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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 17 sheets)

Plan: **DP1307858**

Plan of Subdivision of Lot 2 DP1305209 covered by Subdivision Certificate No. 14.2023.186.3


Dated *28/04/2026*


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)	204 205 207 208 209 210 211 212 213 214 224 225 226 227 228 229 230	201 201 206 206 & 207 206, 207 & 208 206 to 209 inclusive 206 to 210 inclusive 206 to 211 inclusive 206 to 212 inclusive 206 to 213 inclusive 223 223 & 224 223, 224 & 225 223 to 226 inclusive 223 to 227 inclusive 223 to 228 inclusive 223 to 229 inclusive
2	Restriction On the Use of Land (R) (continued below)	Part 206 Part 207 Part 208 Part 209 Part 215 Part 216 Part 217 Part 218 Part 219 Part 220 Part 221 Part 222 Part 223 Part 224	207 206 & 208 207 & 209 208 230 229 228 227 226 225 222 & 224 221 & 223 222 221


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


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

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
(Sheet 2 of 17 sheets)

Plan: **DP1307858**

Plan of Subdivision of Lot 2 DP1305209 covered by Subdivision Certificate No. 14.2023.186.3

Dated **28/04/2026**

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 225 Part 226 Part 227 Part 228 Part 229 Part 230	220 219 218 217 216 215
3	Positive Covenant (V)	Part 206 Part 207 Part 208 Part 209 Part 215 Part 216 Part 217 Part 218 Part 219 Part 220 Part 221 Part 222 Part 223 Part 224 Part 225 Part 226 Part 227 Part 228 Part 229 Part 230	207 206 & 208 207 & 209 208 230 229 228 227 226 225 222 & 224 221 & 223 222 221 220 219 218 217 216 215
4	Restriction on the Use of Land (Z)	Part of each of Lots 201, 202, 204, 205, 206 and 223 to 230 inclusive	Camden Council
5	Restriction on the Use of Land	200 to 232 inclusive	Camden Council
6	Restriction on the Use of Land	202 to 214 inclusive, 217 to 227 inclusive, 231 & 232	Camden Council
7	Restriction on the Use of Land	200 to 232 inclusive	LegPro 75 Pty Ltd
8	Restriction on the Use of Land	200 to 232 inclusive	Camden Council
9	Restriction on the Use of Land	200 to 232 inclusive	Camden Council


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
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Dated *28/04/2026*

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
10	Restriction on the Use of Land	231	Camden Council
11	Restriction on the Use of Land	201 to 232 inclusive	Camden Council
12	Restriction on the Use of Land (B)	231 & 232	Camden Council
13	Restriction on the Use of Land	210 to 214 inclusive	Camden Council
14	Restriction on the Use of Land	201 to 232 inclusive	Camden Council
15	Restriction on the Use of Land	201, 204, 205, 206, 231 & 232	Camden Council
16	Restriction on the Use of Land (C)	Part of 201	Camden Council
17	Restriction on the Use of Land	201	Camden Council
18	Restriction on the Use of Land	201	Camden Council
19	Restriction on the Use of Land	201	Camden Council
20	Easement for Water Supply Purposes 2.5 wide (D)	231 & 232	Sydney Water Corporation
21	Positive Covenant	232	Camden Council
22	Restriction on the Use of Land	231	232 & Camden Council
23	Positive Covenant	232	Camden Council
24	Restriction on the Use of Land	203, 204, 207, 214 to 223 inclusive, 228 & 230	Camden Council
25	Restriction in the Use of land	232	Camden Council


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Dated *28/04/2026*

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	Right of Carriageway & Easement for Services created by DP1305209 (Whole of Lot)	Lot 2 DP1305209	Lots 3 to 7 DP1305209 inclusive

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

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.


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- (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 Restriction on the Use of Land (Z) numbered 4 in the Plan


The site of the restriction denoted (Z) on the plan is identified as a Bushfire Asset Protection Zone. No buildings (other than class 10b structures) shall be erected or constructed within the site of this restriction. This Asset Protection Zone is to be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 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 4 in the plan:

Camden Council

5. Terms of Restriction on the Use of Land numbered 5 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".


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

Camden Council

6. Terms of Restriction on the Use of Land numbered 6 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.

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 6 in the plan:


Camden Council

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

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

LegPro 75 Pty Ltd


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8. Terms of Restriction on the Use of Land numbered 8 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 8 in the plan:

Camden Council.

9. Terms of Restriction on the Use of Land numbered 9 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 9 in the plan:

Camden Council.

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


The lot burdened is to remain a residue lot until such time that the temporary sales office is decommissioned.

Name of Authority whose consent is required to release, vary or modify restriction numbered 10 in the plan:

Camden Council.

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

Development of any building or structure, including roofing and attachments, erected on the lots burdened must not encroach above a reduced level of 141 metres relative to Australia Height Datum (AHD) in accordance with the requirements of "Camden Development Control Plan 2019 - Schedule 13.5, 190 Raby Road, Gledswood Hills


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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 (B) numbered 12 in the Plan.

Development of any building or structure erected on the lots hereby burdened must not be located within the restricted building zone denoted (B) on the plan.

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

Camden Council.

13. Terms of Restriction on the Use of Land numbered 13 in the Plan.

Where the lots burdened by this restriction share a boundary with a Public Reserve any dividing boundary fence must be of an open style.

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

Camden Council.

14. Terms of Restriction on the Use of Land numbered 14 in the Plan:


Where the traffic Noise Assessment Report (prepared by Rodney Stevens Acoustic Consultants, Reference R220433R1, Revision 5, dated 3rd October 2025) applies a windows closed condition to meet internal noise criteria, the adopted ventilation systems must meet the requirements of the Building Code of Australia and Australian Standard 1668 – The Use of ventilation and air conditioning in buildings.

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 14 in the plan:

Camden Council

15. Terms of Restriction on the Use of Land numbered 15 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.


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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 (C) numbered 16 in the Plan.

The lot hereby burdened backs onto the ridgeline of the Scenic Hills and must have a minimum 20-metre building setback. No building or structure is to be constructed on the lot burdened within the site of the restriction denoted "C" on the plan.

Name of Authority whose consent is required to release, vary or modify restriction numbered 16 in the plan:

Camden Council.

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

The lot hereby burdened backs onto the ridgeline of the Scenic Hills and is restricted to single storey dwelling construction only.

Name of Authority whose consent is required to release, vary or modify restriction numbered 17 in the plan:

Camden Council.


18. Terms of Restriction on the Use of Land numbered 18 in the Plan.

The proprietor of the burdened lot must ensure that property access is provided and maintained in accordance with the requirements of:

- A. Table 7.4a of Planning for Bush Fire Protection 2019 (NSW Rural Fire Service), and
- B. General Terms of Approval issued by the NSW Rural Fire Service dated 24 February 2025 (RFS Ref: DA20230413001534-S4.55-2)

Without limiting the foregoing, the property access must:

- a) comprise a two-wheel drive, all-weather access road with a minimum 4 metre carriageway width;


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Dated **29/04/2026**

- b) provide a minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches;
- c) be designed and constructed to support the load of fully laden firefighting vehicles, with bridges and/or causeways clearly indicating load limits;
- d) incorporate fire hydrants in accordance with AS 2419.1:2005 – Fire Hydrant Installations;
- e) provide access for a Category 1 fire appliance to within 4 metres of any static water supply where a reticulated water supply is not available;
- f) include a turning area in accordance with Appendix 3 of Planning for Bush Fire Protection 2019;
- g) be designed with curves having a minimum inner radius of 6 metres and be limited in number to facilitate safe and efficient access;
- h) provide a minimum distance of 6 metres between inner and outer curves;
- i) have a crossfall not exceeding 10 degrees;
- j) have a maximum grade not exceeding 15 degrees for sealed roads and 10 degrees for unsealed roads.

Name of Authority whose consent is required to release, vary or modify restriction numbered 18 in the plan:

Camden Council.

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

A static water supply is to be provided in accordance with the 'ACCEPTABLE SOLUTIONS' presented in table 7.4a of the NSW Rural Fire Service document "Planning for Bush Fire Protection 2019".

Name of Authority whose consent is required to release, vary or modify restriction numbered 19 in the plan:


Camden Council.

20. Terms of Easement for Water Supply Purposes 2.5 wide (D) numbered 20 in the Plan.

The terms set out in Memorandum AE292281 are incorporated into this instrument.

Name of Authority whose consent is required to release, vary or modify restriction numbered 20 in the plan:

Sydney Water Corporation


.....
Registered Proprietor (Initial)
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21. Terms of Positive Covenant numbered 21 in the Plan.

A suitable access gate must be installed and maintained by the registered proprietor(s) of the lot burdened to allow emergency vehicle and foot access from Gregory Hills Drive, at all times, for fire and other emergency services to access the water main fire hydrant located within the burdened lot.

Name of Authority whose consent is required to release, vary or modify positive covenant numbered 21 in the plan:

Camden Council.

22. Terms of Restriction on the Use of Land numbered 22 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 22 in the plan:

Camden Council

23. Terms of Positive Covenant numbered 23 in the Plan:

The registered proprietors of the lots hereby burdened must present their garbage bins for waste collection in front of Lot 231.

Name of authority having the right to release, vary or modify the Positive Covenant numbered 17 in the plan:


Camden Council

24. Terms of Restriction on the Use of Land numbered 24 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 24 in the plan:

Camden Council


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
25. Terms of Restriction on the Use of Land numbered 25 in the Plan.

The lot burdened is a residue lot until such time as the following have been provided to Council's satisfaction:

- a) The access driveway has been constructed,
- b) an updated Sydney Water Section 73 certificate is provided,
- c) an updated NBN certificate is provided,
- d) temporary access has been removed,
- e) contamination assessment provided to Council following the removal of pavement materials, and
- f) updated fill records provided.

Name of Authority whose consent is required to release, vary or modify restriction numbered 25 in the plan:

Camden Council.


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Dated **28/04/2026**

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

NICHIL PATTANASHETTI
Name of Witness

70 CENTRAL AVENUE
ORAN PARK NSW 2570

Address of Witness


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.L02.88B.Stage 2.v05.2026.04.20


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

DocuSign Envelope ID: F9523716-9CBF-416E-9770-B7EF4823384C

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 14 of 17 sheets)

Plan: **DP1307858**

Plan of Subdivision of Lot 2 DP1305209 covered by Subdivision Certificate No. 14.2023.186.3


Dated *28/04/2026*

EXECUTED by Registered Proprietor
Lots 2 to 7 inclusive DP1305209:

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:



14FDE603D6464E9.....


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

30013567.L02.88B.Stage 2.v05.2026.04.20



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

DocuSign Envelope ID: F9523716-9CBF-416E-9770-B7EF4823384C

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 17 sheets)

Plan: **DP1307858**

Plan of Subdivision of Lot 2 DP1305209 covered by Subdivision Certificate No. 14.2023.186.3

Dated *28/04/2026*

Executed by Mortgagee under Mortgage numbered AU632786:

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

Signed by:
Frank Back
.....
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:
Steven Chambers
.....
E0E6A1C0CB22425...
STEVEN CHAMBERS

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

MM
.....
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.L02.88B.Stage 2.v05.2026.04.20

[Signature]
.....
Camden Council (initial)
Council File No: DA/2023/186/3

DocuSign Envelope ID: F9523716-9CBF-416E-9770-B7EF4823384C

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 17 sheets)

Plan: **DP1307858**

Plan of Subdivision of Lot 2 DP1305209 covered by Subdivision Certificate No. 14.2023.186.3

Dated *28/04/2026*

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:



33C3F4939FF4429

Signature of witness

Angelena Dang

Name of witness

Electronic signature of me, Angelena Dang, affixed by me or at my direction, on 28 April 2026 | 4:06 PM AEST

*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:



9807A82492CC4FE

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 28 April 2026 | 3:05 PM AEST



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

30013587.L02.88B.Stage 2.v05.2026.04.20



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

DocuSign Envelope ID: F9523716-9CBF-416E-9770-B7EF4823384C

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 17 of 17 sheets)

Plan: **DP1307858**

Plan of Subdivision of Lot 2 DP1305209 covered by Subdivision Certificate No. 14.2023.186.3

Dated *28/04/2026*

**Executed by Sydney Water Corporation
ABN 49 776 225 038** pursuant to section 50(3)(a) of the *Interpretation Act 1987* by an authorised delegate:

DocuSigned by:
Lauren Scott
.....
0B2804FC8511483.....

Signature of Witness
Lauren Scott

.....
Name of Witness

1 Smith Street Parramatta NSW 2150
.....
Address of Witness


DocuSigned by:
Simon Fairfax
.....
1730AA4754E4494.....

Signature of Authorised Delegate
Simon Fairfax

.....
Name of Authorised Delegate

Prop Portfolio Acquis Mgr
.....
Title of Authorised Delegate

03-Nov-2025 | 4:15 AEDT
.....
Date

REGISTERED:  04/05/2026

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

30013567.L02.88B.Stage 2.v05.2026.04.20

[Signature]
.....
Camden Council (Initial)
Council File No: DA/2023/186/3