

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: **DP1228369**

Plan of subdivision of Lot 101 DP1234232 and Lot 5 & 6 DP1232886 covered by Subdivision Certificate No. 18-00140

Full name and address of the owner of the land:

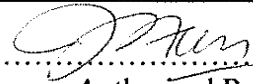
Woorong Park Pty. Ltd.
 1 Stoney Creek Road,
 SHANES PARK. 2747.

(Sheet 1 of 32 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 lots(s), road(s), bodies or Prescribed Authorities:
1.	Easement to drain water 1 wide (E1)	2074 2075 2076 2077 2078 2079 2080 2082 2167 2166 2181 2182 2183 2308 2307 2306 2305 2304 2303	2073 2073, 2074 2073-2075 incl 2073-2076 incl 2073-2077 incl 2073-2078 incl 2073-2079 incl 2073-2080 incl 2168 2167, 2168 2180 2180, 2181 2180-2182 incl 'HH' within 2359 & 2051/1229411 2308, 'HH' within 2359 & 2051/1229411 2307, 2308, 'HH' within 2359 & 2051/1229411 2306-2308 incl, 'HH' within 2359 & 2051/1229411 2305-2308 incl, 'HH' within 2359 & 2051/1229411 2304-2308 incl, 'HH' within 2359 & 2051/1229411


 (Signatory) Woorong Park Pty. Ltd.


 Authorised Person
 Blacktown City Council

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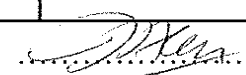
Plan: DP1228369

Plan of subdivision of Lot 101 DP1234232 and Lot 5 & 6 DP1232886 covered by Subdivision Certificate No. 18-00140

(Sheet 2 of 32 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 lots(s), road(s), bodies or Prescribed Authorities:
1. continued	Easement to drain water 1 wide (E1)	2302 2319 2320 2184 2185 2186 2187 2188 2191 2354 2203 2204 2205 2206 2207 2208 2209 2210 2213 2222 2223 2225 2226 2227 2228 2229 2230 2231 2234	2303-2308 incl, 'HH' within 2359 & 2051/1229411 'II' within 2358 & 2051/1229411 2319 & 'II' within 2358 & 2051/1229411 2180-2183 incl 2180-2184 incl 2180-2185 incl 2180-2186 incl 2180-2187 incl 2180-2188 incl 'DD' within 2361 2202 2202, 2203 2202-2204 incl 2202-2205 incl 2202-2206 incl 2202-2207 incl 2202-2208 incl 2202-2209 incl 2202-2210 incl 2221 2221, 2222, 2224 2221-2224 incl 2221,2225 incl 2221-2226 incl 2221-2227 incl 2221-2228 incl 2221-2229 incl 2221-2230 incl 2221-2231 incl


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Plan: **DP1228369**

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(Sheet 3 of 32 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 lots(s), road(s), bodies or Prescribed Authorities:
1. continued	Easement to drain water 1 wide (E1)	2338 2246 2245 2269 2290 2289 2288 2287 2286 2285 2299 2298	2337 2247 2246, 2247 2270 'GG' within 2360 2290, 'GG' within 2360 2289, 2290, 'GG' within 2360 2288-2290 incl, 'GG' within 2360 2287-2290 incl, 'GG' within 2360 2286-2290 incl, 'GG' within 2360 2285-2290 incl, 'GG' within 2360 2285-2290 incl, 'GG' within 2360 2285-2290 incl, 'GG' within 2360
2.	Easement to drain water 1.5 wide (E2)	2321 2322 2323	2319, 2320 'II' & 'JJ' within 2358 & 2051/1229411 2319-2321 incl, 'II' & 'JJ' within 2358 & 2051/1229411 2319-2322 incl, 'II' & 'JJ' within 2358 & 2051/1229411



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Plan of subdivision of Lot 101 DP1234232
 and Lot 5 & 6 DP1232886 covered by
 Subdivision Certificate No. ~~18-00140~~

(Sheet 4 of 32 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 lots(s), road(s), bodies or Prescribed Authorities:
2. Cont.	Easement to drain water 1.5 wide (E2)	2354 2353 2352 2337 2081 2155 2165 2170 2192 2214 2244 2268 2297 2315 2316 2317	'DD', 'EE' within 2361 & 204/1221754 2354, 'DD', 'EE' within 2361 & 204/1221754 2354, 2353, 'DD', 'EE' within 2361 & 204/1221754 'FF' within 2361 & 204/1221754 2073-2080 incl, 2082 2156 2166, 2167, 2162 2180-2188 incl, 2191 2202-2210 incl, 2213 2221-2231 incl, 2234 2245-2247 incl 2269, 2270 2360, 2285-2290 incl, 2298, 2299, 'GG' within 2360 2302-2308 incl, 2316, 2317, 'HH' within 2359 & 2051/1229411 2302-2308 incl, 2317, 'HH' within 2359 & 2051/1229411 2302-2308 incl, 'HH' within 2359 & 2051/1229411



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Plan of subdivision of Lot 101 DP1234232 and Lot 5 & 6 DP1232886 covered by Subdivision Certificate No. **18-00140**

(Sheet 5 of 32 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 lots(s), road(s), bodies or Prescribed Authorities:
3.	Easement for padmount substation 2.75 wide (E3)	2027, 2084, 2361, 2189, 2224, 2271, 2301	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
4.	Restriction on the use of land (R1)	Pts of 2025, 2027, 2084,2085, 2131, 2361, 2188,2189, 2224, 2225,2271, 2272, 2301, 2302 designated. (R1)	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
5.	Restriction on the use of land (R2)	Pts of 2025, 2027, 2084,2085, 2131, 2361, 2188,2189, 2224, 2225,2271, 2272, 2301, 2302 designated. (R2)	Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878
6.	Restriction on the use of land	each lot except 2355-2361 incl	every other lot except 2355-2361 incl
7.	Restriction on the use of land	each lot except 2355-2361 incl	every other lot except 2355-2361 incl
8.	Restriction on the use of land	each lot except 2355-2361 incl & 2162	every other lot except 2355-2361 incl & 2162

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Plan: DP1228369

Plan of subdivision of Lot 101 DP1234232 and Lot 5 & 6 DP1232886 covered by Subdivision Certificate No. 18-00140

(Sheet 6 of 32 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 lots(s), road(s), bodies or Prescribed Authorities:
9.	Easement for access and maintenance 0.9 wide (E4)	2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2016 2017 2018 2019 2020 2021 2022 2023	2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022



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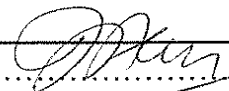
Plan: **DP1228369**

Plan of subdivision of Lot 101 DP1234232 and Lot 5 & 6 DP1232886 covered by Subdivision Certificate No. ~~18-00140~~

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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
9. continued	Easement for access and maintenance 0.9 wide (E4)	2024 2025 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2053 2054 2055 2056 2057 2058	2023 2024 2025 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2054 2055 2056 2057 2058 2059



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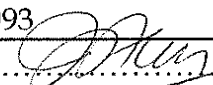
Plan: **DP1228369**

Plan of subdivision of Lot 101 DP1234232
 and Lot 5 & 6 DP1232886 covered by
 Subdivision Certificate No. **18-00440**

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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
9. continued	Easement for access and maintenance 0.9 wide (E4)	2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093	2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2085 2086 2087 2088 2089 2090 2091 2092 2093

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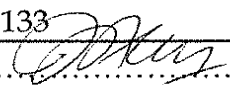
Plan: **DP1228369**

Plan of subdivision of Lot 101 DP1234232
 and Lot 5 & 6 DP1232886 covered by
 Subdivision Certificate No. ~~18-00140~~

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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
9. continued	Easement for access and maintenance 0.9 wide (E4)	2093 2094 2095 2096 2097 2098 2101 2102 2103 2104 2105 2108 2109 2110 2111 2112 2113 2114 2117 2118 2119 2120 2121 2122 2125 2126 2127 2129 2132 2134	2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2107 2108 2109 2110 2111 2112 2113 2118 2119 2120 2121 2122 2123 2126 2127 2128 2130 2131 2133

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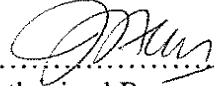
Plan: DP1228369

Plan of subdivision of Lot 101 DP1234232
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 Subdivision Certificate No. ~~18-00140~~

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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
9. continued	Easement for access and maintenance 0.9 wide (E4)	2135 2136 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2151 2159 2160 2161 2162 2164 2165 2166 2167 2168 2168 2171 2172 2173 2174	2134 2135 2138 2139 2140 2141 2142 2143 2143 2143 2118 2148 2149 2150 2151 2152 2158 2159 2160 2161 2163 2166 2167 2168 2169 2172 2173 2174 2175



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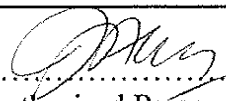
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Part 1 (Creation)

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9. continued	Easement for access and maintenance 0.9 wide (E4)	2175 2182 2183 2184 2185 2186 2187 2188 2189 2190 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2194 2195 2196 2197 2198 2199 2204	2176 2181 2182 2183 2184 2185 2186 2187 2188 2191 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2353 2354 2195 2196 2197 2198 2199 2100 2200 2203



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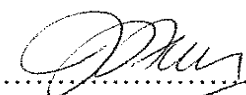
Plan: DP1228369

Plan of subdivision of Lot 101 DP1234232
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 Subdivision Certificate No. ~~18-00140~~

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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
9. continued	Easement for access and maintenance 0.9 wide (E4)	2205 2206 2209 2210 2211 2192 2213 2215 2221 2222 2230 2231 2232 2233 2214 2235 2236 2237 2239 2244 2334 2335 2336 2337 2338 2339 2340 2247 2251 2252 2253 2238	2204 2205 2208 2209 2210 2213 2212 2216 2222 2223 2229 2230 2231 2231 2234 2236 2237 2238 2240 2245 2333 2334 2335 2336 2337 2338 2339 2246 2250 2251 2252 2239



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 Subdivision Certificate No. **18-00140**

(Sheet 13 of 32 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 lots(s), road(s), bodies or Prescribed Authorities:
9. continued	Easement for access and maintenance 0.9 wide (E4)	2254 2255 2256 2259 2260 2261 2262 2263 2264 2265 2266 2267 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2285 2286 2289 2292 2295 2296 2297 2298 2299	2253 2254 2255 2260 2261 2262 2263 2264 2265 2266 2267 2272 2273 2274 2275 2276 2277 2278 2279 2282 2283 2260 2286 2287 2290 2291 2294 2295 2298 2299 2300



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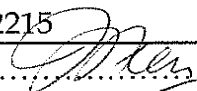
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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
9. continued	Easement for access and maintenance 0.9 wide (E4)	2302 2303 2304 2305 2306 2307 2310 2311 2312 2313 2314 2315 2316 2317 2320 2321 2322 2323 2325 2328 2329 2050 2051	2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2316 2317 2318 2319 2320 2321 2322 2326 2329 2330 2049 2049
10.	Easement for access and maintenance 1.5 wide (E5)	2081 2170 2297 2315 2192 2301 2214	2080 2171 2296 2314 2193 2302 2215

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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
11.	Easement for access and maintenance 0.9 wide (E8)	2084 2114 2190 2212 2235 2280	2116 2115 2188 2210 2258 2281
12.	Easement to drain water variable width (E9)	2355	2356 & Blacktown City Council
13.	Easement to drain water 3.5 wide and variable (E10)	2355	2356 & Blacktown City Council
14.	Right of access 3.5 wide and variable (E11)	2355	2356 & Blacktown City Council
15.	Right of access variable width (E12)	2361, 2357, 2359, 2360	Blacktown City Council
16.	Right of access 16 wide (E13)	2361	Blacktown City Council
17.	Easement for batter variable width (E14)	2355	Blacktown City Council
18.	Positive Covenant	2355	Blacktown City Council
19.	Restriction on the use of land	2357-2361 incl.	Blacktown City Council
20.	Restriction on the use of land	2162	Blacktown City Council



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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
21.	Restriction on the use of land	2001-2354	Blacktown City Council
22.	Restriction on the use of land	2001-2149 incl 2155-2157 incl 2165-2169 incl 2201, 2202, 2221-2224 incl 2232-2234 incl 2243-2248 incl 2264-2275 incl 2288-2292 incl 2301, 2302, 2303 2306-2354 incl	Blacktown City Council
23.	Easement to drain water over whole lot (E15)	2356	Blacktown City Council
24.	Right of access over whole lot (E16)	2356	Blacktown City Council
25.	Restriction on the use of land	2356	Blacktown City Council
26.	Positive Covenant	2356	Blacktown City Council



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Part 1a (Release)

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 lots(s), road(s), bodies or Prescribed Authorities:
1.	Easement for water supply purposes 3 wide 'B' (D.P.1234232)	101/1234232, 5/1232886	Sydney Water Corporation
2.	Easement for access and drainage 3 wide 'C' (D.P.1234232)	101/1234232, 5/1232886	Sydney Water Corporation
3.	Right of carriageway 17.4, 20.8 & variable 'F' (D.P.1234232)	101/1234232, 5/1232886	102/1234232
4.	Easement for sewerage (pressure main) variable width 'K' (D.P.1234232)	101/1234232, 5/1232886	Sydney Water Corporation
5.	Right of access variable width (E1) (D.P.1232886)	5/1232886	Blacktown City Council


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Part 2 (Terms)

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

The terms set out in Memorandum N^o AK104621 registered at ^{NSW LRS} Land & Property Information NSW are incorporated into this document.

2. Terms of Restriction on the Use of Land (R1) numbered four in the abovementioned plan

2.1 Definitions:

2.1.1 120/120/120 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;

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

2.1.3 erect includes construct, install, build and maintain;


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

2.2 No building shall be erected or permitted to remain within the restriction site unless:

2.2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating; and

2.2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating; and

2.2.3 the owner provides the authority benefited with an engineer's certificate to this effect.


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Part 2 (Terms)

- 2.3 The fire ratings mentioned in clause 2.2 must be achieved without the use of fire fighting systems such as automatic sprinklers.
- 2.4 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 2.4.1 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 Epsilon Distribution Ministerial Holding Corporation 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.
- 2.4.2 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.
- 3. Terms of Restriction on the Use of Land (R2) numbered five in the abovementioned plan**
- 3.1 Definitions:
- 3.1.1 **erect** includes construct, install, build and maintain.
- 3.1.2 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R2) on the plan.
- 3.2 No swimming pool or spa shall be erected or permitted to remain within the restriction site.


.....
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: DP1228369

Plan of subdivision of Lot 101 DP1234232
and Lot 5 & 6 DP1232886 covered by
Subdivision Certificate No. ~~18-00140~~

(Sheet 20 of 32 Sheets)

Part 2 (Terms)

- 3.3 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 3.3.1 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 Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation
- 3.3.2. 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 .
- 4. Terms of Restriction on the Use of Land numbered six in the abovementioned plan**
- 4.1 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.
- 4.2 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
- 4.3 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.



.....
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.

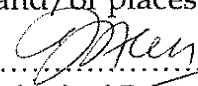
Plan: **DP1228369**

Plan of subdivision of Lot 101 DP1234232
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(Sheet 21 of 32 Sheets)

Part 2 (Terms)

- 4.4 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.
- 4.5 No noxious, noisome or offensive occupation, trade, business, manufacturing or home industry shall be conducted or carried out on any lot burdened.
- 4.6 No commercial or boarding kennels shall be constructed or permitted to remain on any lot burdened.
- 4.7 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:-
- (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
- 4.8 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.
- 4.9 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.
- 4.10 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.


.....
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: DP1228369

Plan of subdivision of Lot 101 DP1234232
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(Sheet 22 of 32 Sheets)

Part 2 (Terms)

- 4.11 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.
- 4.12 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.
- 4.13 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.
- 4.14 No Child Care Centre shall be erected or permitted to remain on the lot burdened.
- 4.15 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.
- 4.16 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.
- 4.17 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.


.....
Authorised Person
Blacktown City Council

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Plan: DP1228369

Plan of subdivision of Lot 101 DP1234232
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(Sheet 23 of 32 Sheets)

Part 2 (Terms)

4.18 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 whose consent is required to release vary or modify restriction numbered six 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.

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


5.1 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.

5.2 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.

5.3 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.

5.4 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.

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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: DP1228369

Plan of subdivision of Lot 101 DP1234232
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(Sheet 24 of 32 Sheets)

Part 2 (Terms)

5.5 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 whose consent is required to release vary or modify restriction numbered seven 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.

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


No dwellings will be permitted to be constructed or to remain on the lots burdened other than double storey dwellings.

Name of Party whose consent is required to release vary or modify restriction numbered eight in the plan is Woorong Park ACN: 094 493 428 whilst ever it owns any lot or any part of any lot in the plan.

7. Terms of Easement for Access & Maintenance 0.9 wide (E4) & (E8) numbered nine and eleven and 1.5 wide (E5) numbered ten in the abovementioned plan

7.1 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.


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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: **DP1228369**

Plan of subdivision of Lot 101 DP1234232
and Lot 5 & 6 DP1232886 covered by
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Part 2 (Terms)

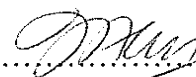
7.2 In exercising those powers, the owner of the lot benefited must:

- (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;
- (b) 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.

7.3 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.


.....
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: DP1228369

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Part 2 (Terms)

- 8. Terms of Right of Access variable width (E12) numbered fifteen and 16 wide (E13) numbered sixteen in the abovementioned plan**

A Right of Access as set out in Schedule 4A Part 11 of the Conveyancing Act, 1919 is created.

This easement will cease to have effect when the roads adjoining the easement site are extended and dedicated to the public as public roads. In this easement 'easement site' means the areas designated (E12) & (E13) on the abovementioned plan.

- 9. Terms of Positive Covenant numbered eighteen in the abovementioned plan**

The owner of the Lot burdened must allow the Horticultural Landscape Maintenance Staff appointed by Woorong Park Pty. Ltd. access to the area designated (E11) on the abovementioned plan to carry out restoration and maintenance work as per the Vegetation Management Plan prepared by Eco Logical Australia titled 'Newpark Raingarden Easement, Woorong Park' dated 29 May 2018 for a period of five years from the date of registration of the above mentioned plan.

- 10. Terms of Restriction on the use of land numbered nineteen in the abovementioned plan**

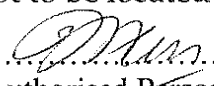
No further development will be permitted on the lot(s) hereby burdened unless it is approved by a Development Consent by Blacktown City Council. Such approval is likely to require, but not be restricted to, construction of road and drainage works, the provision of lot fill and payment of Section 94 Contributions.

- 11. Terms of Restriction on the use of land numbered twenty in the abovementioned plan**

The lot hereby burdened cannot be considered for further development to increase density unless a Development Application is made that includes an access proposal that meets the requirements of Blacktown City Council.

- 12. Terms of Restriction on the use of land numbered twenty one in the abovementioned plan**

The wall of any dwelling erected on the Lot(s) hereby burdened is not to be located within

..........
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: DP1228369

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(Sheet 27 of 32 Sheets)

Part 2 (Terms)

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 twenty two in the abovementioned plan

No building shall be erected on the lot hereby burdened being a filled lot unless constructed on pier and beam footings to safe and uniform strata or alternatively on footings or slab designed and certified by a Chartered Professional Engineer to the requirements and satisfaction of the Council of the City of Blacktown.


14. Terms of Restriction on the use of land numbered twenty five in the abovementioned plan

The registered proprietor(s) covenant as follows with the Authority benefited in respect to the Stormwater Quality Improvement Device (hereinafter referred to as "the device") constructed and/or installed on the burdened lot(s) that they will not, without the prior and express written consent of the Authority benefited:

1. Do any act, matter or thing which would prevent the device from operating in a safe and efficient manner.
2. Make or permit or suffer the making of any alterations or additions to the device.
3. Allow any development within the meaning of the Environmental Planning and Assessment Act 1979 to encroach upon the device.

This restriction shall bind all persons who are or claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Conveyancing Act 1919.

For the purpose of this restriction, "the device" means the stormwater quality improvement device constructed and/or installed on the land as detailed on the plans approved by Blacktown City Council as Construction Certificate No.17.01494, including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to treat stormwater, as well as all surfaces graded to direct stormwater to the device.


.....
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: DP1228369

Plan of subdivision of Lot 101 DP1234232
and Lot 5 & 6 DP1232886 covered by
Subdivision Certificate No. 18-00140

(Sheet 28 of 32 Sheets)

Part 2 (Terms)

15. Terms of Positive Covenant numbered twenty six in the abovementioned plan

- 15.1 The registered proprietor(s) covenant as follows with the Authority benefited in respect to the Stormwater Quality Improvement Device (hereinafter referred to as "the device") constructed and/or installed on the burdened lot(s), that they will:
- (a) Keep the device clean and free from silt, rubbish and debris
 - (b) Maintain and repair the device at the sole expense of the registered proprietor(s), so that it functions in a safe and efficient manner, in accordance with the manufacturer's recommended requirements and/or the "Operation and Maintenance Manuel" prepared by J. Wyndham Prince Pty. Ltd. on 30 th November, 2017. A copy of this Schedule is available to all owners and occupiers of the burdened lot(s).
 - (c) For the purpose of ensuring observance of this covenant, permit Blacktown City Council or its authorised agents (hereinafter referred to as "the Council") from time to time and upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter the land and inspect the condition of the device and the state of construction, maintenance or repair of the device, for compliance with the requirements of this covenant.
 - (d) Provide to the Prescribed Authority each year on or before 1 September an Annual Maintenance Report ("Report") outlining all maintenance undertaken on the Device in accordance with the Maintenance Schedule or industry best practice. Copies are to be provided with the Report of all cleaning reports and tipping dockets to demonstrate that all material removed was disposed of in an approved manner.
 - (e) Comply with the terms of any written notice issued by the Council to attend to any matter and carry out such work within the time stated in the notice, to ensure the proper and efficient performance of the device and to that extent Section 88F(2)(a) of the Conveyancing Act 1919 (hereinafter referred to as "the Act") is hereby agreed to be amended accordingly.
- 15.2 Pursuant to Section 88F(3) of the Act the Council shall have the following additional powers pursuant to this covenant:
- (a) In the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above, the Council may enter the land with all necessary equipment and carry out any work considered by Council to be reasonable to comply with the said notice referred to in 15.1(e) above.

.....
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: DP1228369

Plan of subdivision of Lot 101 DP1234232
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(Sheet 29 of 32 Sheets)

Part 2 (Terms)

- (b) The Council may recover from the registered proprietor in a court of competent jurisdiction:
- I. Any expense reasonably incurred by it in exercising its powers in sub-paragraph 15.2(a) above. Such expense shall include reasonable wages for employees engaged in effecting, supervising and administering the said work, together with costs, reasonably estimated by Council, for the use of materials, machinery, tools and equipment used in conjunction with the said work.
 - II. Legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs, charges, and expenses of registration of a covenant charge pursuant to Section 88F of the Act or providing any certificate required pursuant to Section 88G of the act or obtaining any injunction pursuant to Section 88H of the Act.

15.3. This covenant shall bind all persons who are or claim under the registered proprietor(s) as stipulated in Section 88E(5) of the Act.

For the purposes of this covenant, "the device" means the stormwater quality improvement device constructed and/or installed on the land as detailed on the plans approved by Blacktown City Council as Construction Certificate No. 17.01494 , including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to treat stormwater, as well as all surfaces graded to direct stormwater to the device.

Name of Authority whose consent is required to release, vary or modify Easements and Restrictions numbered three, four and five in the abovementioned plan

Epsilon Distribution Ministerial Holding Corporation.


.....
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: **DP1228369**

Plan of subdivision of Lot 101 DP1234232
and Lot 5 & 6 DP1232886 covered by
Subdivision Certificate No.

(Sheet 30 of 32 Sheets)

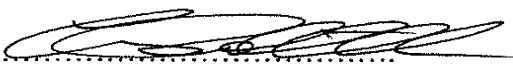
Name of Authority whose consent is required to release, vary or modify Easements numbered
~~twelve~~ **to twenty six in the abovementioned plan**

~~nine~~
Blacktown City Council.

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

Executed by Stuart Peter Dixon-Smith
as attorney for Global
Demand Holdings 11 Limited
under Power of Attorney
registered Book 4738 No 171
in the presence of:


.....
Signature of authorised person:


GARRY ROTHWELL.....

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

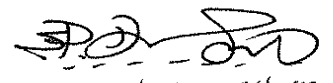
LEVEL 20, 100 ARTHUR STREET

NORTH SYDNEY NSW 2060

Address of authorised person:


.....
Signature of witness
Michelle Wong
Name of witness

Level 61, 1 Farrel Place, NSW
Address of witness 2000


.....
Signature of Attorney
by executing this
document the Attorney
states that he has
not received notice of
revocation of the
Power of Attorney

.....
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: **DP1228369**

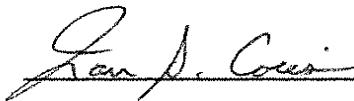
Plan of subdivision of Lot 101 DP1234232
and Lot 5 DP1232886 covered by Subdivision
Certificate No. 18-00140

(Sheet 31 of 32 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)*

Signature of witness:



Name of witness:

IAN STEWART COUSIN

Address of witness:

c/- Endeavour Energy
51 Huntingwood Drive
Huntingwood NSW 2148

Signature of attorney:



Name and position of attorney:

Helen Smith
Manager Property & Fleet

Power of attorney:

Book 4734 No 883

Signing on behalf of:

Endeavour Energy Network Asset
Partnership ABN 30 586 412 717

Endeavour Energy reference:

URS 19233

Date of signature:

18 June 2018



.....
Authorised Person
Blacktown City Council

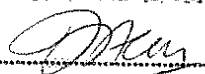
Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

Plan: **DP1228369**

Plan of subdivision of Lot 101 DP1234232 and Lot 5 & 6 DP1232886 covered by Subdivision Certificate No. **18-00140**

(Sheet 32 of 32 Sheets)

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


..... BLACKTOWN CITY COUNCIL
Signature of delegate

.....
Name of delegate Judith Portelli
Manager Development Services

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

.....
Signature of Witness *H. Haines*

..... HAZLEIGH HAINES
Name of Witness
C/- BLACKTOWN CITY COUNCIL
62 FURSHCOMBE ROAD, BLACKTOWN NSW 2148
Address of Witness



BLACKTOWN CITY COUNCIL

.....
Name of delegate Judith Portelli
Manager Development Services
.....
Authorised Person
Blacktown City Council