

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.

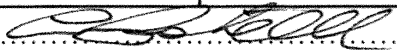
Plan: **DP1272735** Plan of subdivision of Lot 7943 DP1272576 covered by Subdivision Certificate No. SC-22-00158


(Sheet 1 of 23 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)	8001 8002 8003 8004 8005 8006 8007 8008 8009 8010 8011 8012 8018 8019 8020 8021 8022 8023 8024 8025 8026 8027 8028 8029 8030 8031 8032	8002 8003 8004 8005 8006 8007 8008 8009 8010 8011 8012 8013 8017 8018 8019 8020 8021 8024 8025 8027 8027 8028 8029 8030 8031 8032 8033


 (Signatory) Woorong Park Pty. Ltd.


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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.

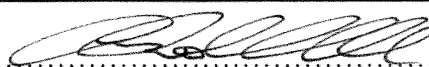
Plan: **DP1272735**


Plan of subdivision of Lot 7943 DP1272576
 covered by Subdivision Certificate No. SC-22-00158

(Sheet 2 of 23 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)	8033 8034 8063 8043 8044 8045 8046 8066 8067 8068 8069 8070 8071 8091 8092 8093 8094 8095 8096 8097 8098 8035 8036 8037 8038 8039 8040 8047 8048 8049 8050	8034 8035 8062 8042 8043 8046 8047 8065 8066 8069 8070 8071 8072 8090 8091 8092 8095 8096 8097 8098 8099 8036 8037 8038 8039 8040 area 'A' within 8214 8048 8049 8050 8051


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(Sheet 3 of 23 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)	8051 8053 8054 8058 8059 8060 8061 8062 8072 8073 8074 8075 8076 8077 8079 8080 8084 8085 8086 8087 8088 8089 8090 8099 8100 8101 8102 8103 8104 8105 8107	8052 8054 8055 8057 8058 8059 8060 8061 8061 8073 8074 8075 8076 8077 8078 8080 8081 8083 8084 8085 8086 8087 8087 8088 8089 8089 8100 8101 8102 8103 8104 8105 8106 8108


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Plan of subdivision of Lot 7943 DP1272576
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(Sheet 4 of 23 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)	8109 8110 8114 8115 8116 8117 8118 8119 8120 8121 8122 8123 8124 8125 8126 8127 8128 8129 8130 8131 8131 8132 8133 8134 8135 8136 8137 8138 8138 8139 8140 8140 8141 8214	8110 8111 8113 8114 8115 8116 8117 8118 8118 8119 8120 8121 8122 8123 8124 8125 8125 8127 8127 8128 8128 8131 8132 8133 8134 8135 8136 8137 8138 8139 8140 8141 8142 8143


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Plan: **DP1272735**


Plan of subdivision of Lot 7943 DP1272576
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(Sheet 5 of 23 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)	8143 8144 8146 8147 8148 8149 8150 8151 8152 8153 8154 8155 8156 8157 8158 8159 8160 8161 8162 8163 8168 8169 8170 8171 8173 8174 8175 8176 8177 8178 8179	8144 8145 8147 area 'C' within 8214 8149 8150 8152 8152 8153 8154 8155 8156 8157 8158 8159 8160 8161 8162 8163 8164 8167 8168 8169 8170 8170 8172 8173 8174 8175 8175 8176 8177 8177 8178


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Plan: **DP1272735**


Plan of subdivision of Lot 7943 DP1272576
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(Sheet 6 of 23 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)	8180 8182 8183 8184 8185 8186 8187 8188 8189 8190 8190 8191 8191 8192 8192 8193 8193 8194 8194 8195 8195 8196 8196 8200 8202 8202 8203 8204 8205 8206 8207 8208 8209 8210 8211 8211 8212 8213	8181 8183 8184 8185 8186 8187 8188 8189 8190 8191 8192 8193 8194 8195 8196 8197 8199 8201 8202 8203 8204 8204 8205 8205 8206 8207 8207 8208 8208 8209 8210 8210 8211 8211 8212


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Plan of subdivision of Lot 7943 DP1272576
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(Sheet 7 of 23 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:
2.	Easement for access and maintenance 0.9 wide (E22)	8067 8148 8149 8180 8181	8068 8179 8179 8213 8213
3.	Easement for access and maintenance 1.5 wide (E21)	8128 8129 8023	8130 8130 Area 'D' within 8214
4.	Easement for access and maintenance 0.9 wide (E23)	8214	8094
5.	Easement for access and maintenance 0.9 wide (E24)	8214	8022
6.	Easement for access and maintenance 0.9 wide (E26)	8214	8001
7.	Easement to drain water 1.5 wide (E1)	8039 8038 8037 8036 8035 8034 8033 8032 8031 8030 8029 8028 8027 8024 8023 8021 8020	8040 8039 & 8040 8038-8040 incl 8037-8040 incl 8036-8040 incl 8035-8040 incl 8034-8040 incl 8033-8040 incl 8032-8040 incl 8031-8040 incl 8030-8040 incl 8029-8040 incl 8028-8040 incl 8027-8040 incl 8027-8040 incl, 8024 8022 8021 & 8022


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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: **DP1272735**


Plan of subdivision of Lot 7943 DP1272576
 covered by Subdivision Certificate No. SC-22-00158

(Sheet 8 of 23 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:
7. continued	Easement to drain water 1.5 wide (E1)	8019 8018 8017 8016 8015 8084 8085 8086 8087 8088 8089 8090 8091 8092 8093 8066 8065 8064 8081 8080 8079 8107 8111 8110 8109 8114 8115 8116 8117 8118 8119	8020-8022 incl 8019-8022 incl 8018-8022 incl 8017-8022 incl 8016-8022 incl 8083 8083 & 8084 8083-8085 incl 8083-8086 incl 8083-8087 incl 8083-8088 incl 8083-8089 incl 8083-8090 incl 8083-8091 incl 8083-8092 incl 8083-8093 incl 8083-8093 incl, 8066 8083-8093 incl, 8065,8066 8082 8081 & 8082 8080-8082 incl 8108 8112 8111 & 8112 8110-8112 incl 8113 8113 & 8114 8113-8115 incl 8113-8116 incl 8113-8117 incl 8113-8118 incl


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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: **DP1272735**

Plan of subdivision of Lot 7943 DP1272576
 covered by Subdivision Certificate No. SC-22-00158

(Sheet 9 of 23 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:
7. continued	Easement to drain water 1.5 wide (E1)	8120 8121 8122 8123 8124 8125 8127 8128 8129 8200 8197 8196 8195 8194 8193 8192 8191 8190 8189 8188 8187 8186 8185 8184 8183 8182	8113-8119 incl 8113-8120 incl 8113-8121 incl 8113-8122 incl 8113-8123 incl 8113-8124 incl 8113-8125 incl 8113-8125 incl, 8127 8113-8125 incl, 8127, 8128 8199 8198 8179 & 8198 8196-8198 incl 8195-8198 incl 8194-8198 incl 8193-8198 incl 8192-8198 incl 8191-8198 incl 8190-8198 incl 8189-8198 incl 8188-8198 incl 8187-8198 incl 8186-8198 incl 8185-8198 incl 8184-8198 incl 8183-8198 incl
8.	Easement for padmount substation 2.75 Wide (E3)	8023 ,8082 & 8151	Epsilon Distribution Ministerial Holding Corporation



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Plan: **DP1272735**

Plan of subdivision of Lot 7943 DP1272576
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(Sheet 10 of 23 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:
9.	Restriction on the use of land (R1)	Pts. 8023, 8214 8081, 8082, 8150 & 8151 desig. (R1)	Epsilon Distribution Ministerial Holding Corporation
10.	Restriction on the use of land (R2)	Pts. 8023, 8214, 8081, 8082, 8150 & 8151 desig. (R2)	Epsilon Distribution Ministerial Holding Corporation
11.	Restriction on the use of land	each lot except 8214	every other lot except 8214
12.	Restriction on the use of land	each lot except 8214	every other lot except 8214
13.	Positive covenant	8182-8198 incl	Blacktown City Council
14.	Restriction on the use of land	8001-8213 incl	Blacktown City Council
15.	Restriction on the use of land	8001-8213 incl	Blacktown City Council
16.	Restriction on the use of land	8002, 8004, 8005, 8006, 8007, 8008, 8009, 8011, 8012, 8019, 8020, 8021, 8022, 8024, 8027, 8028, 8029, 8030, 8031, 8033, 8034, 8035, 8036, 8038, 8039, 8040, 8046, 8049, 8050, 8052, 8057, 8059, 8060, 8065, 8066, 8069,	Blacktown City Council

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Plan: **DP1272735**

Plan of subdivision of Lot 7943 DP1272576
 covered by Subdivision Certificate No. SC-22-00158


(Sheet 11 of 23 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:
16. continued	Restriction on the use of Land	8070, 8071, 8072, 8073, 8075, 8076, 8077, 8078, 8083, 8084, 8085, 8086, 8088, 8089, 8097, 8098, 8100, 8101, 8104, 8105, 8113, 8114, 8117, 8118, 8119, 8120, 8123, 8124, 8125, 8130, 8131, 8132, 8135, 8136, 8137, 8138, 8141, 8142, 8143, 8144, 8152, 8153, 8154, 8156, 8157, 8158, 8160, 8161, 8162, 8163, 8167, 8168, 8169, 8170, 8173, 8174, 8175, 8177, 8178, 8179, 8183, 8184, 8185, 8186, 8189, 8190, 8191, 8193, 8194, 8195, 8196, 8201, 8202, 8203, 8204, 8206, 8207, 8208, 8211, 8212 & 8213	Blacktown City Council
17.	Restriction on the use of land	8001-8213 incl	Blacktown City Council



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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.

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Plan of subdivision of Lot 7943 DP1272576
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(Sheet 12 of 23 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:
18.	Restriction on the use of land	8112-8126 incl 8143-8146 incl 8148 8167-8179	Every other Lot except lot 8214
19.	Restriction on the use of Land	8182-8198 incl	Blacktown City Council

Part 2 (Terms)

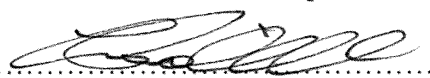
1. **Terms of Easements for Access & Maintenance 0.9 wide (E2), (E22), (E23), (E24), (E26) numbered one, two, four, five & six and 1.5 wide (E21) numbered three in the abovementioned plan**


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;


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(Signatory) Woorong Park Pty. Ltd.


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Blacktown City Council

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(Sheet 13 of 23 Sheets)

Part 2 (Terms)

- (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.

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 eight in the abovementioned plan

The terms set out in Section 1 of Memorandum N^o AR578978 registered at NSW Land Registry Services are incorporated into this document.

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

The terms set out in Section 8 of Memorandum No. AR578978 registered at NSW Land Registry Services are incorporated into this document.


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


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Electronic signature of me,
Judith Portelli, affixed by me
on 27/03/2023 11:11 AM
Authorised Person
Blacktown City Council

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Plan of subdivision of Lot 7943 DP1272576
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(Sheet 14 of 23 Sheets)

Part 2 (Terms)

4. Terms of Restriction on the Use of Land (R2) numbered ten in the abovementioned plan

The terms set out in Section 9 of Memorandum No. AR578978 registered at NSW Land Registry Services are incorporated into this document.

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

5.1 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.

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



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(Signatory) Woorong Park Pty. Ltd.



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(Sheet 15 of 23 Sheets)

Part 2 (Terms)

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.
- 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 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.
- 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.



(Signatory) Woorong Park Pty. Ltd.



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Judith Podelli, affixed by me,
on 27/02/2023 3:05:25 PM
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Part 2 (Terms)

- 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.
- 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 eleven 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 twelve in the abovementioned plan

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



.....
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Judith Portelli, affixed by me
on 27/02/2023 3:05:27 PM

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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: **DP1272735**

Plan of subdivision of Lot 7943 DP1272576
covered by Subdivision Certificate No. SC-22-00158

(Sheet 17 of 23 Sheets)

Part 2 (Terms)

- (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.
- 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 twelve 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 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".



(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 27/02/2023 3:05:32 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: DP1272735

Plan of subdivision of Lot 7943 DP1272576
covered by Subdivision Certificate No. SC-22-00158

(Sheet 18 of 23 Sheets)

Part 2 (Terms)

8. 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 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

9. 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 on footings or slab designed by a Chartered Professional Engineer in accordance the Salinity Assessment Report prepared by Geotech Testing Pty Ltd Ref 8599/97-AA dated 20 September 2022 to the requirements and satisfaction of Blacktown City Council

10. 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 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 seventeen 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 eighteen 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.

Name of party empowered to release vary or modify terms of restriction numbered eighteen 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.



(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,
Judith Portelli, affixed by me
on 27/02/2023 3:05:34 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: DP1272735

Plan of subdivision of Lot 7943 DP1272576
covered by Subdivision Certificate No. SC-22-00158

(Sheet 19 of 23 Sheets)

Part 2 (Terms)

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

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

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

Blacktown City Council.



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



.....
Electronic signature of me,
Judith Portelli, affixed by me
on 27/02/2023 3:05:36 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: **DP1272735**

Plan of subdivision of Lot 7943 DP1272576
covered by Subdivision Certificate No. SC-22-00158

(Sheet 20 of 23 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: 2022.12.22
11:48:52 +11'00'

.....
Signature of Witness

Natasha Issac

.....
Name of Witness

.....
Address of Witness:

c/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148



Digitally signed by
Simon Lawton
Date: 2022.12.22
11:36:31 +11'00'

.....
Signature of Attorney

Name and position of Attorney:

Simon Lawton
Strategic Property Manager

Power of Attorney: Book 4793 No 57

Signing on behalf of:

Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

Endeavour Energy reference:

URS25542
.....

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



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



Electronic signature of me,
Judith Portelli, affixed by me
on 27/02/2023 3:05:44 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: **DP1272735**

Plan of subdivision of Lot 7943 DP1272576
covered by Subdivision Certificate No. SC-22-00158

(Sheet 21 of 23 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 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 27/02/2023 3:05:48 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: DP1272735


Plan of subdivision of Lot 7943 DP1272576
covered by Subdivision Certificate No. SC-22-00158


(Sheet 22 of 23 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 & AR472522

Authority: Section 127 Corporations Act 2001


.....
Signature of authorised person:


.....
Signature of authorised person:


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

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

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

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 27/02/2023 3:05:54 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: **DP1272735**

Plan of subdivision of Lot 7943 DP1272576 covered by Subdivision Certificate No. SC-22-00158

(Sheet 23 of 23 Sheets)

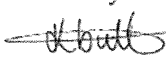
Blacktown City Council by its authorised delegate pursuant to s.377 Local Govt. Act, 1993

 Electronic signature of me, Judith Portelli, affixed by me on 27/02/2023 3:05:57 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 Gall, affixed by me on 27/02/2023 3:38:31 PM
Signature of Witness

Kristy Gall

Name of Witness


62 Flushcombe Road Blacktown NSW 2148

Address of Witness

REGISTERED:  01/03/2023



(Signatory) Woorong Park Pty. Ltd.

 Electronic signature of me, Judith Portelli, affixed by me on 27/02/2023 3:05:59 PM

Authorised Person
Blacktown City Council