

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: Plan of subdivision of Lot 8384 DP1273495 covered by Subdivision Certificate No.

(Sheet 1 of 18 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)	8404 8405 8406 8420 8408 8418 8410 8416 8412 8414 8421 8425 8426 8429 8430 8433 8434 8435 8436 8437 8438 8439 8440 8441 8442 8443	8403 8404 8405 8406 8407 8408 8409 8410 8411 8412 8422 8424 8425 8430 8431 8434 8435 8436 8437 8438 8439 8440 8441 8442 8443 8444

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

.....
Authorised Person
Blacktown City Council

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Plan: Plan of subdivision of Lot 8384 DP1273495 covered by Subdivision Certificate No.

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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)	8444 8445 8449 8451 8452 8453 8454 8455 8456 8457 8458 8459 8460 8461 8462 8413	8445 8446 8448 8450 8451 8452 8453 8454 8455 8456 8457 8458 8459 8460 8461 8421
2.	Easement to drain water 1.5 wide & variable (E1)	8421 8422 8423 8424 8425 8426 8427 8446 8445 8444 8443 8442 8441	8414 8414, 8421 8414, 8421, 8422, 8424-8428 incl 8425- 8428 incl 8426-8428 incl 8427, 8428 8428 8447 8446, 8447 8445-8447 incl 8444-8447 incl 8443-8447 incl 8442-8447 incl

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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:
2. continued	Easement to drain water 1.5 wide & variable (E1)	8440 8439 8438 8437 8436 8435 8434 8433 8431 8430 8429 8449	8441-8447 incl 8440-8447 incl 8439-8447 incl 8438-8447 incl 8437-8447 incl 8436-8447 incl 8435-8447 incl 8434-8447 incl 8433-8447 incl 8433-8447 incl, 8431 8433-8477 incl, 8430, 8431 8448
3.	Easement to drain water 4 wide (E6)	8423	Blacktown City Council
4.	Right of access 2.5 wide & variable (E4)	8415 8416 8417 8418 8419 8420	8416 8415 8418 8417 8420 8419
5.	Easement for services 2.5 wide & variable (E5)	8415 8416 8417 8418 8419 8420	8416 8415 8418 8417 8420 8419
6.	Positive covenant (P)	Pts. 8414 & 8421-8428 incl desig. (P)	Blacktown City Council
7.	Restriction on the use of land	Each lot except 8463	Every other lot except 8463

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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:
8.	Restriction on the use of land	Each lot except 8463	Every other lot except 8463
9.	Positive covenant	8401-8462 incl.	Blacktown City Council
10.	Restriction on the use of land	8401-8462 incl.	Blacktown City Council
11.	Restriction on the use of land	8401-8462 incl.	Blacktown City Council
12	Restriction on the use of land	8404, 8405, 8433, 8434, 8435, 8438, 8439, 8440, 8442-8446 incl. 8450-8453 incl. 8455, 8456, 8457 & 8460-8462 incl.	Blacktown City Council
13.	Restriction on the use of land	8401-8462 incl.	Blacktown City Council
14.	Restriction on the use of land	8414-8420 incl.	Every other Lot except 8463
15.	Easement for padmount substation 2.75 Wide (E3)	8432	Epsilon Distribution Ministerial Holding Corporation
16.	Restriction on the use of land (R1)	Pts. 8431, 8432 desig. (R1)	Epsilon Distribution Ministerial Holding Corporation
17.	Restriction on the use of land (R2)	Pts. 8431, 8432 desig. (R2)	Epsilon Distribution Ministerial Holding Corporation
18.	Restriction on the use of land	8432-8447 incl, 8428	Blacktown City Council
19.	Restriction on the use of land (R)	Pts. 8422-8428 incl desig. (R)	Every other Lot except 8463

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Part 2 (Terms)

1. Terms of Easements for Access & Maintenance 0.9 wide (E2) numbered one 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;
- (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.

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Part 2 (Terms)

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 to Drain Water 1.5 wide (E1) numbered two in the abovementioned plan

Easement to Drain Water within the meaning of Part 3 of Schedule 8 of the Act as amended.

3. Terms of Easement to Drain Water 4 wide (E6) numbered three in the abovementioned plan

Easement to Drain Water within the meaning of Part 3 of Schedule 4A of the Act as amended.

4. Terms of Right of Access 2.5 wide & variable (E4) numbered four in the abovementioned plan

Right of Access within the meaning of Part 14 of Schedule 8 of the Act as amended.

5. Terms of Easement for Services 2.5 wide & variable (E5) numbered five in the abovementioned plan

Easement for Services within the meaning of Part 11 of Schedule 8 of the Act as amended.

6. Terms of Positive Covenant numbered six in the abovementioned plan

The owners of the lots burdened covenant with Blacktown City Council (Council) to maintain and repair the retaining wall on the burdened lot(s) located within the area designated (P) in accordance with the following terms and conditions:

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

.....
Authorised Person
Blacktown City Council

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Part 2 (Terms)

- (a) Each owner of a lot burdened will, at their cost, maintain and repair and keep the retaining wall maintained and repaired, so that the retaining wall functions in a safe and effective manner as determined by Council.
- (b) For the purpose of ensuring compliance with this covenant, Council may by its servants or agents at any reasonable time and upon giving an owner of a burdened lot not less than 2 days' notice (but at any time without notice in the case of an emergency), enter the land and view the state of construction, maintenance or repair of the retaining wall on the burdened lot and any works on the burdened lot.
- (c) By written notice Council may require each owner of a burdened lot to attend to any matter or carry out any work within such time as Council may require to ensure the proper and efficient performance of the retaining wall on that owner's burdened lot.
- (d) Section 88F(2)(a) of the Act will apply to any works performed under clause 6(c).
- (e) Pursuant to section 88F (3) of the Act, Council has the following additional powers:
 - (i) In the event that an owner of a burdened lot fails to comply with the terms of any written notice issued by Council as set out in 6(c) above, Council or
 - (ii) its authorised agents may enter that burdened lot with all necessary equipment and carry out any work which Council in its discretion considers reasonable;
 - (iii) Council may recover from each owner of a burdened lot:
 - 1. any expense reasonably incurred by Council in exercising its powers under clause 6(e)(i) in respect of that owner's lot. For the purposes of this clause 6(e)(ii)(1) such expense will include, without limitation:
 - i. reasonable wages for Council's employees engaged in effecting, supervising and administering the works ; and
 - ii. any costs reasonably incurred by Council in connection with the works.
 - 2. legal costs on an indemnity basis for issuing any notice and for recovering any cost or expense (including any cost associated with registering a covenant charge on the relevant burdened lot pursuant to Section 88F of the Act or providing any certificate required

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Part 2 (Terms)

pursuant to Section 88G of the Act or obtaining any injunction pursuant to Section 88H of the Act).

(f) This covenant shall bind all persons who claim under the owners of the lots burdened as stipulated in Section 88E(5) of the Act.

(f) For the purposes of this positive covenant "the Act" means the Conveyancing Act 1919 (NSW) (as amended from time to time).

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

7.1 In this restriction on use of land, the following expressions have the following meaning:

(a) Woorong Park means Woorong Park Pty Ltd ACN: 094 493 428 and each of its successors and assigns excluding purchasers on sale.

7.2 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.

7.3 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.

7.4 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.

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

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

7.7 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

Part 2 (Terms)

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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.

- 7.8 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.
- 7.9 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.
- 7.10 No clothes line shall be erected or permitted to remain on the lot burdened unless the same is not visible from any public road and/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.
- 7.11 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.
- 7.12 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.

Part 2 (Terms)

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- 7.13 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.
- 7.14 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.
- 7.15 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.
- 7.16 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.
- 7.17 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 seven 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.

8. Terms of Restriction on the Use of Land numbered eight in the abovementioned plan

- 8.1 In this restriction on use of land, the following expressions have the following meaning:
 - (a) 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;
 - (b) Woorong Park Pty Ltd ACN: 094 493 428 and each of its successors and assigns excluding purchasers on sale.

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(Signatory) Woorong Park Pty. Ltd.

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Part 2 (Terms)

- 8.2 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.
- 8.3 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.
- 8.4 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.
- 8.5 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 eight 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.

9. Terms of Positive Covenant numbered nine 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".

10. Terms of Restriction on the use of land numbered ten 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

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(Signatory) Woorong Park Pty. Ltd.

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Blacktown City Council

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Part 2 (Terms)

11. Terms of Restriction on the use of land numbered eleven 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 XXXXX? to the requirements and satisfaction of Blacktown City Council

12. Terms of Restriction on the use of land numbered twelve 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.

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

14. Terms of Restriction on the Use of Land numbered fourteen 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.

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

The terms set out in Section 1 of Memorandum N^o AR578978 are incorporated into this document.

16. Terms of Restriction on the Use of Land (R1) numbered sixteen in the abovementioned plan

The terms set out in Section 8 of Memorandum No. AR578978 are incorporated into this document.

Part 2 (Terms)

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Authorised Person
Blacktown City Council

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17. Terms of Restriction on the Use of Land (R2) numbered seventeen in the abovementioned plan

The terms set out in Section 9 of Memorandum No. AR578978 are incorporated into this document

18. 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, within a distance of 4.5m of the adjoining Public Road, unless such buildings are a Class 10b structure.

19. Terms of Restriction on the Use of Land (R) numbered nineteen in the abovementioned plan

19.1 In this restriction on the use of land, the following expression has the following meaning

(a) Woorong Park Pty Ltd ACN: 094 493 428 (**Woorong Park**) and each of its successors and assigns.

19.2 Woorong Park has planted native Australian trees and shrubs (**vegetation**) in the area designated (R) between the retaining wall and the and the rear boundary of the lot burdened (**vegetation area**)

19.3 Subject to the terms of this restriction, the owner of the lot burdened must not damage or remove the vegetation planted in the vegetation area.

19.4 The owner of the lot burdened must, at all times, maintain the vegetation planted in the vegetation area, such maintenance is to include watering and keeping the vegetation area tidy and free of rubbish.

19.5 If any of the vegetation in the vegetation area dies, the owner of the lot burdened must replace it with the same of similar native Australian trees and shrubs, as placed by Woorong Park.

19.6 In the event the owner of the lot burdened does not comply with its obligations under this restriction, Woorong Park and its contractors may enter the vegetation area for the purpose of carrying out any necessary maintenance, planting or work required to be done under this restriction.

Part 2 (Terms)

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- 19.7 This restriction will be in effect for as long as Woorong Park owns:
- (a) a lot in the plan; or
 - (b) a lot in any subdivision of a residual lot in the plan; or
 - (c) any lot in the project known as "Newpark", Melonba.

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

Blacktown City Council.

Name of Authority whose consent is required to release, vary or modify terms of Easements and Restrictions numbered fifteen, sixteen and seventeen in the abovementioned plan

Epsilon Distribution Ministerial Holding Corporation

Name of persons whose consent is required to release, vary or modify terms of Restrictions numbered fourteen and nineteen in the abovementioned plan

Woorong Park Pty Ltd.

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(Signatory) Woorong Park Pty. Ltd.

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Authorised Person
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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 **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

.....
Name of Witness

Name and position of Attorney:
Manager Property and Fleet

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

Power of Attorney: Book N^o

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

Endeavour Energy reference:
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Date of signature:

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

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Authorised Person
Blacktown City Council

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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:

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

.....
.....
Address of authorised person:

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

.....
Authorised Person
Blacktown City Council

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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 & AR472522

Authority: Section 127 Corporations Act 2001

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Signature of authorised person:

.....
Signature of authorised person:

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

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

.....
.....
Address of authorised person:

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.....
Address of authorised person

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(Signatory) Woorong Park Pty. Ltd.

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Authorised Person
Blacktown City Council

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

.....
Signature of delegate

.....
Name of 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

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

.....
Authorised Person
Blacktown City Council