

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: DP1272576 Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119


(Sheet 1 of 27 Sheets)

**Full name and address
of the owner of the land:**

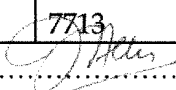
Woorong Park Pty Ltd
 1 Stony Creek Road
 SHANES PARK NSW 2747

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.	Easement for access and maintenance 0.9 wide (E2)	7731 7732 7733 7734 7735 7736 7737 7738 7739 7740 7741 7742 7743 7729 7728 7727 7726 7725 7724 7723 7722 7721 7720 7719 7718 7717 7716 7715 7714	7732 7733 7734 7735 7736 7737 7738 7739 7740 7741 7742 7743 7728 7727 7726 7725 7724 7722 7721 7720 7719 7718 7717 7716 7715 7714



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 Judith Portelli, affixed by me
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 Authorised Person
 Blacktown City Council

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: **DP1272576**

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No.SC-22-00119

(Sheet 2 of 27 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 for access and maintenance 0.9 wide (E2)	7712 7711 7707 7706 7705 7704 7703 7702 7701 7943 7746 7747 7748 7749 7750 7751 7752 7753 7754 7755 7756 7757 7758 7762 7763 7765 7766 7767 7768 7769 7770	7711 7710 7708 7707 7706 7705 7704 7703 7702 7702 7701 , 7744 7747 7748 7750 7750 7751 7752 7753 7754 7755 7756 7757 7758 7759 7761 7762 7764 7765 7766 7766 7767 7767 7778 7769



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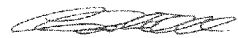
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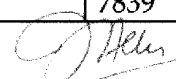
(Sheet 3 of 27 Sheets)

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 for access and maintenance 0.9 wide (E2)	7771 7772 7773 7774 7775 7776 7777 7778 7779 7780 7781 7781 7784 7785 7786 7787 7788 7789 7791 7792 7794 7795 7796 7797 7798 7799 7800 7801 7802 7803 7837 7838	7770 7771 7772 7775 7776 7778 7779 7780 7781 7782 7783 7784 7785 7786 7787 7788 7790 7791 7793 7794 7795 7796 7797 7798 7799 7799 7800 7801 7802 7802 7838 7839



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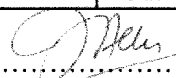
(Sheet 4 of 27 Sheets)

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 for access and maintenance 0.9 wide (E2)	7842 7843 7844 7845 7846 7849 7850 7825 7826 7827 7828 7829 7830 7831 7832 7833 7834 7835 7836 7804 7806 7807 7808 7809 7810 7811 7812 7816 7817 7818 7819	7841 7842 7843 7846 7847 7848 7849 7824 7825 7826 7827 7828 7828 7829 7829 7830 7830 7831 7832 7832 7833 7834 7834 7835 7835 7805 7807 7808 7809 7810 7811 7812 7813 7815 7816 7817 7820



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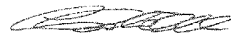
Plan: DP1272576

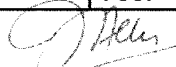
Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 5 of 27 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 for access and maintenance 0.9 wide (E2)	7820 7821 7907 7808 7889 7890 7891 7892 7893 7894 7895 7896 7897 7898 7899 7900 7901 7902 7903 7904 7905 7875 7876 7877 7878 7879 7882 7883 7884 7885 7886	7821 7822 7908 area 'A' within 7943 7890 7891 7893 7893 7894 7895 7896 7897 7898 7899 7900 7901 7902 7903 7904 7905 7906 7876 7877 7878 7879 7880 7881 7882 7883 7886 7887


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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: DP1272576

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119


(Sheet 6 of 27 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 for access and maintenance 0.9 wide (E2)	7867 7866 7865 7864 7862 7861 7860 7859 7858 7857 7854 7853 7873 7872 7871 7870 7869 7868 7910 7911 7912 7913 7914 7915 7916 7917 7918 7919 7920 7921 7922 7923	7866 7865 7863 7863 7861 7860 7859 7858 7857 7855 7854 7874 7873 7872 7871 7871 7870 7870 7869 7909 7910 7911 7912 7912 7913 7914 7915 7916 7917 7917 7918 7918 7919 7919 7920 7921 7921 7922



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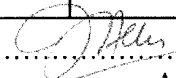
(Sheet 7 of 27 Sheets)

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 for access and maintenance 0.9 wide (E2)	7924 7926 7927 7928 7929 7930 7933 7934 7935 7936 7937 7938 7939 7940 7941 7942 7943	7925 7927 7928 7929 7930 7931 7932 7933 7934 7935 7936 7937 7938 7939 7940 7941 7744
2.	Easement for access and maintenance 0.9 wide (E22)	7746 7747 7845 7850 7819 7884 7866 7943	7773 7773 7844 7851 7818 7885 7868 7729
3.	Easement for access and maintenance 1.5 wide (E21)	7724 7774 7775 7790 7837 7838	7723 7803 7803 7788 7836 7836



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Plan: **DP1272576**

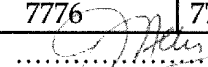
Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 8 of 27 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:
3.continued	Easement for access and maintenance 1.5 wide (E21)	7867 7889 7890	7868 7888 7888
4.	Easement for access and maintenance 0.9 wide (E23)	7943	7823
5.	Easement for access and maintenance 0.9 wide (E24)	7943	7804
6.	Easement to drain water 1.5 wide (E1)	7711 7710 7709 7714 7715 7716 7717 7718 7719 7720 7721 7722 7723 7724 7787 7786 7785 7784 7783 7782 7781 7780 7779 7778 7776	7712 7711 & 7712 7710-7712 incl 7713 7713 & 7714 7713-7715 incl 7713- 7716 incl 7713-7717 incl 7713-7718 incl 7713-7719 incl 7713-7720 incl 7713-7721 incl 7713-7722 incl 7713-7723 incl 7788 7787 & 7788 7786-7788 incl 7785-7788 incl 7784-7788 incl 7783-7788 incl 7782-7788 incl 7781-7788 incl 7780-7788 incl 7779-7788 incl 7778-7788 incl


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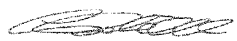
Plan: **DP1272576**


Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 9 of 27 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:
6. continued	Easement to drain water 1.5 wide (E1)	7775 7774 7790 7791 7792 7850 7849 7848 7847 7846 7845 7844 7843 7842 7841 7839 7838 7837 7816 7817 7818 7819 7820 7821 7822 7823 7806 7905 7904 7903 7902	7778-7788 incl , 7776 7778-7788incl, 7776,7775 7789 7789 & 7790 7789-7791 incl 7851 7850 & 7851 7849-7851 incl 7848-7851 incl 7847-7851 incl 7846-7851 incl 7845-7851 incl 7844-7851 incl 7843-7851 incl 7842-7851 incl 7841-7851 incl 7841-7851 incl, 7839 7841-7851incl,7838, 7839 7815 7815 & 7816 7815-7817 incl 7815-7818 incl 7815-7819 incl 7815-7820 incl 7815-7821 incl 7815-7822 incl 7815-7823 incl 7906 7905 & 7906 7904-7906 incl 7903-7906 incl


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(Sheet 10 of 27 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:
6. continued	Easement to drain water 1.5 wide (E1)	7901 7900 7899 7898 7897 7896 7895 7894 7893 7891 7890 7889 7933 7932 7931 7930 7929 7928 7927 7926 7936 7937 7938 7939 7940 7941 7942 7867	7902-7906 incl 7901-7906 incl 7900-7906 incl 7899-7906 incl 7898-7906 incl 7897-7906 incl 7896-7906 incl 7895-7906 incl 7894-7906 incl 7893-7906 incl 7893-7906 incl, 7891 7893-7906, 7890, 7891 7934 7933 & 7934 7932-7934 incl 7931-7934 incl 7930-7934 incl 7929-7934 incl 7928-7934 incl 7927-7934 incl 7935 7935 & 7936 7935-7937 incl 7935-7938 incl 7935-7939 incl 7935-7940 incl 7935-7941 incl 7866



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Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 11 of 27 Sheets)

Part 1 (Creation)

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7.	Easement for padmount substation 2.75 Wide (E3)	7749, 7837, 7926, 7943	Epsilon Distribution Ministerial Holding Corporation
8.	Restriction on the use of land (R1)	Pts. 7748, 7749, 7837, 7838, 7925, 7926, 7730, 7943 desig. (R1)	Epsilon Distribution Ministerial Holding Corporation
9.	Restriction on the use of land (R2)	Pts. 7748, 7749, 7837, 7838, 7925, 7926, 7730, 7943 desig. (R2)	Epsilon Distribution Ministerial Holding Corporation
10.	Restriction on the use of land	each lot except 7943, 7944, 7945	every other lot except 7943, 7944, 7945
11.	Restriction on the use of land	each lot except 7943, 7944, 7945	every other lot except 7943, 7944, 7945
12.	Positive covenant	7926 -7942 incl	Blacktown City Council
13.	Restriction on the use of land	7701-7942 incl	Blacktown City Council
14.	Restriction on the use of land	7701-7942 incl	Blacktown City Council
15.	Restriction on the use of land	7702, 7703, 7704, 7706, 7707, 7714,	Blacktown City Council

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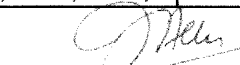
(Sheet 12 of 27 Sheets)

Part 1 (Creation)

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15. continued	Restriction on the use of land	7715, 7717, 7718, 7719, 7721, 7722, 7723, 7725, 7726, 7727, 7734, 7735, 7737, 7738, 7741, 7742, 7750, 7751, 7755, 7764, 7768, 7772, 7773, 7779, 7780, 7781, 7783, 7784, 7785, 7796, 7797, 7798, 7800, 7801, 7802, 7804, 7805, 7807, 7808, 7809, 7811, 7812, 7813, 7816, 7817, 7818, 7820, 7821, 7822, 7825, 7826, 7828, 7829, 7830, 7831, 7833, 7834, 7835, 7836, 7841, 7842, 7843, 7844, 7846, 7847, 7848, 7849, 7860, 7861, 7868, 7870, 7875, 7877, 7878, 7879, 7881, 7882, 7883, 7885, 7886, 7887, 7894, 7895, 7896, 7898, 7899, 7900, 7902, 7903, 7904, 7909, 7910, 7912,	Blacktown City Council



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(Sheet 13 of 27 Sheets)

Part 1 (Creation)

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15. continued	Restriction on the use of land	7913, 7914, 7917, 7918, 7919, 7921, 7922, 7923, 7927, 7928, 7929, 7930, 7932, 7933, 7934, 7937, 7938, 7939, 7941, 7942	Blacktown City Council
16.	Restriction on the use of land	7701-7942 incl	Blacktown City Council
17.	Restriction on the use of land	7815-7824 incl 7840-7852 incl 7856-7864 incl. 7907, 7875-7889 incl	Blacktown City Council
18.	Restriction on the use of land	7926-7942 incl.	Blacktown City Council
19.	Easement to drain water variable width (E30)	7945	7944 & Blacktown City Council



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(Sheet 14 of 27 Sheets)

Part 2 (Terms)

- 1. Terms of Easements for Access & Maintenance 0.9 wide (E2), (E22), (E23) & (E24) numbered one, two, four and five and 1.5 wide (E21) numbered three in the abovementioned plan**
 - 1.1 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.
 - 1.2 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.
 - 1.3 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;


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(Sheet 15 of 27 Sheets)

Part 2 (Terms)

- (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"

2. Terms of Easement for Padmount Substation (E3) 2.75 wide numbered seven 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".

3. Terms of Restriction on the Use of Land (R1) numbered eight in the abovementioned plan

3.1 Definitions:

3.1.1 120/120/120 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;

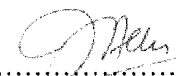
3.1.2 building means a substantial structure with a roof and walls and includes any projections from the external walls;

3.1.3 erect includes construct, install, build and maintain;

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


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(Sheet 16 of 27 Sheets)

Part 2 (Terms)

- 3.2 No building shall be erected or permitted to remain within the restriction site unless:
- 3.2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating; and
 - 3.2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating; and
 - 3.2.3 the owner provides the authority benefited with an engineer's certificate to this effect.
- 3.3 The fire ratings mentioned in clause 3.2 must be achieved without the use of fire fighting systems such as automatic sprinklers.
- 3.4 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 3.4.1 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.
 - 3.4.2 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.



.....
(Signatory) Woorong Park Pty. Ltd.



.....
Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:15:50 PM.....

Authorised Person
Blacktown City Council

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.

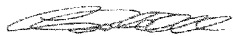
Plan: DP1272576

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 17 of 27 Sheets)

Part 2 (Terms)

- 4. Terms of Restriction on the Use of Land (R2) numbered nine in the abovementioned plan**
- 4.1 Definitions:
- 4.1.1 **erect** includes construct, install, build and maintain.
- 4.1.2 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R2) on the plan.
- 4.2 No swimming pool or spa shall be erected or permitted to remain within the restriction site.
- 4.3 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 4.3.1 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.
- 4.3.2. 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.



(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:15:59 PM

Authorised Person
Blacktown City Council

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: DP1272576

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 18 of 27 Sheets)

Part 2 (Terms)

5. Terms of Restriction on the Use of Land numbered ten 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) Woorong Park means Woorong Park Pty Ltd ACN: 094 493 428 and each of its successors and assigns excluding purchasers on sale.

5.2 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.

5.3 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.

5.4 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.

5.5 No noxious, noisome or offensive occupation, trade, business, manufacturing or home industry shall be conducted or carried out on any lot burdened.

5.6 No commercial or boarding kennels shall be constructed or permitted to remain on any lot burdened.

5.7 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:-



.....
(Signatory) Woorong Park Pty. Ltd.



.....
Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:16:04 PM

.....
Authorised Person
Blacktown City Council

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.

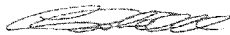
Plan: **DP1272576**

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 19 of 27 Sheets)

Part 2 (Terms)

- (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.
- 5.8 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.
- 5.9 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.
- 5.10 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.
- 5.11 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.
- 5.12 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.
- 5.13 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.



.....
(Signatory) Woorong Park Pty. Ltd.



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Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:16:13 PM

.....
Authorised Person
Blacktown City Council

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: **DP1272576**

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 20 of 27 Sheets)

Part 2 (Terms)

- 5.14 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 not 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.
- 5.15 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.
- 5.16 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.
- 5.17 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 terms of restriction numbered eight 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.

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

6.1 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.



.....
(Signatory) Woorong Park Pty. Ltd.



.....
Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:16:18 PM

Authorised Person
Blacktown City Council

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: **DP1272576**

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 21 of 27 Sheets)

Part 2 (Terms)

- 6.2 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.
- 6.3 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.
- 6.4 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.
- 6.5 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 terms of restriction numbered nine 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.

7. Terms of Positive Covenant numbered twelve 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".

8. Terms of Restriction on the use of land numbered thirteen 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



.....
(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:16:27 PM

.....
Authorised Person
Blacktown City Council

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: **DP1272576**

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 22 of 27 Sheets)

Part 2 (Terms)

9. Terms of Restriction on the use of land numbered fourteen 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 8599/95-AA-R1 dated 14 September 2022 to the requirements and satisfaction of Blacktown City Council

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

No building shall be constructed on the lot(s) hereby burdened unless constructed in accordance with the approved specified Building Envelope Plans Ref. X14419-P7-DA-3-1 Rev 9, sheet 10 of 17 dated 19 August 2020 held on file SPP-17-00046/MOD-20-00196.

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

The wall of any dwelling erected on the Lot(s) hereby burdened is not to be located within 900mm of the side boundary unless there is a registered maintenance easement on the adjoining property extending the length of the wall.

12. Terms of Restriction on the Use of Land numbered seventeen in the abovementioned plan

No dwellings will be permitted to be constructed or to remain on the lot(s) hereby burdened other than double storey dwellings.

13. Terms of Restriction on the Use of Land numbered eighteen in the abovementioned plan

No building will be permitted to be constructed on the lot(s) hereby burdened, within a distance of 4.5m of the adjoining Public Road, unless such buildings are a Class 10b structure.



(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:16:52 PM

Authorised Person
Blacktown City Council

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: DP1272576

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 23 of 27 Sheets)

Part 2 (Terms)

14. Terms of Easement to drain water 1.5 wide (E1) numbered six in the abovementioned plan

Easement to drain water within the meaning of Part 3 of Schedule 8 of the Act as amended

15. Terms of Easements to drain water variable width (E30) numbered nineteen in the abovementioned plan

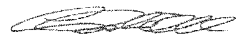
Easement to drain water within the meaning of Part 3 of Schedule 4A of the Act as amended

Name of Authority whose consent is required to release, vary or modify terms of Easements and Restrictions numbered seven, eight and nine in the abovementioned plan

Epsilon Distribution Ministerial Holding Corporation.

Name of Authority whose consent is required to release, vary or modify terms of Easements, Restrictions and Positive Covenants numbered one, two, three, four, five, six and thirteen to nineteen inclusive in the abovementioned plan.

Blacktown City Council.



.....
(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:16:54 PM

.....
Authorised Person
Blacktown City Council

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: **DP1272576**

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. **SC-22-00119**

(Sheet 24 of 27 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)



Digitally signed by
Natasha Issac
Date: 2022.09.21
11:24:55 +10'00'



Digitally signed by
Simon Lawton
Date: 2022.09.21
11:07:01 +10'00'

.....
Signature of Witness

.....
Signature of Attorney

Natasha Issac
.....

Name of Witness

Name and position of Attorney:
Strategic Property Manager

.....
Address of Witness:

c/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

Power of Attorney: Book 4793 N° 57

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

This document was signed in counterpart and witnessed over audio visual link in accordance with Section 14G of the Electronic Transactions Act 2000.

Endeavour Energy reference:

URS25540
.....



.....
(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:21:50 PM

.....
Authorised Person
Blacktown City Council

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: DP1272576

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 25 of 27 Sheets)

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 Winten Rothwell
.....

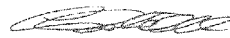
Name of authorised person:

Office held: Sole Director / Secretary

Level 20, 100 Arthur Street
.....

NORTH SYDNEY NSW 2060
.....

Address of authorised person:



.....
(Signatory) Woorong Park Pty. Ltd.



.....
Electronic signature of me,
Judith Portelli, affixed by me
on.16/11/2022.2:21:56 PM

Authorised Person
Blacktown City Council

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: **DP1272576**


Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. **SC-22-00119**

(Sheet 26 of 27 Sheets)

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

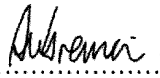
Corporation: MCH Agency Services Pty Ltd ACN 636 392 928 being the Mortgagee under Mortgage numbers **AR 288328 & AR 472522**

Authority: Section 127 Corporations Act 2001


.....
Signature of authorised person:


Graham McNamara
.....
Name of authorised person:
Office held: Director


2 Ridge Street, North Sydney
.....
NSW 2060
.....
Address of authorised person:


.....
Signature of authorised person:

Andrew Tremain
.....
Name of authorised person:
Office held: Director / Secretary

2 Ridge St, North Sydney
.....
NSW 2060
.....
Address of authorised person:


.....
(Signatory) Woorong Park Pty. Ltd.


.....
Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:22:19 PM
Authorised Person
Blacktown City Council

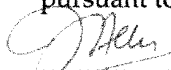
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1272576**

Plan of subdivision of Lot 7386 & 7387 in DP1261155 covered by Subdivision Certificate No. SC-22-00119

(Sheet 27 of 27 Sheets)

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



Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:22:27 PM

Signature of delegate

Judith Portelli

Name of delegate

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



Electronic signature of me,
Kristy Bulloch, affixed by me
on 16/11/2022 2:36:24 PM

Signature of Witness

Kristy Bulloch

Name of Witness

62 Flushcombe Road Blacktown NSW 2148

Address of Witness



(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 16/11/2022 2:22:29 PM

Authorised Person
Blacktown City Council

REGISTERED:



17/11/2022