

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 1 of 11 sheets)

Plan: DP1307860

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4


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)	403 404 405 406 407 408 416 417 418 419 420 422 423	402 402 & 403 402, 403 & 404 402 to 405 inclusive 402 to 406 inclusive 402 to 407 inclusive 415 415 & 416 415, 416 & 417 415 to 418 inclusive 415 to 419 inclusive 415 to 421 inclusive 415 to 422 inclusive
2	Restriction On the Use of Land (R)	Part 412 Part 413 Part 416 Part 417	413 412 417 416
3	Positive Covenant (V)	Part 412 Part 413 Part 416 Part 417	413 412 417 416
4	Restriction on the Use of Land (Z)	Part of each of Lots 415 to 421 inclusive and 424	Camden Council
5	Restriction on the Use of Land	400 to 424 inclusive	Camden Council
6	Restriction on the Use of Land	401 & 402	Camden Council


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

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:

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 2 of 11 sheets)

Plan: DP1307860

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

Dated *2-8/04/2026*

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
7	Restriction on the Use of Land	400 to 424 inclusive	LegPro 75 Pty Ltd
8	Restriction on the Use of Land	400 to 424 inclusive	Camden Council
9	Restriction on the Use of Land	400 to 424 inclusive	Camden Council
10	Restriction on the Use of Land	401 to 424 inclusive	Camden Council
11	Restriction on the Use of Land (B)	Part of 424	Camden Council
12	Restriction on the Use of Land	424	Camden Council
13	Restriction on the Use of Land	401 to 408 inclusive & 424	Camden Council
14	Restriction on the Use of Land	401 to 424 inclusive	Camden Council
15	Restriction on the Use of Land	403, 405, 407, 408, 409, 411, 413, 414, 419, 420, 421, 423 424	Camden Council

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 4 DP1305209	Lots 3, 5, 6 & 7 DP1305209

MMH
 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.L04.88B.Stage 4.v03.2026.04.21

[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 3 of 11 sheets)

Plan: **DP1307860**

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

Dated *28/04/2026*

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.
- (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.

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 4 of 11 sheets)

Plan: DP1307860

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

Dated 28/04/2026

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".

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


.....
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.L04.88B.Stage 4.v03.2026.04.21


.....
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 5 of 11 sheets)

Plan: DP1307860

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

Dated *28/04/2026*

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, Gledwood 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

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".


.....
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.L04.88B.Stage 4.v03.2026.04.21


.....
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 6 of 11 sheets)

Plan: **DP1307860**

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

Dated *28/04/2026*

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.**

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

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 (B) numbered 11 in the Plan.**

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

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

Camden Council.


.....
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.L04.88B.Stage 4.v03.2026.04.21


.....
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 7 of 11 sheets)

Plan: DP1307860

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

Dated *28/04/2026*

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

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

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 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 15 in the plan:

Camden Council


.....
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.L04.88B.Stage 4.v03.2026.04.21


.....
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 8 of 11 sheets)

Plan: **DP1307860**

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

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

NIKHIL PATTANASHETTI
Name of Witness

70 CENTRAL AVENUE

ORAN PARK NSW 2570

Address of Witness

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 9 of 11 sheets)

Plan: **DP1307860**

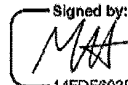
Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

Dated *28/04/2026*

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:


14FDE603D6454E9.....

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


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 10 of 11 sheets)

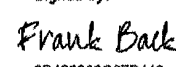
Plan: **DP1307860**

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

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:

.....
8B468862C27D413...
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).

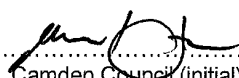
DocuSigned by:

.....
E0E8A1C8CB22425...
STEVEN CHAMBERS

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


.....
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.L04.88B.Stage 4.v03.2026.04.21


.....
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 11 of 11 sheets)


Plan: **DP1307860**

Plan of Subdivision of Lot 4 DP1305209 covered by Subdivision Certificate No. 14.2023.186.4

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:

33C3E4939EF4429...

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:

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 28 April 2026 | 3:05 PM AEST

REGISTERED:  04/05/2026


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 AEST

30013567.L04.88B.Stage 4.v03.2026.04.21


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