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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.

(Sheet 1 of 16 sheets)

Plan: **DP1307857**

Plan of Subdivision of Lot 1 DP1305209 and Easements over Lot 3 in DP1305209 covered by Subdivision Certificate No. 14.2023.186.1


Dated *23/04/26*

Full name and address of the owner of the land:

LegPro 75 Pty Ltd
 ACN 657 948 493
 Level 45, 25 Martin Place
 Sydney NSW 2000

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 to Drain Water 2 wide (A)	102 103 104 105 106 111 120 121 131 132 133 136 137 138 142 145 148 149 150 153 154 155 156 158 159 160 161	101 101 & 102 101, 102 & 103 101 to 104 inclusive 101 to 105 inclusive 110 121 & 122 122 132, 133 & 134 133 & 134 134 135 135 & 136 135, 136 & 137 131 to 134 inclusive 144 144 & 145 144, 145 & 148 144, 145, 148 & 149 154 to 157 inclusive 155, 156 & 157 156 & 157 157 159 to 162 inclusive 160, 161 & 162 161 & 162 162
2	Restriction On the Use of Land (R) (continued below)	Part 101 Part 102 Part 103 Part 104 Part 105	110 & 111 110 110 107 & 110 107


 Registered Proprietor (initial)
 Electronic initials of me, Elton Matthew Hyder IV, affixed
 by me or at my direction, on 19 March 2026 | 09:58 am AEDT

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 Camden Council (initial)
 Council File No: DA/2023/186/3

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
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(Sheet 2 of 16 sheets)

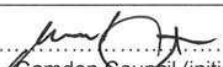
Plan: **DP1307857**

Plan of Subdivision of Lot 1 DP1305209 and Easements over Lot 3 in DP1305209 covered by Subdivision Certificate No. 14.2023.186.1
 Dated 23/04/26

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 (cont'd)	Restriction On the Use of Land (R) (continued)	Part 106 Part 107 Part 110 Part 111 Part 113 Part 114 Part 115 Part 117 Part 122 Part 123 Part 124 Part 124 Part 127 Part 128 Part 131 Part 132 Part 133 Part 134 Part 135 Part 136 Part 137 Part 138 Part 139 Part 140 Part 141 Part 142 Part 144 Part 145 Part 146 Part 147 Part 148 Part 151 Part 152 Part 154 Part 155 Part 158 Part 159 Part 160 Part 161 Part 162	107 104, 105 & 106 101, 102, 103 & 104 101 127 127 117 115 124 124 122 & 123 113, 114 & 128 127 142 141 140 135, 136 & 139 134 134 139 139 134, 137 & 138 133 132 131 152 146, 147, 148 & 151 145 145 145 145 144 & 155 155 152 & 154 100 100 100 100 100
3	Positive Covenant (V) (continued below)	101 102 103 104	110 & 111 110 110 107 & 110


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
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(Sheet 3 of 16 sheets)

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Plan of Subdivision of Lot 1 DP1305209 and Easements over Lot 3 in DP1305209 covered by Subdivision Certificate No. 14.2023.186.1
 Dated *23/04/26*

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
3 (cont'd)	Positive Covenant (V) (continued)	105 106 107 110 111 113 114 115 117 122 123 124 127 128 131 132 133 134 135 136 137 138 139 140 141 142 144 145 146 147 148 151 152 154 155 158 159 160 161 162	107 107 104, 105 & 106 101, 102, 103 & 104 101 127 127 117 115 124 124 122 & 123 113, 114 & 128 127 142 141 140 135, 136 & 139 134 134 139 139 134, 137 & 138 133 132 131 152 146, 147, 148 & 151 145 145 145 145 144 & 155 155 152 & 154 100 100 100 100 100
4	Easement for Padmount Substation 2.75 wide (C)	106 & 157	Epsilon Distribution Ministerial Holding Corporation


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
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(Sheet 4 of 16 sheets)

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Plan of Subdivision of Lot 1 DP1305209 and Easements over Lot 3 in DP1305209 covered by Subdivision Certificate No. 14.2023.186.1
 Dated 23/04/26

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
5	Restriction on the Use of Land (D)	Part 106, Part 107, Part 144 & Part 157	Epsilon Distribution Ministerial Holding Corporation
6	Restriction on the Use of Land (E)	Part 106, Part 107, Part 144 & Part 157	Epsilon Distribution Ministerial Holding Corporation
7	Restriction on the Use of Land	101 to 162 inclusive	Camden Council
8	Restriction on the Use of Land	101 to 151 inclusive	Camden Council
9	Positive Covenant	101, 111 & 112	Camden Council
10	Restriction on the Use of Land	100 to 162 inclusive	LegPro 75 Pty Ltd
11	Restriction on the Use of Land	101 to 162 inclusive	Camden Council
12	Restriction on the Use of Land	101 to 162 inclusive	Camden Council
13	Right of Carriageway Variable Width (T)	Lot 3 in DP1305209	Camden Council
14	Right of Carriageway 3 wide (B)	110 111	111 110
15	Restriction on the Use of Land	101 to 162 inclusive	Camden Council
16	Restriction on the Use of Land	101, 111 & 112	Camden Council
17	Restriction on the Use of Land	109 112	110 & Camden Council 111 & Camden Council
18	Positive Covenant	110 & 111	Camden Council
19	Restriction on the Use of Land	103, 104, 106, 107, 109, 114, 115, 116, 117, 120, 126, 128, 130, 132, 138, 139, 141, 143, 146, 148, 150, 151, 153, 156, 157 & 158	Camden Council


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(Sheet 5 of 16 sheets)

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Dated 23/04/26

Part 1A (Release)

Number of item shown in the intention panel on the plan	Identity of easement or profit à prendre to be released and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities.
1	Easement to Drain Water 5 wide created by DP1226899 and denoted as (S) on DP1305209	Lot 1 DP1305209	Camden Council
2	Right of Carriageway & Easement for Services created by DP1305209 (Whole of Lot)	Lot 1 DP1305209 Lot 2 DP1305209	Lots 2 to 7 DP1305209 inclusive Release as to the benefit for Lot 1 DP1305209
3	Easement for Access and Services variable width created by DP1222120 and denoted as (S) on both DP1259163 & DP1272936	Lot 2 DP12591563 & Lot 8 DP1272936	Release as to the benefit for Lots 1, 2 & 4 DP1305209

Part 2 (Terms)

1. Terms of Easement to Drain Water 2 wide (A) numbered 1 in the Plan

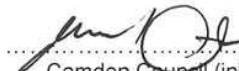
Notwithstanding the terms of Easement to Drain Water as set out in Part 3 Schedule 8 of the Conveyancing Act 1919 (as amended), no building, erection of structures, excavation, filling or alteration of the finished surface levels approved for the subdivision created by the plan herein will be permitted on the site of the Easement and no fence shall be erected within the easement that would restrict the overland flow of water.

Name of authority whose consent is required to release, vary or modify the easement numbered 1 in the plan:

Camden Council


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2. Terms of Restriction on the Use of Land (R) numbered 2 in the Plan

- (a) The registered proprietor of the lot hereby burdened must not, and must not permit any person to, alter, remove or destroy any part of the retaining wall including any soil, planting or fencing associated with the retaining wall, within the area designated (R) on the plan.
- (b) The registered proprietor must ensure that no alteration to the type, size or location of the retaining wall within, on or over the area designated (R) on the plan.
- (c) No buildings or structures shall be permitted to be constructed within the area designated (R) on the plan. Notwithstanding the above, an eave, gutter or part of the roof structure for the dwelling may overhang the area designated (R).

Name of authority whose consent is required to release, vary or modify the restriction numbered 2 in the plan:

Camden Council.

3. Terms of Positive Covenant (V) numbered 3 in the Plan

The registered proprietor of the lot hereby burdened, and their successors in title, must at all times maintain the retaining wall and any associated fencing in good order within, on or over the area designated (V) on the plan. If the retaining wall or associated fencing is not maintained in good order the party having the benefit of this positive restriction may enter upon the land and carry out the necessary works, with full cost of such works to be borne by the registered proprietor of the lot burdened.

Name of authority whose consent is required to release, vary or modify the positive covenant numbered 3 in the plan:


Camden Council.

4. Terms of Easement for Padmount Substation 2.75 wide (C) numbered 4 in the Plan

The terms set out in Section 1 of Memorandum AR578978 are incorporated into this document.

Name of authority having the right to release, vary or modify the easement numbered 4 in the plan:

Epsilon Distribution Ministerial Holding Corporation


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5. Terms of Restriction on the Use of Land (D) numbered 5 in the Plan

The terms set out in Section 8 of Memorandum AR578978 are incorporated into this document.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 5 in the plan:

Epsilon Distribution Ministerial Holding Corporation

6. Terms of Restriction on the Use of Land (E) numbered 6 in the Plan

The terms set out in Section 9 of Memorandum AR578978 are incorporated into this document.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 6 in the plan:

Epsilon Distribution Ministerial Holding Corporation

7. Terms of Restriction on the Use of Land numbered 7 in the Plan


Except for where vegetation is to be retained, the lot(s) burdened by this restriction must be maintained to comply with the standards of an Inner Protection Area (IPA) as described by Section A4.1.1 of NSW Rural Fire Service (RFS) document "Planning for Bush Fire Protection 2019".

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 7 in the plan:

Camden Council

8. Terms of Restriction on the Use of Land numbered 8 in the Plan

No dwelling shall be erected or constructed unless the registered proprietor(s) have constructed and maintained such dwelling to make provision to comply with construction requirements and window and door treatments consistent with "Section 5 _ Noise Impact Assessment" and "Tables 5-1, 5-2 & 5-3" contained within the "Traffic Noise Assessment Proposed Subdivision – 190 Raby Road, Gledswood Hills Report prepared by Rodney Stevens Acoustic Consultants, Reference R220433R1, Revision 5, dated 3rd October 2025.


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Internal noise levels contained within Camden DCP 2019 must be achieved for each dwelling.

Compliance with the above is to be demonstrated for each dwelling application.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 8 in the plan:

Camden Council

9. Terms of Positive Covenant numbered 9 in the Plan


- a) In this covenant "Acoustic Wall or Barrier" means the acoustic wall or barrier constructed or to be constructed on or adjacent to the lot burdened.
- b) Such Acoustic Wall or barrier is to be erected or constructed as a 1.8 metre high solid acoustic barrier along the southern boundary facing Gregory Hills Drive as illustrated in "Figure 5-2 Proposed Noise Barrier" and constructed in accordance with "5.10 Acoustic Barrier" contained in the "Traffic Noise Assessment Report prepared by Rodney Stevens Acoustic Consultants, Reference R220433R1, Revision 3, dated 11th April, 2024".
- c) The owner of the lot burdened must:
 - i. Maintain, repair and reinstate the acoustic wall in good repair and safe condition;
 - ii. Remove any graffiti visible from a public place or road as soon as practicable; and
 - iii. Not, and permit any person to, alter, remove or destroy any soil, planting, fence or wall forming part of the Acoustic Wall.

Name of authority having the right to release, vary or modify the Positive Covenant numbered 9 in the plan:

Camden Council

10. Terms of Restriction on the Use of Land numbered 10 in the Plan

That for the benefit of any adjoining land owned by LegPro 75 Pty Ltd, but only during the ownership thereof of LegPro 75 Pty Ltd, their successors and assigns other than transferees on sale, no fence shall be erected on the land hereby burdened to divide same from such adjoining land without the consent of LegPro 75 Pty Ltd but such consent shall not be withheld if such fence is erected without expense to LegPro 75 Pty Ltd and in favour of any person dealing with a transferee such consent shall be deemed to have been given in respect of every fence for the time being erected.


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Name of person or body having the right to release, vary or modify the Restriction on the Use of Land numbered 10 in the plan:

LegPro 75 Pty Ltd

11. Terms of Restriction on the Use of Land numbered 11 in the Plan.

No works are permitted to be undertaken on the lot burdened unless, all works that includes earthworks, imported fill and landscaping, buildings, and associated infrastructure proposed to be constructed on the land must be carried out or constructed in accordance with AS 2159, AS 2870 and the management strategies contained within the "Exposure Classification Report by Geotech Testing Pty Ltd, Reference 9746/10-AA-R1 dated 16th December 2025".

Name of Authority whose consent is required to release, vary or modify restriction numbered 11 in the plan:

Camden Council.

12. Terms of Restriction on the Use of Land numbered 12 in the Plan.

No dwelling, garages or other structures shall be permitted on the lot burdened UNLESS the foundations/footings proposed for such structures have been designed to account for the geotechnical classification of each lot burdened and such foundations/footing design is certified by a suitably qualified Structural or Civil Engineer and a copy of the design and certification has been provided to the Authority approving the construction.

Name of Authority whose consent is required to release, vary or modify the restriction numbered 12 in the plan:

Camden Council.

13. Terms of Right of Carriage Way (T) numbered 13 in the Plan

As set out in Part 1 of Schedule 4A of the Conveyancing Act, 1919. Notwithstanding the provisions of Schedule 4A, the owner of the burdened lot shall be responsible for the repair, maintenance and replacement of the turning head area within the Right of Carriageway (T), including all associated pavement, kerb, drainage and ancillary works, to ensure the turning head is maintained in a safe and serviceable condition.

Name of Authority whose consent is required to release, vary or modify the right of carriageway numbered 13 in the plan:

Camden Council.

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14. Terms of Right of carriageway 3 wide (B) numbered 14 in the Plan

A Right of carriageway on the terms set out in Part 1 Schedule 8 of the Conveyancing Act 1919 (as amended).

Name of Authority whose consent is required to release, vary or modify the right of carriageway numbered 14 in the plan:

Camden Council.

15. Terms of Restriction on the Use of Land numbered 15 in the Plan:

Where the traffic Noise Assessment Report (prepared by Rodney Stevens Acoustic Consultants, Reference R220433R1, Revision 5, dated 3rd October 2025) requires windows to remain closed in order to achieve internal noise criteria, the dwelling must be provided with a ventilation system that complies with the Building Code of Australia and Australian Standard AS 1668 – The Use of and Air Conditioning in Buildings.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 15 in the plan:

Camden Council

16. Terms of Restriction on the Use of Land numbered 16 in the Plan:

No dwelling shall be erected or constructed on the on the burdened lot unless the registered proprietor(s) have designed all principal private open spaces and backyards to be facing away from Gregory Hills Drive.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 16 in the plan:

Camden Council

17. Terms of Restriction on the Use of Land numbered 17 in the Plan:

The burdened lot shall allow the placement of garbage bins for waste collection for the benefited lot within the property frontage of the burdened lot.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 17 in the plan:

Camden Council

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18. Terms of Positive Covenant numbered 18 in the Plan:

The registered proprietors of the lots hereby burdened must present their garbage bins for waste collection in front of Lot 109 (for Lot 110) and in front of Lot 112 (for Lot 111).

Name of authority having the right to release, vary or modify the Positive Covenant numbered 18 in the plan:

Camden Council

19. Terms of Restriction on the Use of Land numbered 19 in the Plan:

No vehicular access shall be permitted to or from the Public Road to the lots burdened across the boundaries designated 'Y' to 'Z' as shown on the plan of subdivision.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 19 in the plan:

Camden Council

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Plan: **DP1307857**

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Dated 23/04/26

Execution by Council

CAMDEN COUNCIL by its authorised delegate pursuant to s.378 Local Government Act 1993


Signature of Delegate

MICHAEL GRASSO
Name of Delegate

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


Signature of Witness

NIKHIL PATTANASHETTI
Name of Witness

70 CENTRAL AVENUE

ORAN PARK NSW 2570

Address of Witness

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Dated 23/04/26

Executed by:

**LegPro 75 Pty Ltd
ACN 657 948 493**

in accordance with Section 127(1) of the Corporations Act 2001 in the presence of

Signed by:


.....14FDE9C3D6454E9.....
Signature of **ELTON MATTHEW HYDER IV**
(Sole Director & Secretary)

Electronic signature of me, Elton Matthew Hyder IV, affixed by me or at my direction, on 19 March 2026 | 09:58 am AEDT



Registered Proprietor (initial)
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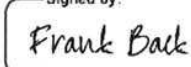
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Dated **23/04/26**

Executed by Mortgagee under Mortgage numbered AU632786:

Signed in my presence by **STEVEN CHAMBERS**,
who is personally known to me:

Signed by:

.....
8B468882C27D413.....
Signature of Witness

Frank Back

.....
Name of Witness (BLOCK LETTERS)

101 Grafton Street

.....
Bondi Junction NSW 2022

.....
Address of Witness

Electronic signature of me, Frank Back, affixed by
me or at my direction, on 31 March 2026 | 05:09 pm AEDT

*The instrument was signed in counterpart and witnessed over audio
visual link in accordance with section 14G of the Electronic
Transactions Act 2000 (NSW).

DocuSigned by:

.....
E0E8A1C8CB22425.....
STEVEN CHAMBERS

Electronic signature of me, Steven Chambers, affixed by
me or at my direction, on 18 March 2026 | 12:21 pm AEDT

DocuSign Envelope ID: D5EA0C62-250B-4E30-89AD-4CCA725D9A9A

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.

(Sheet 15 of 16 sheets)

Plan: DP1307857

Plan of Subdivision of Lot 1 DP1305209 and Easements over Lot 3 in DP1305209 covered by Subdivision Certificate No. 14.2023.186.1
Dated 23/04/26

**Executed by Australia & New Zealand Banking Group
Mortgagee under Mortgage numbered AU699477:**

**Signed for and on behalf of Australia and New Zealand Banking
Group Limited ACN 005 357 522 by its attorney pursuant to
Power of Attorney Registered Book: 4376 No. 411
dated 23 November 2021 in the presence of:**

Signed by:



33C3F4939EF4429...

Signature of witness

Angelena Dang

Name of witness

Electronic signature of me, Angelena Dang, affixed by me or at my direction, on 23 April 2026 | 7:12 PM PDT

*The instrument was signed in counterpart and witnessed over audio visual link in accordance with section 14G of the Electronic Transactions Act 2000 (NSW).

DocuSigned by:



9807A82192CC4FE...

Signature of attorney

Jason Finlayson

Name of attorney

Director

Position of attorney

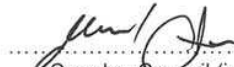
Electronic signature of me, Jason Finlayson, affixed by me or at my direction, on 23 April 2026 | 6:17 PM PDT



Registered Proprietor (initial)

Electronic initials of me, Elton Matthew Hyder IV, affixed by me or at my direction, on 19 March 2026 | 09:58 am AEDT

30013567.L01.88B.v05.2026.04.09



Camden Council (initial)
Council File No: DA/2023/186/3

DocuSign Envelope ID: D5EA0C62-250B-4E30-89AD-4CCA725D9A9A

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.

(Sheet 16 of 16 sheets)

Plan: **DP1307857**

Plan of Subdivision of Lot 1 DP1305209 and Easements over Lot 3 in DP1305209 covered by Subdivision Certificate No. 14.2023.186.1
Dated 23/04/26

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:

mDowds
Digitally signed
by Megan Dowds
Date: 06.02.2026

Signature of attorney:

[Signature]
Digitally signed
by Simon Lawton
Date: 06-Feb-26

Name of witness:

Megan Dowds

Name and position of attorney:

Simon Lawton
Strategic Property Manager

Address of witness:

c/- Endeavour Energy
Level 41, 8 Parramatta Square
10 Darcy Street
Parramatta NSW 2150

Power of attorney: Book 4846 No.203

EE Reference: URS27741

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

REGISTERED:



1/05/2026