

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

Plan:

Plan of subdivision of Lot 9253 DP1275630
covered by Subdivision Certificate No.

(Sheet 1 of 22 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) | 8703 8704 8705 8706 8710 8711 8712 8714 8715 8716 8717 8718 8719 8720 8721 8722 8725 8726 8727 8729 8730 8731 8732 8736 8737 8739 8740 | 8702 8703 8706 8707 8709 8710 8711 8713 8714 8715 8716 8717 8718 8719 8720 8723 8726 8727 8728 8730 8731 8732 8733 8735 8736 8738 8739 |

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

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Authorised Person
Blacktown City Council

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Plan: Plan of subdivision of Lot 9253 DP1275630
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(Sheet 2 of 22 Sheets)

Part 1 (Creation)

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|---|--|--|--|
| 1. continued | Easement for access and maintenance 0.9 wide (E2) | 8741 8742 8743 8744 8745 8746 8747 8748 8749 8750 8751 8752 8753 8754 8756 8757 8758 8759 8760 8761 8762 8763 8764 8765 8766 8767 8768 8769 8770 8774 8775 | 8740 8741 8742 8743 8744 8745 8746 8747 8748 8749 8750 8751 8754 8755 8757 8758 8759 8760 8761 8762 8763 8764 8765 8766 8767 8768 8769 8770 8771 8773 8774 |

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Plan of subdivision of Lot 9253 DP1275630
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(Sheet 3 of 22 Sheets)

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|---|--|--|--|
| 1. continued | Easement for access and maintenance 0.9 wide (E2) | 8776 8777 8778 8780 8781 8782 8783 8784 8785 8787 8788 8789 8790 8791 8793 8794 8796 8797 8798 8799 8800 8801 8802 8803 8804 8805 8806 8807 8808 8809 8810 | 8775 8776 8779 8781 8782 8783 8784 8785 8786 8788 8789 8790 8791 8792 8794 8795 8797 8798 8799 8800 8801 8802 8803 8804 8805 8806 8807 8808 8809 8810 8811 |

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(Sheet 4 of 22 Sheets)

Part 1 (Creation)

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|---|--|--|--|
| 1. continued | Easement for access and maintenance 0.9 wide (E2) | 8812 8813 8814 8815 8816 8817 8818 8819 8820 8821 8822 8823 8824 8825 8826 8827 8828 8833 8834 8835 8836 8837 8838 8839 8840 8841 8842 8843 8844 8845 8846 | 8844 8844 8813 8814 8817 8818 8819 8820 8821 8822 8823 8824 8825 8826 8827 8828 8829 8832 8833 8834 8835 8836 8837 8838 8839 8840 8841 8842 8843 8877 8877 |

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(Sheet 5 of 22 Sheets)

Part 1 (Creation)

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|---|--|--|--|
| 1. continued | Easement for access and maintenance 0.9 wide (E2) | 8847 8848 8849 8850 8851 8852 8853 8854 8855 8856 8857 8858 8859 8861 8862 8863 8864 8867 8868 8869 8870 8871 8872 8873 8874 8875 8876 8877 8878 8879 8880 | 8846 8847 8850 8851 8852 8853 8854 8855 8856 8857 8858 8859 8860 8862 8863 8864 8865 8866 8867 8868 8869 8870 8871 8872 8873 8874 8875 8876 8876 8908 8908 8879 |

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(Sheet 6 of 22 Sheets)

Part 1 (Creation)

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|---|--|--|--|
| 1. continued | Easement for access and maintenance 0.9 wide (E2) | 8881 8882 8883 8884 8885 8886 8887 8888 8889 8890 8891 8893 8894 8895 8899 8900 8901 8902 8903 8904 8905 8906 8907 8908 8909 8910 8911 8912 8913 8914 8915 | 8880 8883 8884 8885 8886 8887 8888 8889 8890 8891 8892 8894 8895 8896 8898 8899 8900 8901 8902 8903 8904 8905 8906 8907 8937 8937 8910 8911 8914 8915 8916 |

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(Sheet 7 of 22 Sheets)

Part 1 (Creation)

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|---|--|--|--|
| 1. continued | Easement for access and maintenance 0.9 wide (E2) | 8916 8917 8918 8919 8920 8921 8923 8924 8925 8929 8930 8931 8932 8933 8934 8935 8936 8937 8938 8939 8940 8941 8942 8943 8944 8945 8946 8947 8948 | 8917 8918 8919 8920 8921 8922 8924 8925 8926 8928 8929 8930 8931 8932 8932 8933 8934 8935 8936 8939 8940 8941 8942 8943 8944 8945 8946 8947 8948 8949 |

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Plan of subdivision of Lot 9253 DP1275630
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(Sheet 8 of 22 Sheets)

Part 1 (Creation)

| Number of item shown in the intention panel on the plan | Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan | Burdened lot(s) or parcel(s): | Benefited lot(s), road(s), bodies or Prescribed Authorities: |
|---|--|--|--|
| 2. | Easement for access and maintenance 0.9 wide (E22) | 8701 8702 8703 8704 8776 8777 8814 8815 8847 8848 8911 8912 | Pt 8951 desig. (X) Pt 8951 desig. (X) 8705 8705 8778 8778 8816 8816 8849 8849 8913 8913 |
| 3. | Easement for access and maintenance 1.5 wide (E21) | 8722 8723 8753 8754 8880 8881 | 8721 8721 8752 8752 8882 8882 |
| 4. | Easement to drain water 1.5 wide (E1) | 8709 8710 8711 8712 8732 8731 8730 8729 8728 8727 8726 8725 8724 | 8708 8708, 8709 8708 - 8710 incl. 8708 - 8711 incl. 8733 8732, 8733 incl. 8731- 8733 incl. 8730- 8733 incl. 8729- 8733 incl. 8728- 8733 incl. 8727- 8733 incl. 8726- 8733 incl. 8725- 8733 incl. |

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Plan:

Plan of subdivision of Lot 9253 DP1275630
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(Sheet 9 of 22 Sheets)

Part 1 (Creation)

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|---|--|--|---|
| 4. continued | Easement to drain water 1.5 wide (E1) | 8723 8722 8770 8769 8768 8767 8766 8765 8764 8763 8762 8761 8760 8759 8758 8757 8755 8754 8753 8862 8863 8864 8865 8896 8895 8894 8893 8899 8900 8901 | 8724-8733 incl. 8723-8733 incl. 8771 8770, 8771 8769-8771 incl. 8768-8771 incl. 8767-8771 incl. 8766-8771 incl. 8765-8771 incl. 8764-8771 incl. 8763-8771 incl. 8762-8771 incl. 8761-8771 incl. 8760-8771 incl. 8759-8771 incl. 8758-8771 incl. 8757-8771 incl. 8757-8771 incl & 8755 8757-8771 incl, 8755 & 8754 8861 8861 & 8862 8861-8863 incl. 8861-8864 incl. 8897 8896-8897 incl. 8895-8897 incl. 8894-8897 incl. 8898 8898 & 8899 8898-8900 incl. |

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Part 1 (Creation)

| Number of item shown in the intention panel on the plan | Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan | Burdened lot(s) or parcel(s): | Benefited lot(s), road(s), bodies or Prescribed Authorities: |
|---|--|--|---|
| 4. continued | Easement to drain water 1.5 wide (E1) | 8902 8903 8904 8905 8906 8907 8908 8879 8880 8881 8924 8923 8927 | 8898-8901 incl. 8898-8902 incl. 8898-8903 incl. 8898-8904 incl. 8898-8905 incl. 8898-8906 incl. 8898-8907 incl. 8898-8908 incl. 8898-8908 incl & 8879 8898-8908 incl, 8879 & 8880 8925 8924 & 8925 8926 |
| 5. | Easement for Padmount substation 2.75 Wide (E3) | 8728 8796 8861 8912 | Epsilon Distribution Ministerial Holding Corporation |
| 6. | Restriction on the use of land (R1) | Pts 8728, 8729, 8795, 8796, 8861, 8862, 8911 & 8912 designated (R1) | Epsilon Distribution Ministerial Holding Corporation |
| 7. | Restriction on the use of land (R2) | Pts 8728, 8729, 8795, 8796, 8861, 8862, 8911 & 8912 designated (R2) | Epsilon Distribution Ministerial Holding Corporation |
| 8. | Restriction on the use of land | each lot except 8951 | every other lot except 8951 |

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(Sheet 11 of 22 Sheets)

Part 1 (Creation)

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|---|--|---|--|
| 9. | Restriction on the use of land | each lot except 8951 | every other lot except 8951 |
| 10. | Positive covenant | 8701-8950 incl | Blacktown City Council |
| 11. | Restriction on the use of land | 8701-8950 incl | Blacktown City Council |
| 12. | Restriction on the use of land | 8701-8950 incl | Blacktown City Council |
| 13. | Restriction on the use of land | 8705, 8706, 8707, 8711, 8715, 8716, 8719, 8720, 8721, 8723, 8725, 8726, 8727, 8730, 8731, 8738, 8739, 8740, 8742, 8743, 8744, 8746, 8747, 8748, 8750, 8751, 8752, 8755, 8757, 8758, 8759, 8761, 8762, 8763, 8765, 8766, 8767, 8769, 8770, 8771, 8773, 8774, 8775, 8790, 8791, 8792, 8795, 8797, 8798, 8799, 8816, 8817, 8818, 8820, 8821, 8822, 8825, 8826, 8827, 8829, 8834, 8838, 8839, 8840, 8842, 8843, 8844, 8849, 8850, | Blacktown City Council |

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Part 1 (Creation)

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|---|--|---|--|
| 13. continued | Restriction on the use of land | 8851, 8853, 8854, 8855, 8858, 8859, 8860, 8862, 8863, 8866, 8867, 8868, 8871, 8872, 8873, 8875, 8876, 8877, 8882, 8883, 8885, 8886, 8887, 8890, 8891, 8892, 8898, 8899, 8900, 8903, 8904, 8905, 8907, 8908, 8913, 8914, 8915, 8917, 8918, 8919, 8921, 8922, 8928, 8929, 8931, 8932, 8933, 8935, 8936, 8937, 8939, 8940, 8941, 8943, 8944, 8945, 8947, 8948 & 8949 | Blacktown City Council |
| 14. | Restriction on the use of land | 8701-8950 incl | Blacktown City Council |
| 15. | Restriction on the use of land | 8701, 8708, 8724 – 8733 incl. & 8831 | Blacktown City Council |

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covered by Subdivision Certificate No.

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Part 2 (Terms)

1. Terms of Easements for Access & Maintenance 0.9 wide (E2) and (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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Plan: Plan of subdivision of Lot 9253 DP1275630
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Part 2 (Terms)

The grant of this easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the easement including installing a security gate across the easement site from the building structure on the lot burdened.

The owner of the burdened lot and the owner of the benefited lot acknowledge that it is not the responsibility of Blacktown City Council to determine any dispute in relation to the easement for access and maintenance and any dispute is a civil matter to be resolved between the relevant parties"

2. Terms of Easement to Drain Water 1.5 wide (E1) numbered 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 Section 1 of Memorandum N^o 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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Plan: Plan of subdivision of Lot 9253 DP1275630
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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:-

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Plan: Plan of subdivision of Lot 9253 DP1275630
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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 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:-
- (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.

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Plan: Plan of subdivision of Lot 9253 DP1275630
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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.

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Plan: Plan of subdivision of Lot 9253 DP1275630
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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

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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: Plan of subdivision of Lot 9253 DP1275630
covered by Subdivision Certificate No.

(Sheet 19 of 22 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.8599/150-AA dated 12 September 2025, 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.

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 and ten to fifteen inclusive in the abovementioned plan

Blacktown City Council.

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

.....
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:

Plan of subdivision of Lot 9253 DP1275630
covered by Subdivision Certificate No.

(Sheet 20 of 22 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

.....
Signature of Attorney

.....
Name of Witness

Name and position of Attorney:

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

Power of Attorney: Book N^o

Endeavour Energy reference:
.....

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

.....
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: Plan of subdivision of Lot 9253 DP1275630
covered by Subdivision Certificate No.

(Sheet 21 of 22 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:

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

.....

.....
Address of authorised person:

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

.....
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:

Plan of subdivision of Lot 9253 DP1275630
covered by Subdivision Certificate No.

(Sheet 22 of 22 Sheets)

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

.....
Signature of delegate

.....
Name of delegate

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

.....
Signature of Witness

.....
Name of Witness

.....
Address of Witness

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

.....
Authorised Person
Blacktown City Council