

Surveyor: **GLENDYN PAUL GROVES**  
 Date of Survey: **9th AUGUST 2019**  
 Surveyor's Reference: **17330**

PLAN OF SUBDIVISION  
 OF LOT 843 DP1150062

LGA: **WAGGA WAGGA**  
 Locality: **ESTELLA**  
 Subdivision No: **SC 19-0041**  
 Length: **750**

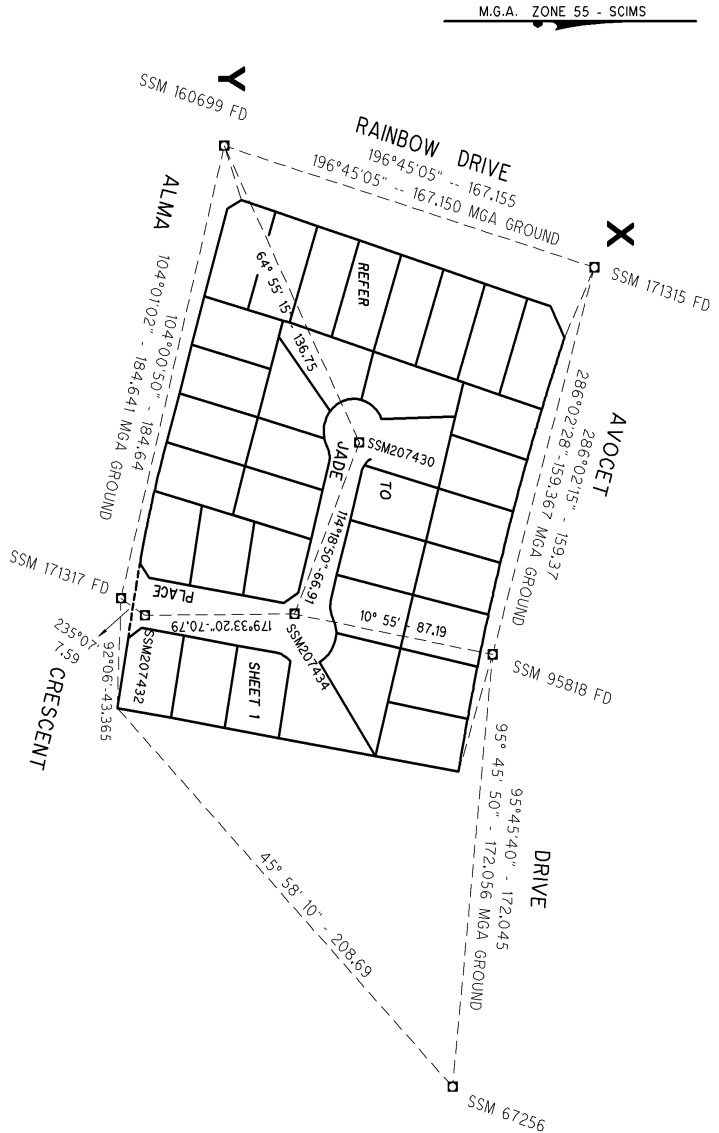
Registered  
 30.10.2019

**DP1254806**

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

- (E) EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE
- (F) EASEMENT TO DRAIN WATER 2.5 WIDE
- (G) EASEMENT TO DRAIN SEWAGE 2 WIDE
- (H) EASEMENT TO DRAIN WATER 2 WIDE
- (I) EASEMENT TO DRAIN SEWAGE 2.5 WIDE

COR	BEARING	DISTANCE
A	294°43'	3.44
B	388°52'	3.425
C	353°34'	3.505
D	20°40'	11.25
E	57°5'	3.365
F	12°02'	11.04
G	69°44'	3.375
H	88°20'	5.31
I	93°56'	14.665
J	280°27'	5.36
K	92°7'	5.03



MARK	AHD VALUE	CLASS	ORDER	HEIGHT DATUM VALIDATION	HEIGHT DATUM	AHD 71	STATUS
SSM 95818	217.668	B	2	SCIMS ADOPTED			FOUND
SSM 57256	211.324	B	2	DATUM VALIDATION			PLACED
SSM 207430	220.610	LD	U				PLACED
SSM 207432	217.090	LD	U				PLACED
SSM 207434	217.690	LD	U				PLACED

FROM	TO	HEIGHT DIFFERENCE	METHOD
160699	171315	-0.630	DIFFERENTIAL LEVELLING
171315	207430	-4.100	DIFFERENTIAL LEVELLING
207430	160699	+4.730	DIFFERENTIAL LEVELLING
171315	95818	-7.042	DIFFERENTIAL LEVELLING
95818	207434	-0.022	DIFFERENTIAL LEVELLING
207434	207430	+2.920	DIFFERENTIAL LEVELLING
207430	171315	-4.100	DIFFERENTIAL LEVELLING
95818	67256	-6.344	DIFFERENTIAL LEVELLING
67256	207434	+6.366	DIFFERENTIAL LEVELLING
207434	95818	-0.022	DIFFERENTIAL LEVELLING
207434	207432	-0.600	DIFFERENTIAL LEVELLING
207432	160699	+8.250	DIFFERENTIAL LEVELLING
160699	207430	-4.730	DIFFERENTIAL LEVELLING
207430	207434	-2.920	DIFFERENTIAL LEVELLING

MARK	MGA CO-ORDINATES		CLASS	ORDER	METHOD	STATUS
	EASTINGS	NORTHINGS				
SSM 67256	532945.735	6 118 628.382	B	2	SCIMS	FOUND
SSM 95818	536074.620	6 118 654.633	B	2	SCIMS	FOUND
SSM 160699	531873.389	6 118 528.684	C	3	SCIMS	FOUND
SSM 171315	531921.324	6 118 659.672	C	3	SCIMS	FOUND
SSM 171317	532032.458	6 118 494.980	C	3	SCIMS	FOUND
SSM 207430	531 997.2	6 118 587.4	U	U		PLACED
SSM 207432	532 058.7	6 118 489.1	U	U		PLACED
SSM 207434	532 058.1	6 118 559.9	U	U		PLACED

Surveyor ..... **GLENDON PAUL GROVES**  
 Date Of Survey **9th AUGUST 2019**  
 Surveyor's Reference ..... **17320**

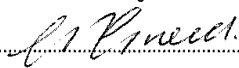
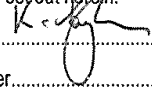
**PLAN OF SUBDIVISION**  
**OF LOT 843 DP1150062**


LGA **WAGGA WAGGA**  
 Locality **ESTELLA**  
 Subdivision No. **SC 19-0041**  
 Lengths are in metres. Reduction Ratio **1**

Registered  
**30.10.2019**


**DP1254806**

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

<b>PLAN FORM 6 (2018)</b>	<b>DEPOSITED PLAN ADMINISTRATION SHEET</b>	Sheet 1 of 3 sheet(s)
Registered:  30.10.2019 Title System: TORRENS	Office Use Only  <h1>DP1254806</h1>	
<b>PLAN OF SUBDIVISION OF LOT 843</b> <b>DP 1150062</b>	LGA: WAGGA WAGGA Locality: ESTELLA Parish: NORTH WAGGA WAGGA County: CLARENDON	
<p style="text-align: center;">Survey Certificate</p> I, GLENDYN PAUL GROVES of 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 9 <sup>th</sup> AUGUST 2019 *(b) <del>The part of the land shown in the plan (*being/*excluding ** .....</del> <del>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 .....</del> <del>the part not surveyed was compiled in accordance with that Regulation, or</del> *(c) <del>The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation</i>.</del> Datum Line: X (SSM17315) TO Y. (SSM160699) Type: *Urban The terrain is <del>*Level-Unculating-</del> Signature:  Dated: 22.8.19 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.	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</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. Signature: ..... Date: ..... File Number: ..... Office: .....	
Plans used in the preparation of survey/compilation. DP 1150062, DP 1190408, DP 1148567, DP 1133330	<p style="text-align: center;">Subdivision Certificate</p> I, <u>KEITH SEGHERS</u> ..... *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:  Accreditation number: ..... Consent Authority: <u>WAGGA WAGGA CITY COUNCIL</u> ..... Date of endorsement: <u>11.10.2019</u> ..... Subdivision Certificate number: <u>SC 19/0041</u> ..... File number: <u>DA 18/280</u> .....  *Strike through if inapplicable.	
Surveyor's Reference: 17320	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO DEDICATE JADE PLACE TO THE PUBLIC AS PUBLIC ROAD.  Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

PLAN FORM 6A (2017) <b>DEPOSITED PLAN ADMINISTRATION SHEET</b> Sheet 2 of 3 sheet(s)	
Registered:  <b>30.10.2019</b>	Office Use Only  <b>DP1254806</b>
Office Use Only	
PLAN OF SUBDIVISION OF LOT 843 DP1150062	
This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> <li>• A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li> <li>• Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li> <li>• Signatures and seals- see 195D <i>Conveyancing Act 1919</i></li> <li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li> </ul>	
Subdivision Certificate number: <u>SC 19/0041</u> Date of Endorsement: <u>11.10.2019</u>	
<p><b>PURSUANT TO SECTION 88B, OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:-</b></p> <ol style="list-style-type: none"> <li>1) EASEMENT TO DRAIN SEWAGE AND EASEMENT TO DRAIN WATER 2.5 WIDE</li> <li>2) EASEMENT TO DRAIN WATER 2.5 WIDE</li> <li>3) EASEMENT TO DRAIN SEWAGE 2.0 WIDE</li> <li>4) EASEMENT TO DRAIN WATER 2.0 WIDE</li> <li><del>6) RESTRICTION ON THE USE OF LAND</del></li> <li>5) EASEMENT TO DRAIN SEWAGE 2.5 WIDE <i>AK K. [Signature]</i></li> </ol> <p>I certify that I am an eligible witness and that the attorneys signed this dealing in my presence</p> <p>Signature of witness: <i>[Signature]</i></p> <p>Name of witness: Rebekah Mae Beall                  Address of witness: 81 High Street, Wodonga, Victoria</p> <p>Certified correct for the purposes of the Real Property Act 1900 by the attorneys who signed this dealing pursuant to Power of Attorney dated 30th April, 2012 Book 4632 No 973 on behalf of:                  Gracelands Estate Pty. Ltd</p> <p>Signature of attorney: <i>[Signature]</i>                  Attorney's Name: Annie Lustig</p> <p>Signature of attorney: <i>[Signature]</i>                  Attorney's name: Warren David Judd</p>	
If space is insufficient use additional annexure sheet	
Surveyor's Reference: 17320	

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

Registered:  30.10.2019 Office Use Only

Office Use Only

PLAN OF SUBDIVISION OF LOT 843  
 DP1150062

**DP1254806**

Subdivision Certificate number: SC 19/0041  
 Date of Endorsement: 11.10.2019

- 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.

LOT	STREET No:	STREET NAME	LOCALITY	LOT	STREET No:	STREET NAME	LOCALITY
1	2	JADE PLACE	ESTELLA	33	53	AVOCET DRIVE	ESTELLA
2	4	JADE PLACE	ESTELLA	34	51	AVOCET DRIVE	ESTELLA
3	6	JADE PLACE	ESTELLA	35	49	AVOCET DRIVE	ESTELLA
4	8	JADE PLACE	ESTELLA	36	47	AVOCET DRIVE	ESTELLA
5	10	JADE PLACE	ESTELLA				
6	12	JADE PLACE	ESTELLA				
7	14	JADE PLACE	ESTELLA				
8	16	JADE PLACE	ESTELLA				
9	18	JADE PLACE	ESTELLA				
10	20	JADE PLACE	ESTELLA				
11	13	JADE PLACE	ESTELLA				
12	11	JADE PLACE	ESTELLA				
13	9	JADE PLACE	ESTELLA				
14	7	JADE PLACE	ESTELLA				
15	5	JADE PLACE	ESTELLA				
16	3	JADE PLACE	ESTELLA				
17	1	JADE PLACE	ESTELLA				
18	24	ALMA CRESCENT	ESTELLA				
19	26	ALMA CRESCENT	ESTELLA				
20	28	ALMA CRESCENT	ESTELLA				
21	30	ALMA CRESCENT	ESTELLA				
22	32	ALMA CRESCENT	ESTELLA				
23	13	RAINBOW DRIVE	ESTELLA				
24	11	RAINBOW DRIVE	ESTELLA				
25	9	RAINBOW DRIVE	ESTELLA				
26	7	RAINBOW DRIVE	ESTELLA				
27	5	RAINBOW DRIVE	ESTELLA				
28	3	RAINBOW DRIVE	ESTELLA				
29	1	RAINBOW DRIVE	ESTELLA				
30	59	AVOCET DRIVE	ESTELLA				
31	57	AVOCET DRIVE	ESTELLA				
32	55	AVOCET DRIVE	ESTELLA				

If space is insufficient use additional annexure sheet

Surveyor's Reference: 17320

**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: **DP1254806**

Plan of Subdivision of Lot 843 DP1150062 covered by Council's Certificate No. *SC 19/0041* dated *11/10/2019*

Full name and address of the owner of the Land

Gracelands Estate Pty Ltd (ACN 093 621 393)  
of 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 sewage and easement to drain water 2.5 wide	1 to 5, 18 to 29	Wagga Wagga City Council
2	Easement to drain water 2.5 wide	24, 25, 29	Wagga Wagga City Council
3	Easement to drain sewage 2 wide	2, 16, 30 to 36	Wagga Wagga City Council
4	Easement to drain water 2 wide	1, 16, 17	Wagga Wagga City Council
5	Easement to drain sewage 2.5 wide	16	Wagga Wagga City Council
6	Restrictions on the use of land	Each lot	Each other lot

**PART 2**

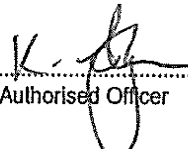
**1. Terms of Easement to Drain Sewage and Easement to Drain Water Numbered 1 in the Plan**

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;
- (c) No main building erected on any lot may be constructed with external walls of any materials other than clay or coloured concrete brick, stone, painted concrete, masonry, timber, cement composite cladding or glass bricks, or a combination of such materials;

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

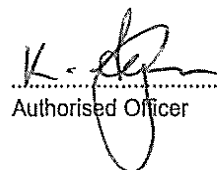
ePlan  
(Sheet 2 of 3 sheets)

Plan: **DP1254806**

Plan of Subdivision of Lot 843 DP1150062 covered by  
Council's Certificate No. *SC19/0041*  
dated *11<sup>th</sup> Oct, 2019*

- (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 "Evening Haze" 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: **DP1254806**

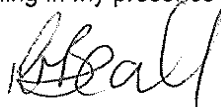
Plan of Subdivision of Lot 843 DP1150062 covered by Council's Certificate No. SC 19/0041  
dated 11.10.2019

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

Gracelands Estate Pty Ltd of 594 David Street Albury

I certify that I am an eligible witness and that the attorneys signed this dealing in my presence

Signature of witness:



Name of witness: Rebekah Mae Beall

Address of witness: 81 High Street, Wodonga, Victoria

Certified correct for the purposes of the Real Property Act 1900 by the attorneys who signed this dealing pursuant to Power of Attorney dated 30th April, 2012 Book 4632 No 973 on behalf of: Gracelands Estate Pty. Ltd

Signature of attorney:

Attorney's Name:

Annerie Lustig

Signature of attorney:

Attorney's name:

Warren David Judd

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

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 of Witness

Name of Witness

Address of Witness

3 Indi Place  
Wagga NSW 2650

REGISTERED



30.10.2019

APPROVED BY THE COUNCIL OF THE CITY OF WAGGA WAGGA

Authorised Officer

