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

Plan: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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)	602	601
		603	601 & 602
		604	601, 602 & 603
		605	601 to 604 inclusive
		606	601 to 605 inclusive
		607	601 to 606 inclusive
		608	601 to 607 inclusive
		613	612
		614	612 & 613
		615	629 & 630
		616	615, 629 & 630
		623	625 to 628 inclusive
		625	626, 627 & 628
		626	627 & 628
		627	628
		629	630 & 631
		630	631
		641	642
		643	644, 645, 646 & 674 to 677 inclusive
		644	645, 646 & 674 to 677 inclusive
		645	646 & 674 to 677 inclusive
		646	674 to 677 inclusive
		653	666 to 673 inclusive
		660	661 to 664 inclusive
		661	662, 663 & 664
	(continued next sheet)		

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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: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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 (cont'd)	Easement to Drain Water 2 wide (A) (continued)	662 663 666 667 668 669 670 671 672 675 676 677	663 & 664 664 667 to 673 inclusive 668 to 673 inclusive 669 to 673 inclusive 670 to 673 inclusive 671, 672 & 673 672 & 673 673 674 674 & 675 674, 675 & 676
2	Easement to Drain Water 3 wide (B)	643 & Lot 7 DP1305209	Camden Council
3	Restriction On the Use of Land (R) *(Retaining Walls)* (continued next sheet)	Part 603 Part 604 Part 605 Part 606 Part 607 Part 608 Part 615 Part 616 Part 620 Part 621 Part 622 Part 623 Part 624 Part 625 Part 628 Part 629 Part 632 Part 634 Part 635 Part 647 Part 648 Part 649 Part 650 Part 651	Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 617 617 621 & 622 620 620 625 625 623 & 624 629 628 Lot 7 DP1305209 635 634 673 & 674 671, 672 & 673 670 & 671 669 668

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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: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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 (continued)	Restriction On the Use of Land (R) *(Retaining Walls)* (continued)	Part 652 Part 653 Part 655 Part 656 Part 657 Part 658 Part 660 Part 661 Part 662 Part 663 Part 664 Part 665 Part 666 Part 667 Part 668 Part 669 Part 670 Part 671 Part 672 Part 673 Part 674	653 & 667 652 664 663 662 661 661 658 & 660 657 656 655 666 665 & 667 652 & 666 651 650 649 648 & 649 648 648 & 649 647
4	Positive Covenant (V) *(Retaining Walls)*	603 604 605 606 607 608 615 616 620 621 622 623 624 625 628 629 632	Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 Lot 592 DP1307861 617 617 621 & 622 620 620 625 625 623 & 624 629 628 Lot 7 DP1305209

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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: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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)	Positive Covenant (V) *(Retaining Walls)* (continued)	634 635 647 648 649 650 651 652 653 655 656 657 658 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674	635 634 673 & 674 671, 672 & 673 670 & 671 669 668 653 & 667 652 664 663 662 661 661 658 & 660 657 656 655 666 665 & 667 652 & 666 651 650 649 648 & 649 648 648 & 649 647
5	Restriction on the Use of Land *(Bushfire IPA)*	601 to 677 inclusive	Camden Council
6	Restriction on the Use of Land *(Fencing Covenant)*	601 to 677 inclusive	LegPro 75 Unit Trust
7	Restriction on the Use of Land *(Salinity)*	601 to 677 inclusive	Camden Council
8	Restriction on the Use of Land *(Filled Lots)*	601 to 677 inclusive	Camden Council
9	Restriction on the Use of Land *(Bin Placement Adjoining Lots)*	631	645, 646 & Camden 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: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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	Positive Covenant *(Bin Placement)*	645 & 646	Camden Council
11	Restriction on the Use of Land *(Driveway~Lintel Restriction)*	608, 609, 611, 612, 614, 616, 621, 623, 624, 629, 643, 649, 657, 659, 660, 664 & 665	Camden Council
12	Easement for Padmount Substation 2.75 wide (C) *Endeavour Energy*	Lot 7 DP1305209	Epsilon Distribution Ministerial Holding Corporation
13	Restriction on the Use of Land (D) *Endeavour Energy*	Part Lot 107 DP1305209	Epsilon Distribution Ministerial Holding Corporation
14	Restriction on the Use of Land (E) *Endeavour Energy*	Part Lot 107 DP1305209	Epsilon Distribution Ministerial Holding Corporation

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 Way & Easement for Services (Whole of Lot) created by DP1305209	Lot 6 DP1305209	Lot 7 DP1305209
2	Right of Carriageway Variable Width (W) created by DP1307861	Lot 6 DP1305209	Camden Council
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 Lot 6 DP1305209

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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: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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 Easement to Drain Water 3 wide (B) numbered 2 in the Plan**

Notwithstanding the terms of Easement to Drain Water as set out in Part 3 Schedule 4A 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 2 in the plan:

Camden Council

3. **Terms of Restriction on the Use of Land (R) numbered 3 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).

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Plan: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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

Camden Council.

4. **Terms of Positive Covenant (V) numbered 4 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 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

6. **Terms of Restriction on the Use of Land numbered 6 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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Plan: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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

LegPro 75 Pty Ltd

7. **Terms of Restriction on the Use of Land numbered 7 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 7 in the plan:

Camden Council.

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

Camden Council.

9. **Terms of Restriction on the Use of Land numbered 9 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.

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Plan: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

Name of authority having the right to release, vary or modify the Restriction on the Use of Land numbered 9 in the plan:

Camden Council

10. **Terms of Positive Covenant numbered 10 in the Plan:**

The registered proprietors of the lots hereby burdened must present their garbage bins for waste collection in front of Lot 631.

Name of authority having the right to release, vary or modify the Positive Covenant numbered 10 in the plan:

Camden Council

11. **Terms of Restriction on the Use of Land numbered 11 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 11 in the plan:

Camden Council

12. **Terms of Easement for Padmount Substation 5.5 wide (C) numbered 12 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 12 in the plan:

Epsilon Distribution Ministerial Holding Corporation

13. **Terms of Restriction on the Use of Land (D) numbered 13 in the Plan**

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

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Plan: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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

14. **Terms of Restriction on the Use of Land (E) numbered 14 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 14 in the plan:

Epsilon Distribution Ministerial Holding Corporation

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Plan: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

Execution by Council

CAMDEN COUNCIL by its authorised delegate pursuant to s.377/378 Local Government Act 1993

_____
Signature of Delegate

_____
Name of Delegate

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

……
Signature of Witness

……
Name of Witness

……

……

……
Address of Witness

DRAFT

Plan:

Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

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

……
Signature of **ELTON MATTHEW HYDER IV**
(Sole Director & Secretary)

DRAFT

Plan: Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

Executed by Mortgagee under Mortgage numbered ……..:

DRAFT

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

Plan:

Plan of Subdivision of Lot 6 DP1305209 and Easements over Lot 7 DP1305209 covered by Subdivision Certificate No.

Dated

I certify that the attorney signed this instrument in my presence.

Signed by the attorney named below who signed this instrument pursuant to the power of attorney specified for **Endeavour Energy Network Asset Partnership (ABN 30 586 412 717)** on behalf of **Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)** pursuant to section 36 of the *Electricity Network Assets (Authorised Transactions) Act 2015* (NSW)

Signature of witness:

Signature of attorney:

Name of witness:

Name and position of attorney:

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

Power of attorney: Book 4822 No.410

EE Reference: _____

DRAFT