Req:R840553 /Doc:DP 1275629 B /Rev:12-Mar-2026 /NSW LRS /Prt:12-Mar-2026 14:48 /Seq:1 of 23
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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:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



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

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(Signatory) Woorong Park Pty. Ltd.

Authorised Person
Blacktown City Council

*Ref: 20260-7H DP1275629*

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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:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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) | 8741 | 8740 |
| | | 8742 | 8741 |
| | | 8743 | 8742 |
| | | 8744 | 8743 |
| | | 8745 | 8744 |
| | | 8746 | 8745 |
| | | 8747 | 8746 |
| | | 8748 | 8747 |
| | | 8749 | 8748 |
| | | 8750 | 8749 |
| | | 8751 | 8750 |
| | | 8752 | 8751 |
| | | 8753 | 8754 |
| | | 8754 | 8755 |
| | | 8756 | 8757 |
| | | 8757 | 8758 |
| | | 8758 | 8759 |
| | | 8759 | 8760 |
| | | 8760 | 8761 |
| | | 8761 | 8762 |
| | | 8762 | 8763 |
| | | 8763 | 8764 |
| | | 8764 | 8765 |
| | | 8765 | 8766 |
| | | 8766 | 8767 |
| | | 8767 | 8768 |
| | | 8768 | 8769 |
| | | 8769 | 8770 |
| | | 8770 | 8771 |
| | | 8774 | 8773 |
| | | 8775 | 8774 |

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.....
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Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



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

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.....
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.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629

Plan of subdivision of Lot 9253 DP1275630
covered by Subdivision Certificate No. SC-25-00182



**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) | 8812 | 8844 |
| | | 8813 | 8844 |
| | | 8814 | 8813 |
| | | 8815 | 8814 |
| | | 8816 | 8817 |
| | | 8817 | 8818 |
| | | 8818 | 8819 |
| | | 8819 | 8820 |
| | | 8820 | 8821 |
| | | 8821 | 8822 |
| | | 8822 | 8823 |
| | | 8823 | 8824 |
| | | 8824 | 8825 |
| | | 8825 | 8826 |
| | | 8826 | 8827 |
| | | 8827 | 8828 |
| | | 8828 | 8829 |
| | | 8833 | 8832 |
| | | 8834 | 8833 |
| | | 8835 | 8834 |
| | | 8836 | 8835 |
| | | 8837 | 8836 |
| | | 8838 | 8837 |
| | | 8839 | 8838 |
| | | 8840 | 8839 |
| | | 8841 | 8840 |
| | | 8842 | 8841 |
| | | 8843 | 8842 |
| | | 8844 | 8843 |
| | | 8845 | 8877 |
| | | 8846 | 8877 |

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(Signatory) Woorong Park Pty. Ltd.

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Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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) | 8847 | 8846 |
| | | 8848 | 8847 |
| | | 8849 | 8850 |
| | | 8850 | 8851 |
| | | 8851 | 8852 |
| | | 8852 | 8853 |
| | | 8853 | 8854 |
| | | 8854 | 8855 |
| | | 8855 | 8856 |
| | | 8856 | 8857 |
| | | 8857 | 8858 |
| | | 8858 | 8859 |
| | | 8859 | 8860 |
| | | 8861 | 8862 |
| | | 8862 | 8863 |
| | | 8863 | 8864 |
| | | 8864 | 8865 |
| | | 8867 | 8866 |
| | | 8868 | 8867 |
| | | 8869 | 8868 |
| | | 8870 | 8869 |
| | | 8871 | 8870 |
| | | 8872 | 8871 |
| | | 8873 | 8872 |
| | | 8874 | 8873 |
| | | 8875 | 8874 |
| | | 8876 | 8875 |
| | | 8877 | 8876 |
| | | 8878 | 8908 |
| | | 8879 | 8908 |
| | | 8880 | 8879 |

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

.....
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Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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) | 8881 | 8880 |
| | | 8882 | 8883 |
| | | 8883 | 8884 |
| | | 8884 | 8885 |
| | | 8885 | 8886 |
| | | 8886 | 8887 |
| | | 8887 | 8888 |
| | | 8888 | 8889 |
| | | 8889 | 8890 |
| | | 8890 | 8891 |
| | | 8891 | 8892 |
| | | 8893 | 8894 |
| | | 8894 | 8895 |
| | | 8895 | 8896 |
| | | 8899 | 8898 |
| | | 8900 | 8899 |
| | | 8901 | 8900 |
| | | 8902 | 8901 |
| | | 8903 | 8902 |
| | | 8904 | 8903 |
| | | 8905 | 8904 |
| | | 8906 | 8905 |
| | | 8907 | 8906 |
| | | 8908 | 8907 |
| | | 8909 | 8937 |
| | | 8910 | 8937 |
| | | 8911 | 8910 |
| | | 8912 | 8911 |
| | | 8913 | 8914 |
| | | 8914 | 8915 |
| | | 8915 | 8916 |

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

.....
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Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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) | 8916 | 8917 |
| | | 8917 | 8918 |
| | | 8918 | 8919 |
| | | 8919 | 8920 |
| | | 8920 | 8921 |
| | | 8921 | 8922 |
| | | 8923 | 8924 |
| | | 8924 | 8925 |
| | | 8925 | 8926 |
| | | 8929 | 8928 |
| | | 8930 | 8929 |
| | | 8931 | 8930 |
| | | 8932 | 8931 |
| | | 8933 | 8932 |
| | | 8934 | 8933 |
| | | 8935 | 8934 |
| | | 8936 | 8935 |
| | | 8937 | 8936 |
| | | 8938 | 8939 |
| | | 8939 | 8940 |
| | | 8940 | 8941 |
| | | 8941 | 8942 |
| | | 8942 | 8943 |
| | | 8943 | 8944 |
| | | 8944 | 8945 |
| | | 8945 | 8946 |
| | | 8946 | 8947 |
| | | 8947 | 8948 |
| | | 8948 | 8949 |

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.....
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.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No.SC-25-00182



**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<br>8702<br>8703<br>8704<br>8776<br>8777<br>8814<br>8815<br>8847<br>8848<br>8911<br>8912 | Pt 8951 desig. (X)<br>Pt 8951 desig. (X)<br>8705<br>8705<br>8778<br>8778<br>8816<br>8816<br>8849<br>8849<br>8913<br>8913 |
| 3. | Easement for access and maintenance 1.5 wide (E21) | 8722<br>8723<br>8753<br>8754<br>8880<br>8881 | 8721<br>8721<br>8752<br>8752<br>8882<br>8882 |
| 4. | Easement to drain water 1.5 wide (E1) | 8709<br>8710<br>8711<br>8712<br>8732<br>8731<br>8730<br>8729<br>8728<br>8727<br>8726<br>8725<br>8724 | 8708<br>8708, 8709<br>8708 – 8710 incl.<br>8708 - 8711 incl.<br>8733<br>8732, 8733 incl.<br>8731- 8733 incl.<br>8730- 8733 incl.<br>8729- 8733 incl.<br>8728- 8733 incl.<br>8727- 8733 incl.<br>8726- 8733 incl.<br>8725- 8733 incl. |

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

.....
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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:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No.SC-25-00182



**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) | 8723 | 8724-8733 incl. |
| | | 8722 | 8723-8733 incl. |
| | | 8770 | 8771 |
| | | 8769 | 8770, 8771 |
| | | 8768 | 8769-8771 incl. |
| | | 8767 | 8768-8771 incl. |
| | | 8766 | 8767-8771 incl. |
| | | 8765 | 8766-8771 incl. |
| | | 8764 | 8765-8771 incl. |
| | | 8763 | 8764-8771 incl. |
| | | 8762 | 8763-8771 incl. |
| | | 8761 | 8762-8771 incl. |
| | | 8760 | 8761-8771 incl. |
| | | 8759 | 8760-8771 incl. |
| | | 8758 | 8759-8771 incl. |
| | | 8757 | 8758-8771 incl. |
| | | 8755 | 8757-8771 incl. |
| | | 8754 | 8757-8771 incl & 8755 |
| | | 8753 | 8757-8771 incl, 8755 & 8754 |
| | | 8862 | 8861 |
| | | 8863 | 8861 & 8862 |
| | | 8864 | 8861-8863 incl. |
| | | 8865 | 8861-8864 incl. |
| | | 8896 | 8897 |
| | | 8895 | 8896-8897 incl. |
| | | 8894 | 8895-8897 incl. |
| | | 8893 | 8894-8897 incl. |
| | | 8899 | 8898 |
| | | 8900 | 8898 & 8899 |
| | | 8901 | 8898-8900 incl. |

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

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Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No.SC-25-00182



**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<br>8903<br>8904<br>8905<br>8906<br>8907<br>8908<br>8879<br>8880<br>8881<br><br>8924<br>8923<br>8927 | 8898-8901 incl.<br>8898-8902 incl.<br>8898-8903 incl.<br>8898-8904 incl.<br>8898-8905 incl.<br>8898-8906 incl.<br>8898-8907 incl.<br>8898-8908 incl.<br>8898-8908 incl & 8879<br>8898-8908 incl, 8879 & 8880<br>8925<br>8924 & 8925<br>8926 |
| 5. | Easement for Padmount substation 2.75 Wide (E3) | 8728<br>8796<br>8861<br>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 & 8952 | every other lot except 8951 & 8952 |

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

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.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**Part 1 (Creation)**

| Number of item shown in the intention panel on the plan | Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan | Burdened lot(s) or parcel(s): | Benefited lot(s), road(s), bodies or Prescribed Authorities: |
|---|---|---|---|
| 9. | Restriction on the use of land | each lot except 8951 & 8952 | every other lot except 8951 & 8952 |
| 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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(Signatory) Woorong Park Pty. Ltd.

Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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 | 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 | Every other lot except 8951 & 8952 |
| 16. | Restriction on the use of land | 8951 & 8952 | Blacktown City Council |

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

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Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



## 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.

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:04 PM

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

.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No.SC-25-00182



**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° 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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Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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 6/03/2026 4:50:09 PM
.....
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Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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.

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:11 PM

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

.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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 6/03/2026 4:50:14 PM

.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**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

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:16 PM

..... .....

(Signatory) Woorong Park Pty. Ltd. Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No.SC-25-00182



**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) herby 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 Restriction on the Use of Land numbered sixteen in the abovementioned plan**

No further development of the lot burdened is to take place unless it is approved by Development Consent. Such approval is likely to require, but not be restricted to, construction of road and drainage works, the provision of lot fill and the payment of Section 7.11 Contributions

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

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:18 PM

.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



**Part 2 (Terms)**

**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 fourteen inclusive and sixteen in the abovementioned plan**

Blacktown City Council.

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:20 PM

..... .....

(Signatory) Woorong Park Pty. Ltd.

Authorised Person
Blacktown City Council

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

**Plan:** DP1275629

Plan of subdivision of Lot 9253 DP1275630
covered by Subdivision Certificate No. SC-25-00182



I certify that the attorney signed this instrument in my presence

Digitally signed by Megan Dowds Date: 28.01.2026

.....
Signature of Witness

.....
Name of Witness

Megan Dowds

.....
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.

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 Simon Lawton Date: 28-Jan-26

.....
Signature of Attorney

Name and position of Attorney:
Simon Lawton
Strategic Property Manager

Power of Attorney: Book 4846 No 203

Endeavour Energy reference:
URS26402

.....

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

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:22 PM

.....
Authorised Person
Blacktown City Council

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

**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



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

Corporation: Woorong Park Pty Ltd ACN 094 493 428
Authority: Section 127 Corporations Act 2001

.....
Signature of authorised person:

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

Level 20, 100 Arthur Street
.....

North Sydney NSW 2060
.....
Address of authorised person:

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

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:26 PM
.....
Authorised Person
Blacktown City Council

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**Plan:** DP1275629 Plan of subdivision of Lot 9253 DP1275630 covered by Subdivision Certificate No. SC-25-00182



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 6/03/2026 4:50:32 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 6/03/2026 4:50:38 PM
.....
Signature of Witness

Nicholas Sultana
.....
Name of Witness

62 Flushcombe Road Blacktown NSW 2148
.....
Address of Witness

REGISTERED: 12/03/2026

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

Electronic signature of me, Judith Portelli, affixed by me on 6/03/2026 4:50:29 PM
.....
Authorised Person
Blacktown City Council