

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: **DP1261155**

Plan of subdivision of Lot 3 DP1230408
 and Lot 5290 DP1236023
 covered by Subdivision Certificate No. SC-22-00030


(Sheet 1 of 27 Sheets)

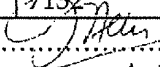
Full name and address
 of the owner of the land:

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)	7101 7104 7107 7108 7109 7110 7111 7112 7113 7114 7115 7117 7118 7119 7120 7121 7122 7123 7124 7125 7126 7127 7128 7129 7130 7131 7132	Area 'C' within 7387 Area 'B' within 7387 7106 7107 7108 7109 7110 7111 7112 7113 7114 7116 7117 7118 7119 7120 7121 7122 7125 7126 7127 7128 7129 7130 7131 7132


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 Judith Portelli, affixed by me
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 Authorised Person
 Blacktown City Council

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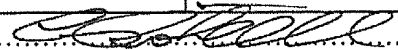
Plan: **DP1261155**

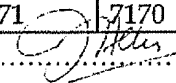
Plan of subdivision of Lot 3 DP1230408
 and Lot 5290 DP1236023
 covered by Subdivision Certificate No. SC-22-00030

(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)	7132 7133 7134 7135 7136 7137 7138 7139 7140 7143 7144 7145 7149 7150 7151 7152 7154 7155 7156 7157 7160 7161 7162 7163 7164 7165 7168 7169 7170 7171	7133 7134 7135 7136 7137 7138 7139 7140 7141 7162 7162 7146 7148 7149 7150 7151 7153 7154 7155 7156 7156 7156 7159 7160 7161 7161 7164 7165 7166 7167 7168 7169


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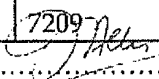
Plan of subdivision of Lot 3 DP1230408
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(Sheet 3 of 27 Sheets)

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)	7172 7173 7174 7175 7176 7177 7178 7179 7180 7181 7182 7183 7184 7185 7186 7187 7188 7189 7189 7192 7193 7198 7199 7200 7201 7202 7203 7205 7206 7207 7208	7171 7172 7173 7174 7175 7178 7179 7180 7181 7182 7183 7184 7185 7186 7187 7188 7189 7190 7193 7194 7197 7198 7199 7200 7201 7202 7202 7204 7205 7208


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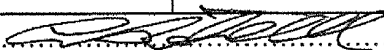
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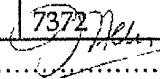
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(Sheet 4 of 27 Sheets)

Part 1 (Creation)

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1. continued	Easement for access and maintenance 0.9 wide (E2)	7209 7210 7211 7212 7213 7215 7216 7220 7221 7222 7223 7224 7225 7227 7229 7230 7232 7233 7234 7235 7236 7237 7238 7363 7364 7367 7368 7369 7370 7371	7210 7211 7212 7213 7214 7216 7217 7219 7220 7221 7222 7223 7224 7226 7228 7229 7233 7234 7235 7236 7238 7239 7364 7365 7366 7367 7368 7371 7372


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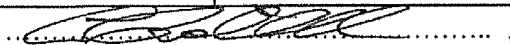
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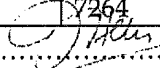
Plan of subdivision of Lot 3 DP1230408
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(Sheet 5 of 27 Sheets)

Part 1 (Creation)

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1. continued	Easement for access and maintenance 0.9 wide (E2)	7375 7376 7377 7378 7379 7380 7381 7382 7383 7240 7241 7242 7243 7247 7248 7249 7250 7251 7252 7253 7254 7255 7256 7257 7258 7259 7260 7261 7262 7263	7374 7375 7376 7377 7378 7379 7380 7381 7382 7241 7242 7243 7244 7246 7247 7248 7249 7250 7250 7251 7252 7253 7253 7254 7254 7255 7255 7260 7260 7261 7262 7263 7264


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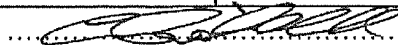
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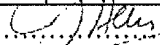
Plan of subdivision of Lot 3 DP1230408
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(Sheet 6 of 27 Sheets)

Part 1 (Creation)

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1. continued	Easement for access and maintenance 0.9 wide (E2)	7264 7265 7266 7267 7268 7270 7271 7272 7277 7278 7279 7280 7284 7285 7286 7287 7288 7289 7290 7331 7332 7333 7334 7335 7336 7337 7338 7339 7340 7341	7265 7266 7267 7268 7269 7271 7272 7273 7276 7277 7278 7279 7286 7286 7287 7288 7289 7290 7291 7362 7362 7332 7333 7336 7337 7338 7339 7340 7341 7342


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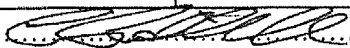
Plan: **DP1261155**

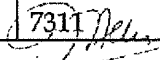
Plan of subdivision of Lot 3 DP1230408
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(Sheet 7 of 27 Sheets)

Part 1 (Creation)

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1. continued	Easement for access and maintenance 0.9 wide (E2)	7342 7343 7344 7346 7347 7349 7350 7351 7352 7353 7356 7357 7358 7359 7360 7361 7362 7292 7293 7297 7298 7299 7300 7301 7302 7303 7307 7308 7309 7310	7343 7344 7345 7347 7348 7350 7351 7352 7353 7354 7355 7356 7357 7358 7359 7360 7361 7293 7294 7296 7297 7298 7299 7299 7300 7301 7301 7302 7306 7307 7310


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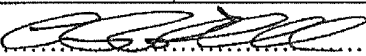
Plan: **DP1261155**


Plan of subdivision of Lot 3 DP1230408
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(Sheet 8 of 27 Sheets)

Part 1 (Creation)

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1. continued	Easement for access and maintenance 0.9 wide (E2)	7311 7312 7313 7314 7315 7316 7317 7318 7320 7321 7323 7324 7325 7326 7327 7328 7329 7330	7312 7313 7314 7315 7316 7317 7318 7319 area 'D' within 7387 7320 7322 7323 7324 7325 7326 7327 7328 7328 7329
2.	Easement for access and maintenance 0.9 wide (E21)	7143 7144 7258 7259 7284 7285 7369	7144 7145 7257 7258 7283 7284 7370
3.	Easement for access and maintenance 1.5 wide (E22)	7333 7334 7348	7335 7335 7350


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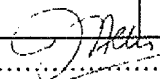
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(Sheet 9 of 27 Sheets)

Part 1 (Creation)

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4.	Easement to drain water 1.5 wide (E1)	7104 7141 7140 7139 7138 7137 7136 7135 7134 7133 7132 7115 7130 7129 7128 7127 7126 7125 7124 7164 7165 7166 7167 7168 7169 7170 7171	area 'A' within 7387 7142 7141 & 7142 7140-7142 incl 7139-7142 incl 7138-7142 incl 7137-7142 incl 7136-7142 incl 7135-7142 incl 7134-7142 incl 7133-7142 incl 7132-7142 incl 7131 7130 & 7131 7129-7131 incl 7128-7131 incl 7127-7131 incl 7126-7131 incl 7125-7131 incl 7163 7163 & 7164 7163-7165 incl 7163-7166 incl 7163-7167 incl 7163-7168 incl 7163-7169 incl 7163-7170 incl


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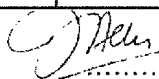
Plan of subdivision of Lot 3 DP1230408
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(Sheet 10 of 27 Sheets)

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:
4. continued	Easement to drain water 1.5 wide (E1)	7172 7173 7174 7175 7176 7372 7371 7370 7369 7368 7367 7366 7365 7364 7363 7240 7348 7347 7346 7351 7352 7353 7354 7355 7356 7357 7358 7359 7360	7163-7171 incl 7163-7172 incl 7163-7173 incl 7163-7174 incl 7163-7175 incl 7373 7372 & 7373 7371-7373 incl 7370-7373 incl 7369-7373 incl 7368-7373 incl 7367 -7373 incl 7366-7373 incl 7365-7373 incl 7364-7373 incl 7241 7349 7348 & 7349 7347-7349 incl 7350 7350 & 7351 7350-7352 incl 7350-7353 incl 7350-7354 incl 7350-7355 incl 7350-7356 incl 7350-7357 incl 7350-7358 incl 7350-7359 incl


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(Sheet 11 of 27 Sheets)

Part 1 (Creation)

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4. continued	Easement to drain water 1.5 wide (E1)	7361 7362 7332 7333 7334 7292 7295 7321	7350-7360 incl 7350-7361 incl 7350-7362 incl 7350-7362 incl, 7332 7350-7362 incl, 7332& 7333 7293 7294 7320
5.	Easement for padmount substation 2.75 Wide (E3)	7152, 7195, 7384, 7295, 7305	Epsilon Distribution Ministerial Holding Corporation
6.	Restriction on the use of land (R1)	Pts. 7151, 7152, 7195, 7196, 7383, 7384, 7294, 7295, 7304, 7305 desig. (R1)	Epsilon Distribution Ministerial Holding Corporation
7.	Restriction on the use of land (R2)	Pts. 7151, 7152, 7195, 7196, 7383, 7384, 7294, 7295, 7304, 7305 desig. (R2)	Epsilon Distribution Ministerial Holding Corporation
8.	Restriction on the use of land	each lot except 7385, 7386 & 7387	every other lot except 7385, 7386 & 7387
9.	Restriction on the use of land	each lot except 7385, 7386 & 7387	every other lot except 7385, 7386 & 7387
10.	Positive covenant	7101-7384 incl	Blacktown City Council


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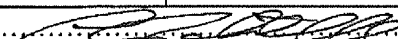
Plan: **DP1261155**

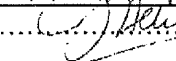
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Part 1 (Creation)

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11.	Restriction on the use of land	7101-7384 incl	Blacktown City Council
12.	Restriction on the use of land	7101-7384 incl	Blacktown City Council
13.	Restriction on the use of land	7108, 7109, 7112, 7117, 7122, 7130, 7135, 7138, 7139, 7153, 7154, 7164, 7168, 7183, 7197, 7198, 7200, 7201, 7208, 7209, 7210, 7212, 7213, 7220, 7221, 7223, 7224, 7233, 7234, 7235, 7237, 7238, 7241, 7242, 7243, 7252, 7255, 7260, 7263, 7264, 7287, 7288, 7289, 7290, 7296, 7297, 7298, 7300, 7301, 7314, 7315, 7317, 7318, 7319, 7322, 7323, 7324, 7326, 7327, 7328, 7329, 7336, 7337, 7338, 7350, 7351, 7352, 7353, 7354, 7355, 7356, 7357, 7358, 7359, 7360,	Blacktown City Council


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Part 1 (Creation)

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13. continued	Restriction on the use of land	7361, 7366, 7367, 7368, 7370, 7371, 7372, 7375, 7376, 7377, 7379, 7380 & 7381	Blacktown City Council
14.	Restriction on the use of land	7101-7384 incl	Blacktown City Council
15.	Restriction on the use of land	7104 & 7124-7142 incl	Blacktown City Council
16.	Easement to drain water (over whole lot) (E4)	7385	Blacktown City Council
17.	Right of access (over whole lot) (E5)	7385	Blacktown City Council
18.	Restriction on the use of land	7101, 7102, 7103 7105-7117 incl, 7143-7147 incl, 7157-7176 incl, 7191, 7363-7373 incl, 7349-7362 incl, 7331, 7292-7295 incl, 7320, 7321	Every other lot except 7385, 7386 & 7387
19.	Easement to Drain Water 6 wide (E41)	7386	Blacktown City Council

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Ref: 20260-7C DP1261155

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(Sheet 14 of 27 Sheets)

Part 2 (Terms)

1. Terms of Easements for Access & Maintenance 0.9 wide (E2) & (E21) numbered one and two and 1.5 wide (E22) numbered three in the abovementioned plan

1.1 The owner of the lot benefited may:

- 1.1.1 use the easement site to assist in undertaking any works on the lot benefited including construction, repair, painting, landscaping and maintenance;
- 1.1.2 enter onto the lot burdened to inspect and survey any structure on the lot benefited; and
- 1.1.3 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:

- 1.2.1 ensure all work is done properly;
- 1.2.2 cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened;
- 1.2.3 cause as little damage as is practicable to the lot burdened and any improvements on it;
- 1.2.4 restore the lot burdened as nearly as practicable to its former condition; and
- 1.2.5 make good any collateral damage.

1.3 The owner of the lot burdened must not :-

- 1.3.1 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;
- 1.3.2 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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(Sheet 15 of 27 Sheets)

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 four 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 for Padmount Substation (E3) 2.75 wide numbered five 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".


4. Terms of Restriction on the Use of Land (R1) numbered six in the abovementioned plan

4.1 Definitions:

4.1.1 **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;

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


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


.....
Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:04:33 PM

Authorised Person
Blacktown City Council

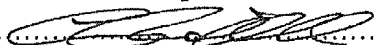
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.


Plan: **DP1261155** Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 16 of 27 Sheets)

Part 2 (Terms)

- 4.1.3 **erect** includes construct, install, build and maintain;
- 4.1.4 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R1) on the plan.
- 4.2 No building shall be erected or permitted to remain within the restriction site unless:
- 4.2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating; and
- 4.2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating; and
- 4.2.3 the owner provides the authority benefited with an engineer's certificate to this effect.
- 4.3 The fire ratings mentioned in clause 4.2 must be achieved without the use of fire fighting systems such as automatic sprinklers.
- 4.4 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 4.4.1 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.
- 4.4.2 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.


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Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:04:46 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: **DP1261155** Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 17 of 27 Sheets)

Part 2 (Terms)

5. Terms of Restriction on the Use of Land (R2) numbered seven in the abovementioned plan

5.1 Definitions:

5.1.1 erect includes construct, install, build and maintain.

5.1.2 restriction site means that part of the lot burdened affected by the restriction on the use of land shown as (R2) on the plan.

5.2 No swimming pool or spa shall be erected or permitted to remain within the restriction site.

5.3 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System


5.3.1 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.


5.3.2 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.

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

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

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


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


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Judith Portelli, affixed by me
on 4/07/2022 1:04:54 PM
Authorised Person
Blacktown City Council

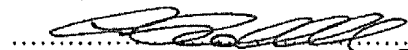
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1261155** Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 18 of 27 Sheets)

Part 2 (Terms)

- 6.2 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.
- 6.3 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.
- 6.4 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.
- 6.5 No noxious, noisome or offensive occupation, trade, business, manufacturing or home industry shall be conducted or carried out on any lot burdened.
- 6.6 No commercial or boarding kennels shall be constructed or permitted to remain on any lot burdened.
- 6.7 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:-
- 6.7.1 any such sign does not exceed nine hundred millimeters (900mm) in width and nine hundred millimeters (900mm) in height; and
- 6.7.2 any such sign is painted and/or decorated in its entirety by a professional signwriter.
- 6.8 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.


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


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Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:04:58 PM
Authorised Person
Blacktown City Council

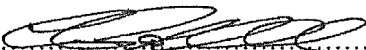
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.


Plan: **DP1261155** Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 19 of 27 Sheets)

Part 2 (Terms)

- 6.9 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.
- 6.10 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.
- 6.11 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:-
- 6.11.1 not visible from any public road and/or place; or is
- 6.11.2 screened from any public road and/or place in a manner approved by Woorong Park.
- 6.12 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.
- 6.13 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.
- 6.14 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.


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


.....
Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:05:14 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: **DP1261155** Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 20 of 27 Sheets)

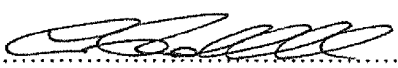
Part 2 (Terms)


- 6.15 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.
- 6.16 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.
- 6.17 No vehicle may be parked on a lot burdened unless it is parked:
- 6.17.1 in a garage or driveway on the lot burdened;
 - 6.17.2 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.

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

- 7.1 In this restriction on use of land, the following expressions have the following meaning:
- 7.1.1 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;
 - 7.1.2 Woorong Park Pty Ltd ACN: 094 493 428 and each of its successors and assigns excluding purchasers on sale.
- 7.2 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.


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


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Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:05:16 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: **DP1261155** Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 21 of 27 Sheets)

Part 2 (Terms)

- 7.3 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.
- 7.4 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.
- 7.5 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.

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

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


9. Terms of Restriction on the use of land numbered eleven 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

10. 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 on footings or slab designed by a Chartered Professional Engineer in accordance the Salinity Assessment Report prepared by Geotech Testing Pty Ltd Ref. 8599/76-AA dated 25/11/21 to the requirements and satisfaction of Blacktown City Council


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


.....
Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:05:20 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: **DP1261155** Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 22 of 27 Sheets)

Part 2 (Terms)

11. 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 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

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

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

14. Terms of Easement to Drain Water (over whole lot) (E4) and Easement to Drain Water 6 wide (E41) numbered sixteen and nineteen in the abovementioned plan

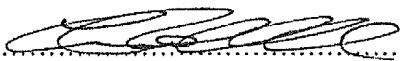
Easement to drain water within the meaning of Part 3 of Schedule 4A of the Act as amended.


15. Terms of Right of Access (over whole lot) (E5) numbered seventeen in the abovementioned plan

Right of access within the meaning of Part 11 of Schedule 4A of the Act as amended.

16. 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.


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


.....
Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:05:25 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: **DP1261155**

Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 23 of 27 Sheets)

Part 2 (Terms)

Name of Party whose consent is required 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.

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

Blacktown City Council.



(Signatory) Woorong Park Pty. Ltd.

Ref: 20260-7C DP1261155



Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:05:29 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: DP1261155 Plan of subdivision of Lot 3 DP1230408 and Lot 5290 DP1236023 covered by Subdivision Certificate No.

(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: 2022.04.12
09:06:12 +10'00'

Signature of Witness

Name of Witness

Natasha Issac

Address of Witness:

c/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

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



Digitally signed by
Simon Lawton
Date: 2022.04.12
08:42:44 +10'00'

Signature of Attorney

Name and position of Attorney:

Simon Lawton
Strategic Property Manager

Power of Attorney: Book 4793 N° 57

Signing on behalf of:

Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

Endeavour Energy reference:

...URS23984 & PLT1271



(Signatory) Woorong Park Pty. Ltd.

Ref: 20260-7C DP1261155



Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:05:38 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: **DP1261155**

Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(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 ROTHWELL.....

Name of authorised person:

Office held: Sole Director / Secretary

LEVEL 20, 100 ARTHUR STREET.....

NORTH SYDNEY 2060.....

Address of authorised person:



(Signatory) Woorong Park Pty. Ltd.

Ref: 20260-7C DP1261155



Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:05:42 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: **DP1261155**

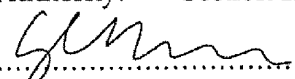
Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(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 number AR 288328

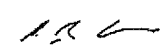
Authority: Section 127 Corporations Act 2001


.....
Signature of authorised person:

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

2 Ridge St, North Sydney NSW 2060
.....


.....
Address of authorised person:


.....
Signature of authorised person:


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

2 Ridge St, North Sydney NSW 2060
.....

.....
Address of authorised person:


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

Ref: 20260-7C DP1261155


.....
Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:06:04 PM
Authorised Person
Blacktown City Council

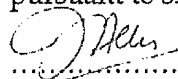
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1261155**

Plan of subdivision of Lot 3 DP1230408
and Lot 5290 DP1236023
covered by Subdivision Certificate No. SC-22-00030

(Sheet 27 of 27 Sheets)

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



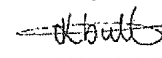
Electronic signature of me,
Judith Portelli, affixed by me
on 4/07/2022 1:06:08 PM.

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 4/07/2022 2:19:05 PM.

Signature of Witness

Kristy Bulloch

.....
Name of Witness

62 Flushcombe Road Blacktown NSW 2148

.....
Address of Witness



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

Ref: 20260-7C DP1261155

REGISTERED:



8/07/2022