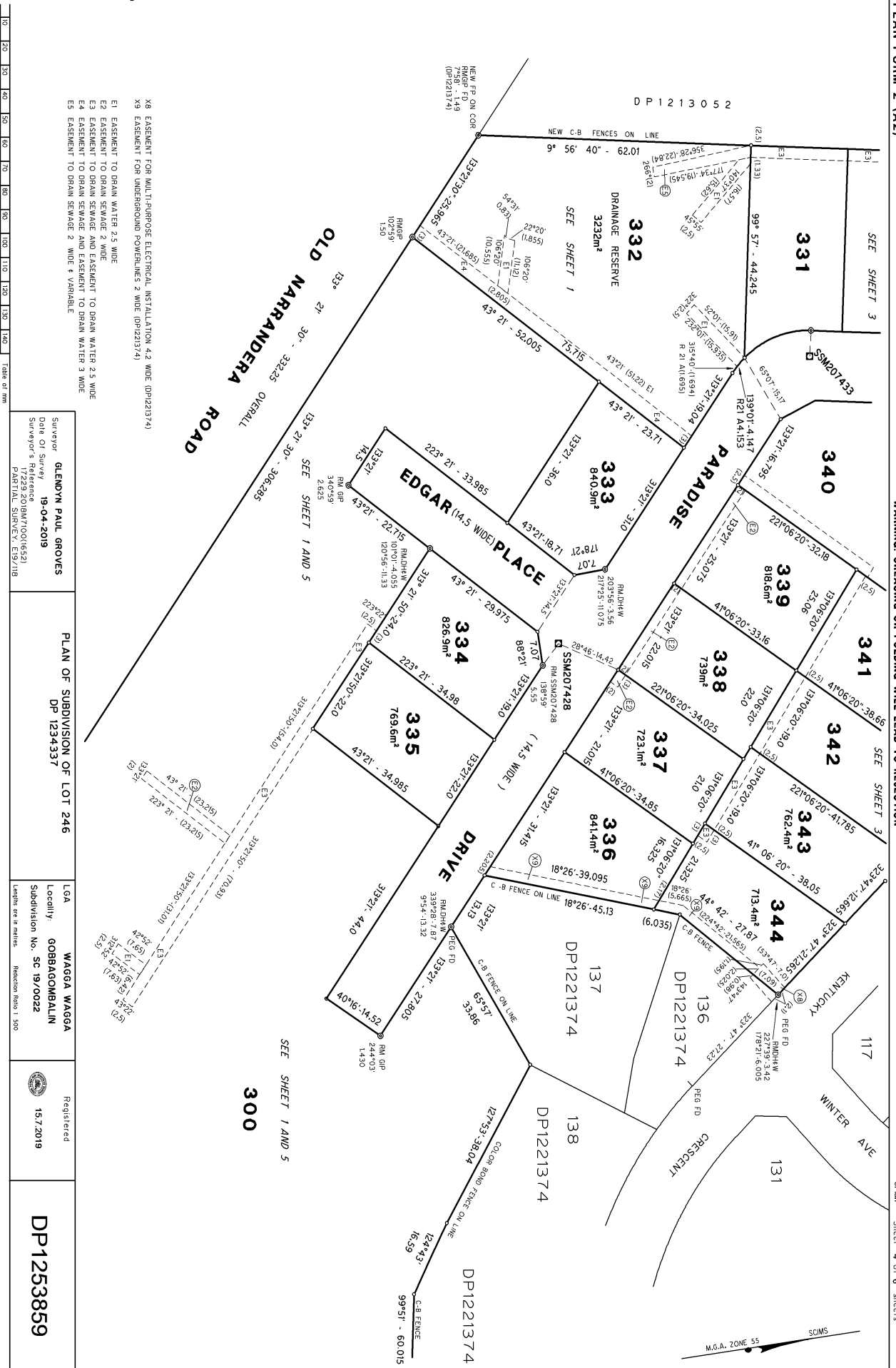
WAGGA WAGGA  
 Locality GOBBAGOMBALIN  
 Subdivision No. SC 19/0022  
 Registered 15.7.2019

DP1253859

**SHORT LINES FOR SHEET 3**

LINE	BEARING	DISTANCE	RAD.	ARC.
1	139°17'	6.714	42.75	6.720
2	308°31'30"	9.211	42.75	9.330
3	301°45'50"	18.255	42.75	19.422
4	264°21'20"	6.546	42.75	6.524
5	127°1'30"	10.451	57.25	10.446
6	185°12'20"	11.051	57.25	11.049
7	143°41'	2.853		

DENOTES A BOUNDARY LINE PER 0.4 FROM REAR CORNER  
 X2 EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE (DP1221374)  
 E1 EASEMENT TO DRAIN WATER 2.5 WIDE  
 E2 EASEMENT TO DRAIN SEWAGE 2 WIDE  
 E3 EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE  
 E5 EASEMENT TO DRAIN SEWAGE 2 WIDE & VARIABLE



- X8 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (DP121374)
- X9 EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (DP121374)
- E1 EASEMENT TO DRAIN WATER 2.5 WIDE
- E2 EASEMENT TO DRAIN SEWAGE 2 WIDE
- E3 EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE
- E4 EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 3 WIDE
- E5 EASEMENT TO DRAIN SEWAGE 2 WIDE & VARIABLE

Surveyor  
 Date of Survey  
 Surveyor's Reference  
 PARTIAL SURVEY, E19/118

GLENDYVY PAUL GROVES  
 19-04-2019  
 DP 1234337

LGA  
 Locality  
 Subdivision No. SC 19/0022

WAGGA WAGGA  
 GOBBAGOMBALIN  
 Registered  
 15.7.2019

DP1253859

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TABLE OF METERS

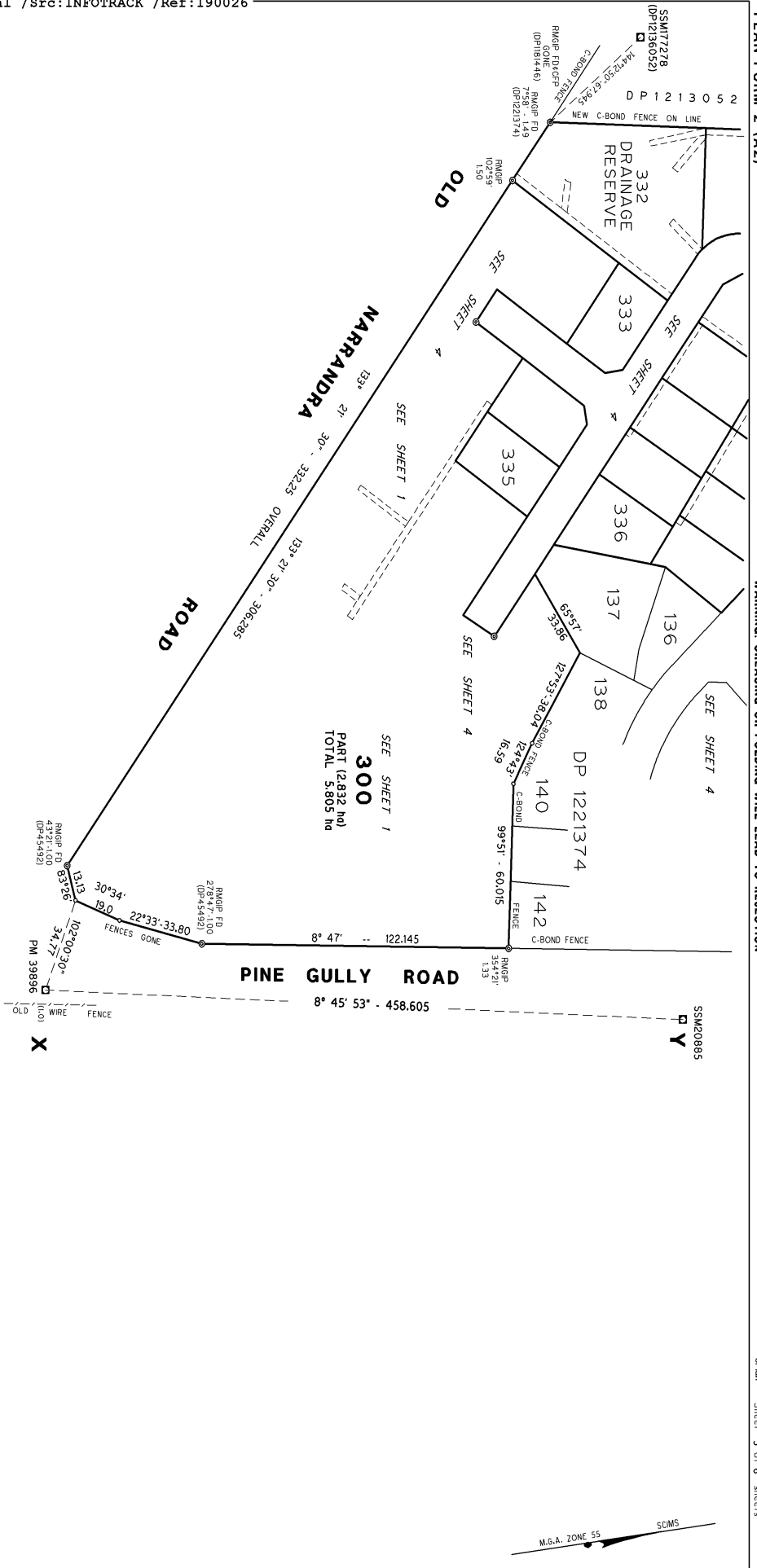


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Surveyor: **GLENDYNN PAUL GROVES**  
 Date of Survey: **19-04-2019**  
 Surveyor's Reference: **17299/2018M/7001652**  
 PARTIAL SURVEY, E19/118

PLAN OF SUBDIVISION OF LOT 246  
 DP 1234337

LGA: **WAGGA WAGGA**  
 Locality: **GOBBAGOMBALIN**  
 Subdivision No. **SC 19/0022**  
 Lengths are in metres. Reduction Ratio 1:1000

Registered  
 15.7.2019

**DP1253859**



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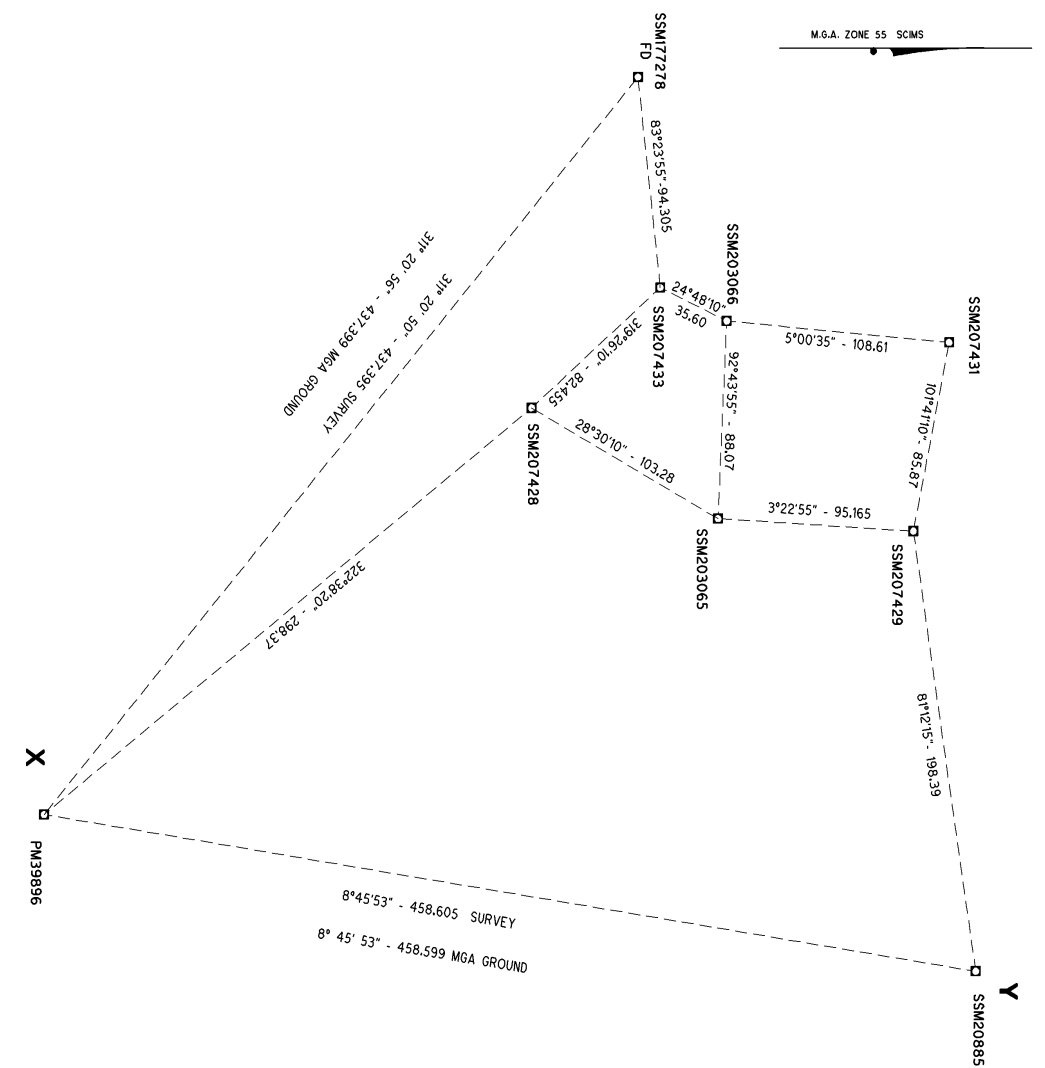
Surveyor: **GLENN PAUL GROVES**  
 Date of Survey: **19-04-2019**  
 Surveyor's Reference: **172252018M710016521**  
 PARTIAL SURVEY: E19/L18

PLAN OF SUBDIVISION OF LOT 246  
 DP 1234337

LGA: **WAGGA WAGGA**  
 Locality: **GOBBAGOMBALIN**  
 Subdivision No: **SC 19/0022**  
 Lengths are in metres. Reduction Ratio: 1:1500

Registered: **15/7/2019**

**DP1253859**



MARK	COORDINATE SCHEDULE		CLASS	ORDER	METHOD/STATUS
	MGA EASTINGS	NORTHINGS			
SSM20885	531 347.084	6 118 323.228	A	1	SCMS FOUND
PM 39896	531 277.234	6 117 870.175	A	1	SCMS FOUND
SSM177278	530 949.017	6 118 159.018	D	5	SCMS FOUND
SSM207428	531 095.8	6 118 106.9	U	U	ALL
SSM207429	531 150.7	6 118 292.7	U	U	ALL
SSM207431	531 066.6	6 118 310.1	U	U	ALL
SSM207433	531 042.2	6 118 169.5	U	U	ALL
SSM203065	531 145.1	6 118 197.7	U	U	ALL
SSM203066	531 057.1	6 118 201.8	U	U	ALL


SCMS SEARCH DATE - 27th MARCH 2019. MGA ZONE 55 MGA DATUM GDA94




MARK	AHD VALUE	CLASS	ORDER	DATUM	ADJUSTED DATUM VAL	HEIGHT
SSM 20885	212.128	L.C.	L.3	SCMS	ADPTED	FOUND
PM 39896	199.400	L.C.	L.3	SCMS	DATUM VAL	DATUM
SSM207428	199.635	LD	U	U	U	PLACED
SSM207429	203.935	LD	U	U	U	PLACED
SSM207431	199.815	LD	U	U	U	PLACED
SSM207433	197.845	LD	U	U	U	PLACED
SSM203065	203.190	LD	U	U	U	PLACED
SSM203066	198.155	LD	U	U	U	PLACED

HEIGHT DATUM AHD 71  
 SCMS SEARCH DATE - 27th MARCH 2019

FROM	TO	HEIGHT DIFFERENCE	METHOD
SS 20885	PM 39896	-12.728	DIFFERENTIAL LEVELLING
SS 39896	SS207428	+0.235	DIFFERENTIAL LEVELLING
SS207428	SS203065	-3.555	DIFFERENTIAL LEVELLING
SS203065	SS207429	+0.745	DIFFERENTIAL LEVELLING
SS207429	SS 20885	+8.193	DIFFERENTIAL LEVELLING
SS207428	SS207433	-1.790	DIFFERENTIAL LEVELLING
SS207433	SS203066	+0.320	DIFFERENTIAL LEVELLING
SS203066	SS203065	+5.025	DIFFERENTIAL LEVELLING
SS203065	SS207428	-3.595	DIFFERENTIAL LEVELLING
SS203066	SS207431	-1.450	DIFFERENTIAL LEVELLING
SS207431	SS207429	+4.120	DIFFERENTIAL LEVELLING
SS207429	SS203065	+0.745	DIFFERENTIAL LEVELLING
SS203065	SS203066	+5.025	DIFFERENTIAL LEVELLING


HEIGHT DATUM IS AHD 71

PLAN FORM 6 (2018)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)	
Registered:  15.7.2019		Office Use Only		Office Use Only	
Title System: TORRENS		<b>DP1253859</b>			
<b>PLAN OF SUBDIVISION OF LOT 246                  DP1234337</b>		LGA: WAGGA A WAGGA Locality: GOBBAGOMBALIN Parish: NORTH WAGGA WAGGA County: CLARENDON			
Survey Certificate I, GLENDYN PAUL GROVES from ESLERS LAND CONSULTING ... of 64 HAMMOND AVE WAGGA WAGGA 2650 ..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(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 ..... , or *(b) The part of the land shown in the plan (BEING LOTS 301 TO 348 AND PART OF LOT 300 ..... ) 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 19 <sup>th</sup> APRIL 2019 the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: PM 39896 TO SSM 20885 Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: <i>M. Groves</i> Dated: 20.6.19 Surveyor Identification No: 1153..... Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval 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: .....			
Plans used in the preparation of survey/compilation. DP1234337, DP1221374, DP45492, DP1213052,		Subdivision Certificate I, <i>Keith Seghers</i> ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of section 6.15 <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: <i>K. Seghers</i> ..... Accreditation number: ..... Consent Authority: <i>Wagga Wagga City Council</i> Date of endorsement: <i>27 June 2019</i> ..... Subdivision Certificate number: <i>SC19/0022</i> ..... File number: <i>DA14/0556</i> .....  *Strike through if inapplicable.			
Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.  IT IS INTENDED TO DEDICATE PARADISE DRIVE SUBJECT TO THE RIGHT OF ACCESS VARIABLE WIDTH BY DP 1221374, LALLAL PLACE, EDGAR PLACE AND KENTUCKY CRESCENT TO THE PUBLIC AS PUBLIC ROAD.  IT IS INTENDED TO DEDICATE LOT 332 AS DRAINAGE RESERVE		Surveyor's Reference: 17229.2018M7100(1652)PARTIAL SURVEY <i>E19/118</i>			
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A					

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 3 sheet(s)
Registered:  15.7.2019	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 246 DP 1234337		DP1253859
Subdivision Certificate number: <u>SC19/0022</u> Date of Endorsement: <u>27 June 2019</u>		
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>		
PURSUANT TO SECTION 88B, OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:- <ol style="list-style-type: none"><li>1) EASEMENT TO DRAIN WATER 2.5 WIDE</li><li>2) EASEMENT TO DRAIN SEWAGE 2 WIDE</li><li>3) EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE</li><li>4) EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 3 WIDE</li><li>5) EASEMENT TO DRAIN SEWAGE 2 WIDE AND VARIABLE</li><li>6) RESTRICTIONS ON THE USE OF LAND</li></ol>		
Executed by <b>Valleyview Myrtleford Pty Ltd</b> (ACN060 793 633) by being signed by persons who are authorised to sign for the company pursuant to section 127 of the Corporations Act 2001.		
Director 	Secretary 	
Full Name <u>MIKE PETER ALATALO</u>	Full Name <u>ANTHONY JOHN MOYLE</u>	
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 17229. 2018 7100 (1652) PARTIAL SURVEY <u>E 19/118</u>		



**PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 3 of 3 sheet(s)

Registered:  15.7.2019

Office Use Only

Office Use Only

**DP1253859**

**PLAN OF SUBDIVISION OF LOT 246  
 DP1234337**

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.

Subdivision Certificate number: SCI9/0022  
 Date of Endorsement: 27 June 2019

LOT	STREET	No:	STREET NAME	LOCALITY	LOT	STREET	No:	STREET NAME	LOCALITY
300	88		PARADISE DRIVE	GOBBAGOMBALIN	344	17	KENTUCKY CRESCENT	GOBBAGOMBALIN	
301	4		LALLAL PLACE	GOBBAGOMBALIN	345	22	KENTUCKY CRESCENT	GOBBAGOMBALIN	
302	6		LALLAL PLACE	GOBBAGOMBALIN	346	2	LALLAL PLACE	GOBBAGOMBALIN	
303	8		LALLAL PLACE	GOBBAGOMBALIN	347	18	WINTER AVENUE	GOBBAGOMBALIN	
304	10		LALLAL PLACE	GOBBAGOMBALIN	348	16	WINTER AVENUE	GOBBAGOMBALIN	
305	12		LALLAL PLACE	GOBBAGOMBALIN					
306	14		LALLAL PLACE	GOBBAGOMBALIN					
307	11		LALLAL PLACE	GOBBAGOMBALIN					
308	9		LALLAL PLACE	GOBBAGOMBALIN					
309	7		LALLAL PLACE	GOBBAGOMBALIN					
310	5		LALLAL PLACE	GOBBAGOMBALIN					
311	3		LALLAL PLACE	GOBBAGOMBALIN					
312	1		LALLAL PLACE	GOBBAGOMBALIN					
313	67		PARADISE DRIVE	GOBBAGOMBALIN					
314	65		PARADISE DRIVE	GOBBAGOMBALIN					
315	63		PARADISE DRIVE	GOBBAGOMBALIN					
316	61		PARADISE DRIVE	GOBBAGOMBALIN					
317	59		PARADISE DRIVE	GOBBAGOMBALIN					
318	57		PARADISE DRIVE	GOBBAGOMBALIN					
319	55		PARADISE DRIVE	GOBBAGOMBALIN					
320	21		PARADISE DRIVE	GOBBAGOMBALIN					
321	23		PARADISE DRIVE	GOBBAGOMBALIN					
322	60		PARADISE DRIVE	GOBBAGOMBALIN					
323	62		PARADISE DRIVE	GOBBAGOMBALIN					
324	64		PARADISE DRIVE	GOBBAGOMBALIN					
325	66		PARADISE DRIVE	GOBBAGOMBALIN					
326	68		PARADISE DRIVE	GOBBAGOMBALIN					
327	70		PARADISE DRIVE	GOBBAGOMBALIN					
328	72		PARADISE DRIVE	GOBBAGOMBALIN					
329	74		PARADISE DRIVE	GOBBAGOMBALIN					
330	76		PARADISE DRIVE	GOBBAGOMBALIN					
331	78		PARADISE DRIVE	GOBBAGOMBALIN					
332	80		PARADISE DRIVE	GOBBAGOMBALIN (DRAINAGE RESERVE)					
333	82		PARADISE DRIVE	GOBBAGOMBALIN					
334	1		EDGAR PLACE	GOBBAGOMBALIN					
335	86		PARADISE DRIVE	GOBBAGOMBALIN					
336	81		PARADISE DRIVE	GOBBAGOMBALIN					
337	79		PARADISE DRIVE	GOBBAGOMBALIN					
338	77		PARADISE DRIVE	GOBBAGOMBALIN					
339	75		PARADISE DRIVE	GOBBAGOMBALIN					
340	69		PARADISE DRIVE	GOBBAGOMBALIN					
341	23		KENTUCKY CRESCENT	GOBBAGOMBALIN					
342	21		KENTUCKY CRESCENT	GOBBAGOMBALIN					
343	19		KENTUCKY CRESCENT	GOBBAGOMBALIN					

If space is insufficient use additional annexure sheet

Surveyor's Reference: 17229.2018.7100(1652) PARTIAL SURVEY E 19/118

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

ePlan

(Sheet 1 of 3 sheets)

Plan: **DP1253859**

Plan of Subdivision of Lot 246 DP1234337 covered by Council's Certificate No. SC 19/0022 dated 27/06/2019

Full name and address of the owner of the Land

VALLEYVIEW MYRTLEFORD PTY LTD (ACN 060 793 633)  
594 David Street, Albury

**PART 1 - CREATION**

Number of item shown in the intention panel of the plan	Identity of easement profit a prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lots or parcels	Benefited lots, roads, bodies or prescribed authorities
1	Easement to drain water 2.5 wide	300, 305, 306, 312, 332, 340	Wagga Wagga City Council
2	Easement to drain sewage 2 wide	300, 312 to 319, 328, 337 to 339	Wagga Wagga City Council
3	Easement to drain sewage and easement to drain water 2.5 wide	300, 306 to 311, 321 to 331, 340 to 344	Wagga Wagga City Council
4	Easement to drain sewage and easement to drain water 3 wide	332	Wagga Wagga City Council
5	Easement to drain sewage 2 wide and variable	301 to 305, 332, 346	Wagga Wagga City Council
6	Restrictions on the use of land	Each lot except 300	Each other lot

**PART 2**

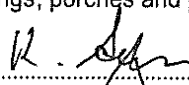
**1. Terms of Easement to Drain Sewage and Easement to Drain Water Numbered 3 and 4 in the Plan**

The body having the benefit of the easements may exercise the rights expressed in Schedule 4A of the Conveyancing Act 1919 Parts 3 and 4 as if the same were inserted herein.

**2. Terms of restriction on the use of land numbered 6 in the plan**

- (a) No building may be erected on any lot except one single occupancy dwelling house with the usual and necessary garage carport and/or outbuildings and no buildings so erected may be used for any purpose other than as a single occupancy dwelling house and residential purposes reasonably incidental thereto ("Single occupancy dwelling house" means a detached dwelling the whole of which is designed for occupation as a residence by a family or one or more persons pursuant to a single right of exclusive occupancy and does not include flats, a hostel, a boarding house, home units or similar multiple occupancy residences).
- (b) No main building may be erected on any lot the roofed and wholly enclosed floor area of which is less than 130 square metres exclusive of the area of any car accommodation (whether wholly enclosed or not), verandahs, external landings, porches and patios;

APPROVED BY THE COUNCIL  
OF THE CITY OF WAGGA WAGGA

  
.....  
Authorised Officer

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


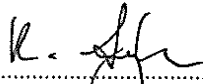
(Sheet 2 of 3 sheets)

Plan: **DP1253859**

Plan of Subdivision of Lot 246 DP1234337 covered by  
Council's Certificate No. *SC 19/0022*  
dated *27.06, 2019*

- (c) No main building may be erected on any lot constructed with external walls of any materials other than clay or coloured concrete brick, stone, painted concrete or masonry provided that the walls of dwellings may be constructed of a composite of materials including timber, fibre cement sheet or glass bricks provided that no less than 60% of the external walls of any such dwellings are constructed of the previously mentioned materials.
- (d) No building erected on any lot may be roofed or clad with any material having a metallic lustre or appearance, a highly reflective surface or a highly reflective coloured surface which description includes uncoloured or white or light grey coloured Zinalume sheeting, galvanised iron sheeting or aluminium sheeting but does not include any coloured Zinalume sheet of the type commonly known as "Colorbond" or any similar such product.
- (e) No garage or outbuilding may be built with wall and roofing materials which are not of the same type or colour as the wall and roofing materials from which the main building on the land is constructed, nor may any such buildings have a flat roof (which for the purposes of these covenants means a roof the pitch of which is less than 12 degrees) unless the main building on the land has a flat roof,
- EXCEPT THAT one garden shed not exceeding 20 square metres in area and 2.4 metres in height may be constructed of steel or aluminium sheet the external surface of which has permanently bonded upon it by factory process an earthy colour and such garden shed may have a flat roof;
- (f) No main building, garage or other outbuilding may be erected on any lot which is not constructed entirely of new materials or which has been wholly or substantially assembled off the lot whether as a previously occupied building or otherwise;
- (g) No fence may be erected on any part of any lot including the boundaries thereof of steel or aluminium sheet unless each surface of such sheet has had permanently bonded upon it by factory process a non-reflective colour known as "Paperbark" or an equivalent colour and unless such fence is of a capped panel construction without rails;
- (h) No fence or wall may be erected on any part or boundary of a lot closer to an abutting street than the distance between that abutting street and the part of the main building on the lot which is closest to the abutting street PROVIDED THAT for the purpose of creating a private courtyard, a fence or wall may be constructed, of materials which are the same as the cladding materials of the dwelling erected on the land, of between 1.5 metres and 1.8 metres in height and which may be erected on no more than one half of the length of any boundary of the lot which forms the alignment of any abutting street;
- (i) No trade or business or activity of any kind whatsoever which might be offensive or injurious to the amenity of the neighbourhood may be carried out upon any part of any lot.

APPROVED BY THE COUNCIL  
OF THE CITY OF WAGGA WAGGA

  
  
.....  
Authorised Officer

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

(Sheet 3 of 3 sheets)

Plan: **DP1253859**

Plan of Subdivision of Lot 246 DP1234337 covered by Council's Certificate No. SC 19/0022  
dated 27.06.2019

3. Name of person or authority empowered to release vary or modify the restrictions on the use of land numbered 6 in the plan:

Valleyview Myrtleford Pty Ltd of 594 David Street Albury

- ACN 060 793 633 -

Executed by VALLEYVIEW MYRTLEFORD PTY LTD by being signed by those persons who are authorised to sign for the company

Director [Signature]  
Full Name Mike Peter Alatalo  
Usual Address 70 Golf Links Ave  
Wodonga.

Secretary [Signature]  
Director [Signature]  
Full Name Anthony John Mayle  
Usual Address 60 Hovel Street  
Wodonga.

EXECUTED BY THE COUNCIL OF THE CITY OF WAGGA WAGGA by its authorised delegate pursuant to s 77 Local Government Act 1993:

[Signature]  
Signature of Authorised Delegate  
KEITH SEGHERS  
Name of Authorised Delegate

I certify that I am an eligible witness and that the delegate signed in my presence

[Signature]  
Signature of Witness  
Jenna Clarke  
Name of Witness  
3 Indi Place Wagga NSW 2610  
Address of Witness

REGISTERED



15.7.2019

APPROVED BY THE COUNCIL OF THE CITY OF WAGGA WAGGA

[Signature]  
Authorised Officer

### **Gobbagombalin Stage 3 (49 Lots)**

Lot 301	Lallal Place	967	M
Lot 302	Lallal Place	967	MD
Lot 303	Lallal Place	858	MD
Lot 304	Lallal Place	766	MD
Lot 305	Lallal Place	1098	MD
Lot 306	Lallal Place	960	MD
Lot 307	Lallal Place	907	MD
Lot 308	Lallal Place	728	MD
Lot 309	Lallal Place	764	MD
Lot 310	Lallal Place	829	MD
Lot 311	Lallal Place	829	MD
Lot 312	Lallal Place	960	M
Lot 313	Paradise Dr	907	MD
Lot 314	Paradise Dr	785	MD
Lot 315	Paradise Dr	785	MD
Lot 316	Paradise Dr	755	MD
Lot 317	Paradise Dr	757	MD
Lot 318	Paradise Dr	785	MD
Lot 319	Paradise Dr	755	MD
Lot 320	Paradise Dr	769	MD
Lot 321	Paradise Dr	829	MD
Lot 322	Paradise Dr	837	MD
Lot 323	Paradise Dr	837	MD
Lot 324	Paradise Dr	834	MD
Lot 325	Paradise Dr	837	MD
Lot 326	Paradise Dr	837	MD
Lot 327	Paradise Dr	837	MD
Lot 328	Paradise Dr	836	MD
Lot 329	Paradise Dr	836	MD
Lot 330	Paradise Dr	836	MD
Lot 331	Paradise Dr	866	MD
Lot 333	Edgar Place	841	MD
Lot 334	Paradise Dr	827	MD
Lot 335	Paradise Dr	770	MD
Lot 336	Paradise Dr	841	M
Lot 337	Paradise Dr	723	M
Lot 338	Paradise Dr	739	M
Lot 339	Paradise Dr	818	MD
Lot 340	Paradise Dr	1445	MD
Lot 341	Kentucky Cr	792	MD
Lot 342	Kentucky Cr	778	M
Lot 343	Kentucky Cr	762	M
Lot 344	Kentucky Cr	713	M
Lot 345	Kentucky Cr	841	M
Lot 346	Lallal Place	721	M
Lot 347	Winter Ave	762	M
Lot 348	Winter Ave	834	M