

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
 and Lot 4 DP1230408 covered by Subdivision
 Certificate No. **SC-19-00132**

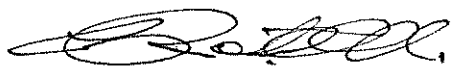
Full name and address
 of the owner of the land:

Woorong Park Pty Ltd
 1 Stony Creek Road
 SHANES PARK NSW 2747

(Sheet 1 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
1.	Easement to drain water 1.5 wide (E2)	4015 4014 4047 4044 4080 4081 4082 4097 4096 4095 4094 4100 4101 4102 4103 4105 4106 4107 4108 4067 4068 4126 4174	4016 4015 & 4016 4046 4045 4087 4080 & 4087 4080, 4081 & 4087 4098 4097 & 4098 4096-4098 4095-4098 4099 4099 & 4100 4099-4101 4099-4102 4099-4103 4099-4103 & 4105 4099-4103, 4105 & 4106 4099-4103 & 4105-4107 4066 4066 & 4067 4125 4173

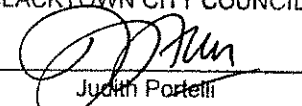


(Signatory) Woorong Park Pty Ltd

Ref: 20260-4C DP1236022

Authorised Person
 Blacktown City Council

BLACKTOWN CITY COUNCIL



Judith Portelli
 Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

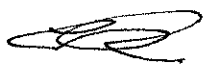
Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
 and Lot 4 DP1230408 covered by Subdivision
 Certificate No. **SC-19-00132**

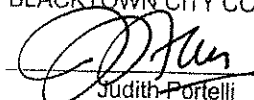
(Sheet 2 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1. continued	Easement to drain water 1.5 wide (E2)	4176 4177 4178 4179 4213 4212 4211 4210 4209 4208 4207 4206 4188 4204 4203 4202 4201 4200 4199 4197 4196 4195 4216 4215 4219	4175 4175 & 4176 4175, 4176 & 4177 4175-4178 4214 4213 & 4214 4212-4214 4211-4214 4210-4214 4209-4214 4208-4214 4207-4214 4206-4214 4205 4204 & 4205 4203-4205 4202-4205 4201-4205 4200-4205 4199-4205 4199-4205 & 4197 4199-4205, 4196 & 4197 4217 4216 & 4217 4218



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council
 BLACKTOWN CITY COUNCIL

 Judith Portelli
 Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
 and Lot 4 DP1230408 covered by Subdivision
 Certificate No. **SC-19-00132**

(Sheet 3 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
2.	Easement for padmount substation 2.75 wide (E3)	4057, 4199 & 4246	Epsilon Distribution Ministerial Holding Corporation
3.	Restriction on the use of land (R1)	Pts. 4056, 4057, 4199, 4200, 4246 & 4270 desig. (R1)	Epsilon Distribution Ministerial Holding Corporation
4.	Restriction on the use of land (R2)	Pts. 4056, 4057, 4199, 4200, 4246 & 4270 desig. (R2)	Epsilon Distribution Ministerial Holding Corporation
5.	Restriction on the use of land	each lot except 4271- 4274 incl	every other lot except 4271-4274 incl.
6.	Restriction on the use of land	each lot except 4271-4274 incl.	every other lot except 4271 -4274 incl.
7.	Restriction on the use of land	each lot except 4001- 4013 incl. 4018-4043 incl. 4048-4061 incl. 4215-4274 incl. & 4087	every other lot except 4001- 4013 incl. 4018-4043 incl. 4048-4061 incl. 4215-4274 incl. & 4087



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council

BLACKTOWN CITY COUNCIL


 Judith Bertelli
 Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
 and Lot 4 DP1230408 covered by Subdivision
 Certificate No. **SC-19-00132**

(Sheet 4 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
8.	Easement for access and maintenance 0.9 wide (E4)	4002 4003 4004 4005 4006 4007 4016 4017 4025 4026 4027 4028 4029 4030 4031 4032 4033 4034 4035 4036 4037 4038 4039 4040 4041 4046 4047 4049 4050	4003 4004 4005 4006 4007 4008 4015 4016 4024 4025 4026 4027 4028 4029 4029 4030 4031 4031 4034 4035 4036 4037 4038 4039 4040 4041 4042 4045 4046 4048 4049



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council

BLACKTOWN CITY COUNCIL



Judith Portelli

Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

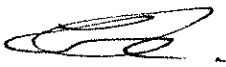
Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
 and Lot 4 DP1230408 covered by Subdivision
 Certificate No. **SC-19-00132**


(Sheet 5 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
8. continued	Easement for access and maintenance 0.9 wide (E4)	4051 4052 4053 4054 4055 4057 4058 4059 4060 4062 4063 4064 4065 4066 4070 4071 4072 4075 4078 4079 4080 4081 4082 4083 4084 4085 4087 4088 4089	4050 4051 4052 4053 4054 4056 4059 4060 4061 4063 4064 4065 4066 4067 4069 4070 4071 4074 4077 4078 4079 4080 4081 4084 4085 4086 4088 4089 4090



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council
 BLACKTOWN CITY COUNCIL

 Judith Portelli
 Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
 and Lot 4 DP1230408 covered by Subdivision
 Certificate No. **SC-19-00132**

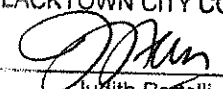
(Sheet 6 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
8. continued	Easement for access and maintenance 0.9 wide (E4)	4090 4091 4092 4094 4095 4096 4100 4101 4104 4106 4107 4108 4111 4112 4113 4117 4118 4119 4120 4121 4121 4128 4129 4130 4131 4132 4133 4135 4136 4137	4091 4092 4093 4095 4096 4097 4099 4100 4103 4105 4106 4107 4112 4113 4114 4118 4119 4120 4121 4122 4127 4128 4129 4130 4131 4132 4136 4137 4138



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council
BLACKTOWN CITY COUNCIL

 Judith Portelli
 Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
 and Lot 4 DP1230408 covered by Subdivision
 Certificate No. **SC-19-00132**

(Sheet 7 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
8. continued	Easement for access and maintenance 0.9 wide (E4)	4138 4142 4143 4144 4145 4147 4148 4149 4150 4151 4152 4153 4155 4156 4157 4158 4159 4160 4161 4162 4163 4164 4165 4166 4167 4169 4170 4171	4139 4141 4142 4143 4144 4146 4147 4148 4149 4150 4151 4152 4154 4155 4156 4157 4160 4161 4162 4163 4164 4166 4167 4168 4170 4171 4172



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council

BLACKTOWN CITY COUNCIL



Judith Portelli
 Manager Development Services

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919. ePlan

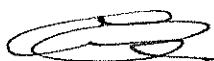
Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735 and Lot 4 DP1230408 covered by Subdivision Certificate No. **SC-19-00132**


(Sheet 8 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
8. continued	Easement for access and maintenance 0.9 wide (E4)	4177 4178 4179 4181 4182 4184 4185 4186 4187 4190 4191 4192 4193 4194 4195 4199 4200 4202 4203 4207 4208 4209 4210 4212 4217 4218 4219	4176 4177 4178 4180 4181 4183 4184 4185 4186 4189 4190 4191 4192 4192 4193 4196 4200 4201 4203 4204 4208 4209 4210 4213 4216 4217 4218



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council
 BLACKTOWN CITY COUNCIL

 Judith Portelli
 Manager Development Services

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919. ePlan

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735 and Lot 4 DP1230408 covered by Subdivision Certificate No. **SC 19-00132**


(Sheet 9 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
8. continued	Easement for access and maintenance 0.9 wide (E4)	4222	4221
		4223	4222
		4224	4223
		4225	4224
		4226	4225
		4227	4226
		4228	4227
		4229	4228
		4232	4231
		4233	4232
		4235	4236
		4237	4238
		4238	4239
		4239	4240
		4241	4242
		4242	4243
		4248	4247
		4249	4248
		4250	4249
		4252	4251
		4253	4252
		4254	4253
		4256	4255
		4257	4256
		4258	4259
		4261	4260
		4262	4263
		4263	4264
		4264	4265
		4268	4269



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council
 BLACKTOWN CITY COUNCIL

 Judith Portelli
 Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735 and Lot 4 DP1230408 covered by Subdivision Certificate No. **SC-19-00132**


(Sheet 10 of 24 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
9.	Easement for access and maintenance 1.5 wide (E5)	4188 4195	4187 4194
10.	Easement for access and maintenance 0.9 wide (E6)	4230 4262	4229 4261
11.	Easement to drain water (over whole lot) (E61)	4271	Blacktown City Council
12.	Right of access (over whole lot) (E71)	4271	Blacktown City Council
13.	Positive covenant	4001-4271, 4274	Blacktown City Council
14.	Positive covenant 5 wide (P1)	Pt. 4273 desig. (P1)	Blacktown City Council
15.	Restriction on the use of land	4272	Blacktown City Council
16.	Restriction on the use of land	4017-4032 incl 4195-4198 incl 4230-4234 incl 4258-4262 incl	Blacktown City Council
17.	Restriction on the use of land	4115-4135 incl 4062-4082 incl 4033-4058 incl 4001	Blacktown City Council
18.	Restriction on the use of land	4001-4270 incl	Blacktown City Council
19.	Restriction on the use of land	4115 & 4135-4139 incl	Blacktown City Council
20.	Restriction on the use of land	4001-4270 incl	Blacktown City Council



Ref: 20260-4C

.....
 Authorised Person
 Blacktown City Council
 BLACKTOWN CITY COUNCIL

 Judith Portelli
 Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

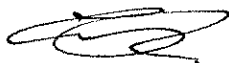
Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

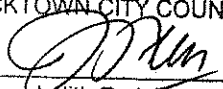
(Sheet 11 of 24 Sheets)

Part 1a (Release)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
1.	Easement to drain water variable width (E1) (DP1237735)	31/1237735	Blacktown City Council
2.	Right of access variable width (E2) (DP1237735)	31/1237735	Blacktown City Council
3.	Easement to drain water variable width (E6) (DP1237735)	31/1237735	Blacktown City Council
4.	Right of access variable width (E7) (DP1237735)	31/1237735	Blacktown City Council



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

(Sheet 12 of 24 Sheets)

Part 2 (Terms)

1. Terms of Easement for Padmount Substation (E3) 2.75 wide numbered two in the abovementioned plan

The terms set out in Memorandum N^o AK104621 registered at NSW Land Registry Services are incorporated into this document, subject to changing "Endeavour Energy" to "Epsilon Distribution Ministerial Holding Corporation".

2. Terms of Restriction on the Use of Land (R1) numbered three in the abovementioned plan

2.1 Definitions:

2.1.1 **120/120/120 fire rating** and **60/60/60 fire rating** means the fire resistance level of a building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530;

2.1.2 **building** means a substantial structure with a roof and walls and includes any projections from the external walls;

2.1.3 **erect** includes construct, install, build and maintain;

2.1.4 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R1) on the plan.


2.2 No building shall be erected or permitted to remain within the restriction site unless:

2.2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating; and

2.2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating; and



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

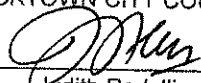
(Sheet 13 of 24 Sheets)

Part 2 (Terms)

- 2.2.3 the owner provides the authority benefited with an engineer's certificate to this effect.
- 2.3 The fire ratings mentioned in clause 2.2 must be achieved without the use of fire fighting systems such as automatic sprinklers.
- 2.4 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 2.4.1 Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Endeavour Energy as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.
- 2.4.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.
3. **Terms of Restriction on the Use of Land (R2) numbered four in the abovementioned plan**
- 3.1 Definitions:
- 3.1.1 **erect** includes construct, install, build and maintain.
- 3.1.2 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R2) on the plan.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. SC-19-00132


(Sheet 14 of 24 Sheets)

Part 2 (Terms)

- 3.2 No swimming pool or spa shall be erected or permitted to remain within the restriction site.
- 3.3 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 3.3.1 Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Endeavour Energy's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Endeavour Energy as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.
- 3.3.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.
4. **Terms of Restriction on the Use of Land numbered five in the abovementioned plan**
- 4.1 In this restriction on use of land, the following expressions have the following meaning:
- (a) Council means Blacktown City Council
- (b) Woorong Park means Woorong Park Pty Ltd ACN: 094 493 428 and each of its successors and assigns excluding purchasers on sale.
- 4.2 No dividing fence shall be erected on the lot burdened unless it is erected without expense of Woorong Park its successors and assigns other than purchasers on sale.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. SC-19-00132


(Sheet 15 of 24 Sheets)

Part 2 (Terms)

- 4.3 No structure of a temporary character or nature which is intended for habitation, including, but without limiting the generally thereof, any basement, tent, shed, shack, garage, trailer, camper or caravan, shall be erected or permitted to remain on the lot burdened.
- 4.4 No fuel storage tanks (except any such tank or tanks used for oil heating purposes) shall be placed upon or permitted to remain on any lot burdened.
- 4.5 No noxious, noisome or offensive occupation, trade, business, manufacturing or home industry shall be conducted or carried out on any lot burdened.
- 4.6 No commercial or boarding kennels shall be constructed or permitted to remain on any lot burdened.
- 4.7 No advertisement hoarding sign or matter of any description shall be erected or displayed on any lot burdened without the prior written consent of Woorong Park having been given to the registered proprietor of the lot burdened. The required approval may be given or withheld at the absolute discretion of Woorong Park BUT nothing in this restriction shall prevent the proprietor of any lot burdened from displaying not more than one (1) sign on the lot burdened advertising the fact that the dwelling on the relevant lot burdened is for sale IF:-
- (a) any such sign does not exceed nine hundred millimetres (900mm) in width and nine hundred millimetres (900mm) in height; and
 - (b) any such sign is painted and/or decorated in its entirety by a professional signwriter.
- 4.8 No motor truck, lorry or semi-trailer with a load carrying capacity exceeding two point five (2.5) tonnes shall be parked or permitted to remain on any lot burdened unless the same is used on connection with the erection of a dwelling on the relevant lot burdened.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919. ePlan

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**


(Sheet 16 of 24 Sheets)

Part 2 (Terms)

- 4.9 No building shall be permitted to be constructed on the lot burdened not shall the construction of any building be permitted to continue on the lot burdened unless the lot burdened is maintained in clean and tidy condition as is practicable having regard to the nature of the construction on the lot burdened.
- 4.10 No clothes line shall be erected or permitted to remain on the lot burdened unless the same is not visible from any public road an/or place BUT nothing in this restriction shall prevent the erection and maintenance of a clothes line where all care has been taken to ensure that the same is as least obvious as possible having regard to the topography of the relevant lot burdened as related to any surrounding public roads and/or places.
- 4.11 No air conditioning plant and/or equipment shall be installed or permitted to remain on any building erected on the lot burdened unless the same is either:-
- (a) not visible from any public road and/or place; or is
 - (b) screened from any public road and/or place in a manner approved by Woorong Park.
- 4.12 No radio masts and/or antennas shall be erected or permitted to remain on any lot burdened unless the same are not visible from any public road and/or place.
- 4.13 No television masts and/or antennas shall be erected or permitted to remain on the lot burdened unless the same are erected at or near the rear of the main building erected on the lot burdened.
- 4.14 No Child Care Centre shall be erected or permitted to remain on the lot burdened.
- 4.15 No visually obtrusive & unsightly items such as hot water storage tanks, rain water tanks, utility metres, roof and window mounted A/C units, condensers, solar roof collectors, A/C service lines, clotheslines, aerials, gardens sheds etc are to be directly visible from the street/public places and should have a minimal visual impact on an adjacent dwelling including their private open space.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

(Sheet 17 of 24 Sheets)

Part 2 (Terms)

- 4.16 No shutters, blinds, canopies, awnings, security devices or any external improvement other than fly screens is to be constructed, installed or maintained on or in a lot burdened.
- 4.17 No garbage containers and recyclable materials are to be stored on or in a lot burdened unless secured and stored so that they are hidden from view outside the lot burdened and do not omit odours.
- 4.18 No vehicle may be parked on a lot burdened unless it is parked:
- (a) in a garage or driveway on the lot burdened;
 - (b) in an area designated as being an area where a vehicle may be parked.


Name of party empowered to release vary or modify restriction numbered five in the plan is **Woorong Park Pty Ltd ACN: 094 493 428** whilst ever it owns any lot or any part of any lot in the plan.

5. Terms of Restriction on the Use of Land numbered six in the abovementioned plan

- 5.1 In this restriction on use of land, the following expressions have the following meaning:
- (a) Council means Blacktown City Council;
 - (b) Newpark Design Guidelines means design essentials for the carrying out of development on the land the subject of the plan published by Woorong Park from time to time;
 - (c) Woorong Park Pty Ltd ACN: 094 493 428 and each of its successors and assigns excluding purchasers on sale.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

(Sheet 18 of 24 Sheets)

Part 2 (Terms)

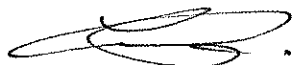
- 5.2 No building shall be constructed on the lot burdened unless the dwelling to be constructed, external materials, colours and finishes including roof tiles and bricks of the dwelling, fencing and landscaping have been designed in accordance with the Newpark Design Guidelines.
- 5.3 No driveway shall be constructed on the lot burdened unless such driveway is constructed of materials and is of a colour which complies with the Newpark Design Guidelines.
- 5.4 No garage shall be erected forward of the main dwelling façade on the lot burdened unless the garage design complies with the Newpark Design Guidelines.
- 5.5 No building, apart from the main building erected on the lot burdened, shall be erected or permitted to remain on the lot burdened unless it complies with the requirements of the Newpark Design Guidelines.

Name of Party empowered to release vary or modify restriction numbered six in the plan is Woorong Park ACN: 094 493 428 whilst ever it owns any lot or any part of any lot in the plan.


6. Terms of Restriction on the Use of Land numbered seven in the abovementioned plan

No dwellings will be permitted to be constructed or to remain on the lots burdened other than double storey dwellings.

Name of Party empowered to release vary or modify restriction numbered seven in the plan is Woorong Park ACN:094 493 428 whilst ever it owns any lot or any part of any lot in the plan.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. SC-19-00132

(Sheet 19 of 24 Sheets)

Part 2 (Terms)

7. Terms of Easement for Access & Maintenance 0.9 wide (E4) & (E6) numbered eight and ten and 1.5 wide (E5) numbered nine in the abovementioned plan

7.1 The owner of the lot benefited may:

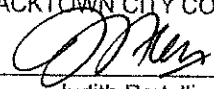
- (a) use the easement site to assist in undertaking any works on the lot benefited including construction, repair, painting, landscaping and maintenance;
- (b) enter onto the lot burdened to inspect and survey any structure on the lot benefited; and
- (c) do anything reasonably necessary for those purposes, including:
 - entering the lot burdened;
 - taking anything on to the lot burdened; and
 - carrying out works within the site of this easement.

7.2 In exercising those powers, the owner of the lot benefited must:

- (a) ensure all work is done properly;
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened;
- (c) cause as little damage as is practicable to the lot burdened and any improvements on it;
- (d) restore the lot burdened as nearly as practicable to its former condition; and
- (e) make good any collateral damage.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

(Sheet 20 of 24 Sheets)

Part 2 (Terms)

7.3 The owner of the lot burdened must not :-

- (a) allow any building or other structure to be erected or placed on the easement site except an eave or gutter of the main building on the lot burdened or any permanent underground services to the main building;
- (b) carry out any excavation or filling greater than 500mm. Any excavation or filling shall be located and retained so as not to impact on any adjoining building, structure or property.

The grant of this easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the easement including installing a security gate across the easement site from the building structure on the lot burdened.

The owner of the burdened lot and the owner of the benefited lot acknowledge that it is not the responsibility of Blacktown City Council to determine any dispute in relation to the easement for access and maintenance and any dispute is a civil matter to be resolved between the relevant parties.

8. Terms of Positive Covenant numbered thirteen in the abovementioned plan

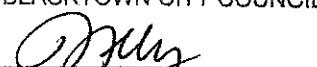
At the issue of Subdivision Certificate and in perpetuity the burdened Lot(s) shall be managed as Inner Protection Areas (IPA) as outlined within Section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document "Standards for Asset Protection Zones".

9. Terms of Positive Covenant (P1) 5 wide numbered fourteen in the abovementioned plan

At the issue of Subdivision Certificate and in perpetuity the area within the burdened lot designated (P1) shall be managed as Inner Protection Areas (IPA) as outlined within Section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document "Standards for Asset Protection Zones".



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

(Sheet 21 of 24 Sheets)

Part 2 (Terms)

10. Terms of Restriction on the use of land numbered fifteen in the abovementioned plan

No further development shall be permitted on the Lot hereby burdened unless it is approved by Development Consent. Such approval is likely to require, but not be restricted to, construction of road and drainage works, the provision of lot fill and the payment of Section 94 contributions

11. Terms of Restriction on the use of land numbered sixteen in the abovementioned plan

No building shall be constructed on the lot(s) hereby burdened, within a distance of 4.5m of the adjoining Public Road, unless such buildings achieve a BAL-40 building construction standard in accordance with AS3959-2009.

12. Terms of Restriction on the use of land numbered seventeen in the abovementioned plan

No building shall be constructed on the lot(s) hereby burdened unless such buildings achieve a BAL-19 building construction standard in accordance with AS3959-2009.

13. Terms of Restriction on the use of land numbered eighteen in the abovementioned plan


No building shall be constructed on the lot(s) hereby burdened being a filled lot unless constructed on pier and beam footings to safe and uniform strata or alternately on footings or slab designed by a Chartered Professional Engineer to the requirements and satisfaction of Blacktown City Council

14. Terms of Restriction on the use of land numbered nineteen in the abovementioned plan

No further development shall be permitted on the Lot(s) hereby burdened whilst the land/property sales office approval DA-18-00699 is in operation. Any further development of these lots will require the cessation of DA-18-00699 and remediation works undertaken to Council's satisfaction.



Ref: 20260-4C

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735 and Lot 4 DP1230408 covered by Subdivision Certificate No. **SC-19-00132**

(Sheet 22 of 24 Sheets)

Part 2 (Terms)

15. Terms of Restriction on the use of land numbered twenty in the abovementioned plan

No building shall be constructed on the lot(s) hereby burdened unless constructed on footings or slab designed by a Chartered Professional Engineer in accordance the Salinity Assessment Report prepared by Geotech Testing Pty. Ltd. ref:8599/18AA dated 23rd September, 2019 to the requirements and satisfaction of Blacktown City Council

Name of Authority whose consent is required to release, vary or modify Easements and Restrictions numbered two, three and four in the abovementioned plan


Epsilon Distribution Ministerial Holding Corporation.

Name of Authority whose consent is required to release, vary or modify Easements and Positive Covenants numbered eleven, twelve, thirteen, fourteen, fifteen, sixteen, seventeen, eighteen nineteen and twenty in the abovementioned plan

Blacktown City Council.

Executed on behalf of the Corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.

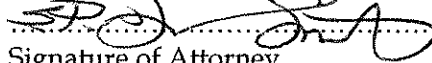
Corporation: Woorong Park Pty Ltd ACN 094 493 428
Authority: Section 127 Corporations Act 2001



.....
Signature of authorised person:

GARRY ROTHWELL
.....
Name of authorised person:
Office held: Sole Director / Secretary

L20, 100 ARTHUR STREET
.....
NORTH SYDNEY 2060
.....
Address of authorised person:


Executed by Stuart Peter Dixon-Smith as attorney for Global Demand Holdings 11 Limited under power of attorney registered Book 4738 No.171 in the presence of:-


.....
Signature of Attorney


.....
Signature of witness

Michelle Wang
.....
1 Farrer Place, Sydney
.....
Name and Address of witness

By executing this document the attorney states that he has not received a notice of revocation of the power of attorney

.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

.....
Judith Portelli
Manager Development Services

ePlan

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

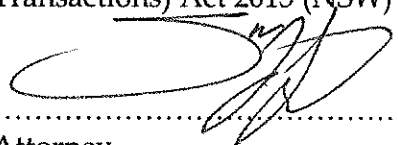
Plan of subdivision of Lot 31 DP1237735 and Lot 4 DP1230408 covered by Subdivision Certificate No.

23 24
(Sheet 21 of 22 Sheets)

I certify that the attorney signed this instrument in my presence

Signed by the attorney named below who signed this instrument pursuant to the power of attorney specified for Endeavour Energy Network Asset Partnership (ABN 30 586 412 717) on behalf of Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878) pursuant to Section 36 of the Electricity Network Assets (Authorised Transactions) Act 2015 (NSW)


.....
Signature of Witness


.....
Signature of Attorney

MEGAN DOWDS
.....
Name of Witness

Name and position of Attorney: Simon Lawton
~~Manager Property and Fleet~~ Strategic Property
Manager

SL

.....
Address of Witness:
c/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

Power of Attorney: Book 4754 No 482

Signing on behalf of:
Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

SL

Endeavour Energy reference:
URS20162
.....

Date of signature: 22 / 7 / 2019
.....

.....
Authorised Person
Blacktown City Council



ePlan


Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1236022**

Plan of subdivision of Lot 31 DP1237735
and Lot 4 DP1230408 covered by Subdivision
Certificate No. **SC-19-00132**

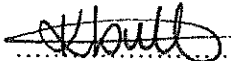
(Sheet 24 of 24 Sheets)

Blacktown City Council by its authorised delegate
pursuant to s.377 Local Govt. Act, 1993


Signature of delegate

Judith Portelli
Name of delegate

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


Signature of Witness

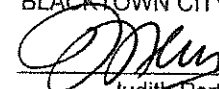
Kristy-lee Bulloch
Name of Witness

..... C/- Blacktown City Council
Address of Witness 62 Flushcombe Road
BLACKTOWN NSW 2148

REGISTERED  6/11/2019

Ref: 20260-4C



.....
Authorised Person
Blacktown City Council
BLACKTOWN CITY COUNCIL

Judith Portelli
Manager Development Services