

**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: DP1275630** Plan of subdivision of Lot 8463 DP1274193 & Lot 7945  
 DP1272576 covered by Subdivision Certificate No. SC-24-00191

(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)	9084 9083 9082 9081 9080 9079 9078 9077 9076 9075 9074 9073 9071 9070 9085 9086 9088 9089 9090 9091 9092 9093 9094 9095 9096 9097 9098	9093 9082 9081 9080 9079 9078 9077 9076 9075 9074 9073 9072 9070 9069 9119 9119 9087 9090 9091 9092 9093 9094 9095 9096 9097 9098 9099

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 Judith Portelli, affixed by me  
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 (Signatory) Woorong Park Pty. Ltd.

  
 Authorised Person  
 Blacktown City Council

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Plan: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(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)	9099 9100 9103 9104 9105 9106 9108 9109 9110 9111 9112 9113 9114 9115 9116 9117 9118 9119 9120 9121 9123 9124 9125 9126 9127 9128 9129 9130 9131 9132 9133	9100 9101 9102 9103 9104 9105 9107 9108 9109 9110 9111 9112 9113 9114 9115 9116 9117 9118 9119 9120 9121 9122 9125 9126 9127 9128 9129 9130 9131 9132 9133 9134



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Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.


SC-24-00191

(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)	9134 9135 9137 9138 9139 9140 9143 9144 9145 9146 9147 9148 9149 9150 9151 9152 9153 9154 9155 9156 9157 9158 9159 9160 9161 9162 9163 9164 9165 9166 9167	9135 9136 9138 9139 9140 9141 9142 9143 9144 9145 9146 9147 9148 9149 9149 9150 9151 9152 9153 9189 9189 9159 9159 9160 9161 9162 9163 9164 9165 9166 9167 9168

  
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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)	9168 9169 9170 9172 9173 9174 9175 9178 9179 9180 9181 9182 9183 9184 9185 9186 9187 9188 9189 9019 9020 9021 9022 9023 9024 9026 9027 9028 9032 9033 9035	9169 9170 9171 9173 9174 9175 9176 9177 9178 9179 9180 9181 9182 9183 9184 9185 9186 9187 9188 9188 9020 9021 9022 9024 9025 9027 9028 9029 9031 9032 9034



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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: **DP1275630**

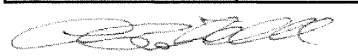
Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.


SC-24-00191

(Sheet 5 of 27 Sheets)

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1. continued	Easement for access and maintenance 0.9 wide (E2)	9036 9037 9038 9039 9190 9191 9192 9193 9194 9195 9196 9197 9198 9199 9200 9201 9202 9203 9204 9206 9207 9208 9209 9212 9213 9214 9215 9216 9217 9218 9219	9035 9036 9037 9038 9222 9222 9194 9194 9195 9196 9197 9198 9199 9200 9201 9202 9203 9204 9205 9207 9208 9209 9210 9211 9212 9213 9214 9215 9216 9217 9218

  
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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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(Sheet 6 of 27 Sheets)

**Part 1 (Creation)**

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1. continued	Easement for access and maintenance 0.9 wide (E2)	9220 9221 9222 9223 9224 9225 9226 9227 9228 9229 9230 9231 9232 9233 9234 9235 9237 9238 9239 9243 9244 9245 9246 9247 9248 9249 9250 9251 9252 9001 9002	9219 9220 9221 9252 9252 9226 9227 9228 9229 9230 9231 9232 9233 9234 9235 9236 9238 9239 9240 9242 9243 9244 9245 9246 9247 9248 9249 9249 9250 9251 9002 9003

  
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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 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 7 of 27 Sheets)

**Part 1 (Creation)**

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1. continued	Easement for access and maintenance 0.9 wide (E2)	9003 9004 9005 9006 9007 9008 9010 9011 9012 9013 9016 9017 9018 9041 9042 9043 9044 9045 9046 9047 9050 9051 9052 9053 9055 9056 9057 9058 9059 9060 9061	9004 9005 9006 9007 9008 9009 9011 9012 9013 9014 9015 9016 9017 9042 9043 9044 9045 9046 9047 9048 9049 9050 9051 9052 9054 9055 9056 9057 9058 9059 9060



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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 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

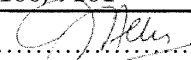
SC-24-00191

(Sheet 8 of 27 Sheets)

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1. continued	Easement for access and maintenance 0.9 wide (E2)	9062 9063 9064 9066 9067 9068 9253	9061 9062 9063 9065 9066 9067 9001
2.	Easement for access and maintenance 0.9 wide (E22)	9022 9085 9120 9155 9158 9192 9193 9225 9253	9023 9086 9121 9156 9157 9191 9192 9224 9018
3.	Easement for access and maintenance 1.5 wide (E21)	9087 9088 9122 9123 9019 9020 9065	9089 9089 9124 9124 9039 9039 9064
4.	Easement to drain water 1.5 wide (E1)	9103 9104 9105 9106 9100 9099	9102 9102, 9103 9102-9104 incl 9102-9105 incl 9101 9100, 9101

  
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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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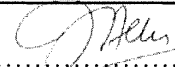
SC-24-00191

(Sheet 9 of 27 Sheets)

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
4. continued	Easement to drain water 1.5 wide (E1)	9098 9097 9096 9095 9094 9093 9092 9091 9090 9089 9087 9088 9041 9042 9043 9044 9045 9046 9047 9048 9049 9050 9051 9052 9065 9140 9139 9138 9137 9143 9144	9099-9101 incl 9098-9101 incl 9097-9101 incl 9096-9101 incl 9095-9101 incl 9094-9101 incl 9093-9101 incl 9092-9101 incl 9091-9101 incl 9090-9101 incl 9089-9101 incl 9089-9101 incl, 9087 9040 9040,9041,9043-9053 incl. 9044-9053 incl 9045-9053 incl 9046-9053 incl 9047-9053 incl 9048-9053 incl 9049-9053 incl 9050-9053 incl 9051-9053 incl 9052, 9053 9053 9040-9053 incl 9141 9140, 9141 9139-9141 incl 9138-9141 incl 9142 9142, 9143

  
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(Sheet 10 of 27 Sheets)

**Part 1 (Creation)**

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4. continued	Easement to drain water 1.5 wide (E1)	9145 9146 9147 9148 9149 9150 9151 9152 9153 9154 9121 9122 9123 9031 9032 9033 9028 9027 9026 9025 9024 9021 9020 9019 9237 9017 9016 9015 9012 9011 9010	9142-9144 incl 9142-9145 incl 9142-9146 incl 9142-9147 incl 9142-9148 incl 9142-9149 incl 9142-9150 incl 9142-9151 incl 9142-9152 incl 9142-9153 incl 9142-9154 incl 9142-9154 incl, 9121 9142-9154 incl, 9121, 9122 9030 9030, 9031 9030-9032 incl 9029 9028, 9029 9027-9029 incl 9026-9029 incl 9025-9029 incl 9024-9029 incl 9024-9029 incl, 9021 9024-9029 incl, 9020, 9021 9238 9018 9017, 9018 9016-9018 incl 9015-9018 incl 9015-9018 incl, 9012 9015-9018 incl, 9011, 9012

  
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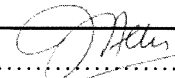
SC-24-00191

(Sheet 11 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)	9240 9241	9239 9239,9240
5.	Easement for padmount substation 2.75 Wide (E3)	9030, 9158, 9241	Epsilon Distribution Ministerial Holding Corporation
6.	Restriction on the use of land (R1)	Pts. 9030, 9031, 9157, 9158, 9240, 9241 designated (R1)	Epsilon Distribution Ministerial Holding Corporation
7.	Restriction on the use of land (R2)	Pts. 9030, 9031, 9157, 9158, 9240, 9241 designated (R2)	Epsilon Distribution Ministerial Holding Corporation
8.	Restriction on the use of land	each lot except 9253, 9254 & 9255	every other lot except 9253, 9254 & 9255
9.	Restriction on the use of land	each lot except 9253, 9254 & 9255	every other lot except 9253, 9254 & 9255
10.	Positive covenant	9001-9252 incl	Blacktown City Council
11.	Restriction on the use of land	9001-9252 incl	Blacktown City Council
12.	Restriction on the use of land	9001-9252 incl	Blacktown City Council
13.	Restriction on the use of land	9002, 9003, 9004, 9006, 9007, 9008, 9009, 9011, 9012, 9013, 9015, 9016,	Blacktown City Council

  
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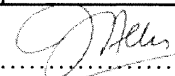
SC-24-00191

(Sheet 12 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:
13. continued	Restriction on the use of land	9017,9025, 9027, 9028, 9029, 9034, 9036, 9037, 9038, 9043, 9044, 9045, 9047, 9048,9049, 9051, 9052, 9053, 9054, 9055, 9056, 9058, 9059, 9060, 9062, 9063, 9064, 9066, 9067,9069, 9072, 9073, 9075, 9076, 9077, 9080, 9081, 9089, 9090, 9091, 9092, 9094, 9095, 9096, 9097, 9098, 9100, 9101, 9105, 9107, 9108, 9110, 9111, 9112, 9113, 9114, 9116, 9117, 9118, 9119, 9124, 9125, 9126, 9127, 9129, 9130, 9131, 9132, 9133, 9135, 9136, 9142, 9143, 9145, 9146, 9147, 9148, 9149, 9151, 9152, 9153, 9154, 9159, 9160, 9161,9164, 9165, 9166, 9167, 9169, 9170, 9171, 9177,	Blacktown City Council

  
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SC-24-00191

(Sheet 13 of 27 Sheets)

**Part 1 (Creation)**

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13.continued	Restriction on the use of land	9178, 9179, 9181, 9182, 9183, 9184, 9187, 9188, 9189, 9194, 9195, 9196, 9198, 9199, 9200, 9203, 9204, 9205, 9211, 9212, 9213, 9216, 9217, 9218, 9220, 9221, 9222, 9226, 9227, 9228, 9229, 9232, 9233, 9234, 9235, 9236, 9242, 9243, 9244, 9245, 9246, 9249, 9250, 9251, 9252	Blacktown City Council
14.	Restriction on the use of land	9001-9252 incl	Blacktown City Council
15.	Restriction on the use of land	9014-9018 incl, 9023-9030 incl, 9040-9053 incl.	Every other Lot except 9253, 9254 & 9255
16.	Easement for Underground Cables 3 wide (U)	9253 & 9255	Epsilon Distribution Ministerial Holding Corporation
17.	Easement for Gas Main 3 wide (G)	9255	Jemena Gas Networks (NSW) Ltd (ACN 003 004 322)
18	Easement to Drain Water 3 wide & 8 wide (A)	9255	Blacktown City Council



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SC-24-00191

(Sheet 14 of 27 Sheets)

**Part 2 (Terms)**

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

1.1 The owner of the lot benefited may:

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

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

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

1.3 The owner of the lot burdened must not :-

- (a) allow any building or other structure to be erected or placed on the easement site except an eave or gutter of the main building on the lot burdened or any permanent underground services to the main building;
- (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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(Signatory) Woorong Park Pty. Ltd.



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Blacktown City Council

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SC-24-00191

(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 2.75 wide (E3) numbered five in the abovementioned plan**

The terms set out in Section 1 of Memorandum N<sup>o</sup> AR578978 are incorporated into this document.

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


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

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

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

  
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(Signatory) Woorong Park Pty. Ltd.

  
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Judith Portelli, affixed by me  
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Blacktown City Council

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Plan of subdivision of Lot 8463 DP1274193 & Lot 7945  
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SC-24-00191

(Sheet 16 of 27 Sheets)

## Part 2 (Terms)

### 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:

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

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:-



(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:14 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: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945  
DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 17 of 27 Sheets)

**Part 2 (Terms)**

- (a) any such sign does not exceed nine hundred millimetres (900mm) in width and nine hundred millimetres (900mm) in height; and
- (b) any such sign is painted and/or decorated in its entirety by a professional signwriter.
- 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.
- 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 an/or place BUT nothing in this restriction shall prevent the erection and maintenance of a clothes line where all care has been taken to ensure that the same is as least obvious as possible having regard to the topography of the relevant lot burdened as related to any surrounding public roads and/or places.
- 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:-
- (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.
- 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.



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



.....  
Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:17 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: DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945  
DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 18 of 27 Sheets)

**Part 2 (Terms)**

- 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.
- 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:
- (a) in a garage or driveway on the lot burdened;
  - (b) in an area designated as being an area where a vehicle may be parked.


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


**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:

(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.

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

  
.....  
Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:19 PM  
Authorised Person  
Blacktown City Council

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

**Plan: DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945  
DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 19 of 27 Sheets)

**Part 2 (Terms)**

- 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.
- 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

  
.....

(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:21 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: DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 20 of 27 Sheets)

**Part 2 (Terms)**

**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 and Exposure Classification Report prepared by Geotech Testing Pty Ltd, Ref. No. 8599/122-AA dated 17 July 2024 to the requirements and satisfaction of Blacktown City Council

**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 Plan 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 dwellings will be permitted to be constructed or to remain on the lot(s) hereby burdened other than double storey dwellings.

**14. Terms of Easement for Underground Cables 3 wide (U) numbered sixteen in the abovementioned plan**

The terms set out in Section 2 of Memorandum N<sup>o</sup> AR578978 are incorporated into this Document.

**15. Terms of Easement for Gas Main 3 wide (G) numbered seventeen in the abovementioned plan**

15.1 For the purposes of this Instrument, the following words have the following meanings unless the contrary intention appears:

"Jemena " means Jemena Gas Networks (NSW) Ltd ABN 87 003 004 322 and its successors and its officers, agents, employees and other persons authorised by it.

  
.....

(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:24 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: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 21 of 27 Sheets)

**Part 2 (Terms)**

**“Apparatus”** means mains, and pipes and other apparatus used for the conveyance, control, measurement and distribution of the Substances and for purposes incidental thereto,

**“Easement Site”** means that part of the Lot Burdened identified as being subject to the Easement in the Plan which accompanies this Instrument.

**“Substances”** means natural gas, artificial gas, liquid petroleum gas, oil and other hydrocarbons whether in a gaseous, liquid or solid state and any products or by-products thereof.

15.2 Full and free right and licence for Jemena to construct Apparatus on the Easement Site including above and below the surface for the conveyance of Substances through, under and across the Easement Site and to use, examine, re-lay, alter, renew, maintain and remove such Apparatus TOGETHER WITH the following rights:

- a) a right of support of the Apparatus;
- b) to enter, pass and re-pass on the Lot Burdened with or without vehicles, to gain access to the Easement Site and to remain there for any reasonable time with or without workmen, materials and machinery;
- c) to remove any obstructions which encroach onto the Easement Site or prevent reasonable access to the Easement Site;
- d) to excavate the Lot Burdened within the Easement Site for the purposes of this easement.

15.3 In the exercise of its rights under this easement Jemena shall take reasonable precautions to cause as little disturbance as possible to the surface of the Easement Site and upon completion of the work will restore the surface to its former condition as far as reasonably practicable but Jemena shall not be obliged to restore or rebuild any building structure, roadway, pavement, pipeline cable or other improvement, erected upon, through or under the Easement Site.

15.4 The proprietor of the Lot Burdened undertakes that no structure, pipeline, cable or other improvement will be erected upon, over or under the Lot Burdened within the Easement Site without the prior consent in writing of Jemena AND that the proprietor has before the execution of this easement obtained any consent and approvals required from any other person or authority which holds an easement over the Lot Burdened.



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



Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:27 PM

.....  
Authorised Person  
Blacktown City Council

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

**Plan: DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945  
DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 22 of 27 Sheets)

**Part 2 (Terms)**

**16. Terms of Easement to Drain Water 3 wide & 8 wide (A) numbered eighteen in the abovementioned plan.**

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

**Name of Authority whose consent is required to release, vary or modify terms of Easements and Restrictions numbered five, six, seven and sixteen 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, eleven, twelve, thirteen, fourteen and eighteen in the abovementioned plan**

Blacktown City Council.

**Name of Authority whose consent is required to release, vary or modify terms of Easement numbered seventeen in the abovementioned plan**

Jemena Gas Networks (NSW) Ltd.



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



Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:30 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: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

**SC-24-00191**

(Sheet 23 of 27 Sheets)

Executed on behalf of JEMENA GAS NETWORKS (NSW) LTD ACN 003 004 322 by the authorised persons whose signatures appear below.

Signed by:  
  
522531C063C64BF...

Signature of Authorised Person

Kate Webster

Name of Authorised Person

DocuSigned by:  
  
FE283B98DEF540C...


Signature of witness

Michael Schwede

Name of witness

267 Grandview Road, QLD 4069

Address of witness

Signed by:  
  
974E4B397AA3414...

Signature of Authorised Person

Richard Harris

Name of Authorised Person

DocuSigned by:  
  
FE283B98DEF540C...


Signature of witness

Michael Schwede

Name of witness

267 Grandview Road, QLD 4069

Address of witness



(Signatory) Woorong Park Pty. Ltd.



Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:33 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: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

**SC-24-00191**

(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: 2024.10.16  
09:38:45 +11'00'

.....  
Signature of Witness

Natasha Issac

.....  
Name of Witness

Address of Witness:  
c/- Endeavour Energy  
Level 41, 8 Parramatta Square  
10 Darcy Street  
PARRAMATTA NSW 2150

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: 16.10.2024

.....  
Signature of Attorney

Name and position of Attorney:

.....  
**Simon Lawton, Strategic Property Manager**

Power of Attorney: Book 4825 No 475

Endeavour Energy reference:

.....  
**URS26188**



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



Electronic signature of me,  
Judith Portelli, affixed by me  
on 21/02/2025 2:32:35 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: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945  
DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 25 of 27 Sheets)

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

Corporation: Woorong Park Pty Ltd ACN 094 493 428

Authority: Section 127 Corporations Act 2001

  
.....

Signature of authorised person:

Garry Winten Rothwell  
.....

Name of authorised person:

Office held: Sole Director / Secretary

L20/100 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 21/02/2025 2:32:37 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: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.


**SC-24-00191**


(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 AT180766

Authority: Section 127 Corporations Act 2001


  
.....  
Signature of authorised person:

  
.....  
Signature of authorised person:

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

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

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

  
.....  
Electronic signature of me, Judith Portelli, affixed by me on 21/02/2025 2:32:40 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: **DP1275630**

Plan of subdivision of Lot 8463 DP1274193 & Lot 7945 DP1272576 covered by Subdivision Certificate No.

SC-24-00191

(Sheet 27 of 27 Sheets)

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

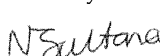
 Electronic signature of me, Judith Portelli, affixed by me on 21/02/2025 2:32:52 PM

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, Nicholas Sultana, affixed by me on 21/02/2025 2:35:20 PM

Signature of Witness

Nicholas Sultana

Name of Witness


62 Flushcombe Road Blacktown NSW 2148

Address of Witness





(Signatory) Woorong Park Pty. Ltd.

 Electronic signature of me, Judith Portelli, affixed by me on 21/02/2025 2:32:42 PM

Authorised Person  
Blacktown City Council