

Instrument setting out terms of Easements or Profits á 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, as amended

(Sheet 1 of 17 Sheets)

Plan: **DP1300431**

Plan of Subdivision of Lot 2126 in DP1297434
and Easements affecting Lot 2121 and 2127
in DP1297434
covered by
Subdivision Certificate No.

Full name and address of
the owner of the land

Leppington Pastoral Co Pty Ltd
ACN 000 420 404
1675 The Northern Road
BRINGELLY NSW 2556

PART1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit á prendre, restriction or positive covenant 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 1.5 wide (A1)	2203 2204 2218 2219 2220 2221 2222 2223 2224 2225 2235 2236 2237 2238 2239 2240 2241 2243 2262 2263 2264 2265 2266 2267 2269 2270 Lot 2121 in DP1297434	2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224 2217 2217, 2218 2217, 2218, 2219 2217, 2218, 2219, 2220 2217, 2218, 2219, 2220, 2221 2217, 2218, 2219, 2220, 2221, 2222 2217, 2218, 2219, 2220, 2221, 2222, 2223 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241 2234 2234, 2235 2234, 2235, 2236 2234, 2235, 2236, 2237 2234, 2235, 2236, 2237, 2238, 2239 2234, 2235, 2236, 2237, 2238, 2239, 2240 2244, 2245, 2246, 2247, 2261 2261, 2262 2261, 2262, 2263 2261, 2262, 2263, 2264 2261, 2262, 2263, 2264, 2265 2261, 2262, 2263, 2264, 2265, 2266 2261, 2262, 2263, 2264, 2265, 2266, 2267 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2269 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2269, 2270

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2	Easement to Drain Water 1.8 wide (A2)	2212 2213 2214 2215	2213, 2214, 2215, 2216 2214, 2215, 2216 2215, 2216 2216
3	Easement to Drain Water variable width (A3)	2226 2244 2245	2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241 2245, 2246, 2247, 2246, 2247
4	Easement to Drain Water variable width (A4)	Lot 2127 in DP1297434	Camden Council
5	Right of Carriage Way 5.5 wide (B1)	2243 2244 2245 2260	2244, 2245, 2246 2245, 2246 2246 2261
6	Right of Carriage Way variable width (B2)	Lot 2127 in DP1297434	Camden Council
7	Easement for Services 5.5 wide (C)	2243 2244 2245 2260	2244, 2245, 2246 2245, 2246 2246 2261
8	Easement for Padmount Substation 2.75 wide (F1)	2233	Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)
9	Easement for Padmount Substation 5.5 wide (F2)	2271	Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)
10	Restriction on the Use of Land (G)	Part of each of the lots: 2233, 2234, 2271 designated G on the plan	Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)
11	Restriction on the Use of Land (H)	Part of each of the lots: 2233, 2234, designated H on the plan	Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)
12	Easement for Support and Maintenance 0.9 wide (LE1)	2201 2202 2203 2204 2205 2206 2207 2208 2209 2212 2213 2215 2216	2202 2201 2202 2203 2204 2207 2206 2209 2208 2211 2212 2216 2215

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12	Easement for Support and Maintenance 0.9 wide (LE1)	2217 2225 2240 2241 2242 2244 2245 2246 2247 2249 2250 2252 2253	2215, 2216 2241 2241, 2242 2225 2241 2245 2244 2245 2244 2245, 2246 2250 2249 2247 Part of Lot 2127 in DP1297434 designated 'W1' on the plan
13	Easement for Support and Maintenance 0.9 wide (LE2)	2202 2203 2204 2212 2215 2241 2242 2245 2247	2203 2204 2205 2213 2217 2240 2240 2246 2252
14	Easement for Support and Maintenance 0.9 wide (LE3)	2241 2245	2242 2247
15	Easement for Support and Maintenance 0.9 wide (LF1)	2202 2205 2206 2207 2208 2209 2210 2211 2213 2214 2224 2253 2254 2255 2256	2224 2223, 2224 2222, 2223 2221, 2222 2220 2219 2218 2217 2211 2211 2201, 2202 Part of Lot 2127 in DP1297434 designated 'W2' & 'W3' on the plan Part of Lot 2127 in DP1297434 designated 'W3' & 'W4' on the plan Part of Lot 2127 in DP1297434 designated 'W4' & 'W5' on the plan Part of Lot 2127 in DP1297434 designated 'W5', 'W6' & 'W7' on the plan

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15	Easement for Support and Maintenance 0.9 wide (LF1)	2257 2258 2259	Part of Lot 2127 in DP1297434 designated 'W7' on the plan Part of Lot 2127 in DP1297434 designated 'W8' on the plan Part of Lot 2127 in DP1297434 designated 'W8' on the plan
16	Easement for Support and Maintenance 0.9 wide (LF2)	2211	2212, 2213, 2214
17	Restriction on the Use of Land (KB)	Part of each of the lots: Lot 2127 in DP1297434 designated KB on the plan	Camden Council
18	Restriction on the Use of Land (KE)	Part of each of the lots: 2217 to 2224 inclusive, 2227 to 2240 inclusive, Lot 2127 in DP1297434 designated KE on the plan	Camden Council
19	Positive Covenant (V)	Part of each of the lots: 2217 to 2224 inclusive, 2227 to 2240 inclusive, Lot 2127 in DP1297434 designated V on the plan	Camden Council
20	Restriction on the Use of Land	2201 to 2243 inclusive, 2247 to 2260 inclusive, 2262 to 2269 inclusive	Camden Council
21	Restriction on the Use of Land	2201 to 2269 inclusive	Camden Council
22	Restriction on the Use of Land	2201 to 2269 inclusive	Camden Council
23	Restriction on the Use of Land	2260	Camden Council
24	Restriction on the Use of Land	2261	Camden Council
25	Restriction on the Use of Land	2260, 2261	Camden Council
26	Restriction on the Use of Land	2243, 2244, 2245, 2246, 2260, 2261	Camden Council

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27	Restriction on the Use of Land	2234 to 2240 inclusive, 2242 to 2246 inclusive, 2260 to 2269 inclusive	Camden Council
28	Restriction on the Use of Land	Each Lot except 2270, 2271	Every other Lot except 2270, 2271
29	Restriction on the Use of Land	Each Lot except 2270, 2271	Every other Lot except 2270, 2271
30	Restriction on the Use of Land	Each Lot except 2270, 2271	Every other Lot except 2270, 2271
31	Restriction on the Use of Land	Each Lot except 2270, 2271	Every other Lot except 2270, 2271
32	Restriction on the Use of Land	Each Lot except 2270, 2271	Lots 1001 to 1105 in DP1284392

PART 2 (Terms)

Terms of easement numbered 1 in the plan.

Notwithstanding the terms of easements to drain water as set out in Part 3 Schedule 8 of the Conveyancing Act 1919, no alteration to surface levels of the site of the easement shall be permitted.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 1 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 2 in the plan.

Notwithstanding the terms of easements to drain water as set out in Part 3 Schedule 8 of the Conveyancing Act 1919, no alteration to surface levels of the site of the easement shall be permitted.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 2 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 3 in the plan.

Notwithstanding the terms of easements to drain water as set out in Part 3 Schedule 8 of the Conveyancing Act 1919, no alteration to surface levels of the site of the easement shall be permitted.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 3 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 4 in the plan.

Notwithstanding the terms of easements to drain water as set out in Part 3 Schedule 4A of the Conveyancing Act 1919, no alteration to surface levels of the site of the easement shall be permitted.

Surveyor's Ref: 10202T41(DA2S2)-DP

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Signature of witness to final sheet
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NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 4 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 5 in the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 5 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 6 in the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 6 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 7 in the plan.

1. The owner of the lot benefited may:
 - (a) use each lot burdened, but only within the site of this easement, to provide domestic services to or from each lot benefited, and
 - (b) do anything reasonably necessary for that purpose, including:
 - entering the lot burdened, and
 - taking anything on to the lot burdened, and
 - carrying out work, such as constructing, placing repairing or maintaining pipes, poles, wires, cables, conduits, structures and equipment.
2. In exercising those powers, the owner of the lot benefited must:
 - (a) ensure all work is done properly, and cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
 - (b) cause as little damage as is practicable to the lot burdened and any improvement on it, and
 - (c) restore the lot burdened as nearly as is practicable to its former condition, and
 - (d) make good any collateral damage.
3. For the purposes of this easement, domestic services includes supply of water, gas, electricity, telephone and television and discharge of stormwater, sewage, sullage and other fluid wastes.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 7 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 8 in the plan.

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

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 8 in the plan.

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

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Terms of easement numbered 9 in the plan.

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

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 9 in the plan.

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

Terms of restriction numbered 10 in the plan.

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

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 10 in the plan.

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

Terms of restriction numbered 11 in the plan.

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

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 11 in the plan.

EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION

Terms of easement numbered 12 in the plan.

The full right and liberty at all times hereafter to have the retaining wall and any associated fencing within, on or over the area designated (LE1) on the plan, existing at the time of registration of this plan, supported PROVIDED THAT the registered proprietors of the lots hereby burdened, or their assigns, must:-

- (a) maintain the retaining wall and any associated fencing within, on or over the area designated (LE1) on the plan in good order at all times.
- (b) ensure that no alteration to the type, size or location of the retaining wall within, on or over the area designated (LE1) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (LE1) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (LE1) on the plan.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (LE1) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 12 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 13 in the plan.

The full right and liberty at all times hereafter to have the retaining wall and any associated fencing within, on or over the area designated (LE2) on the plan, existing at the time of registration of this plan, supported PROVIDED THAT the registered proprietors of the lots hereby burdened, or their assigns, must:-

- (a) maintain the retaining wall and any associated fencing within, on or over the area designated (LE2) on the plan in good order at all times.
- (b) ensure that no alteration to the type, size or location of the retaining wall within, on or over the area designated (LE2) on the plan

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- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (LE2) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (LE2) on the plan.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (LE2) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 13 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 14 in the plan.

The full right and liberty at all times hereafter to have the retaining wall and any associated fencing within, on or over the area designated (LE3) on the plan, existing at the time of registration of this plan, supported PROVIDED THAT the registered proprietors of the lots hereby burdened, or their assigns, must:-

- (a) maintain the retaining wall and any associated fencing within, on or over the area designated (LE3) on the plan in good order at all times.
- (b) ensure that no alteration to the type, size or location of the retaining wall within, on or over the area designated (LE3) on the plan.
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (LE3) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (LE3) on the plan.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (LE3) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 14 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 15 in the plan.

The full right and liberty at all times hereafter to have the retaining wall and any associated fencing within, on or over the area designated (LF1) on the plan, existing at the time of registration of this plan, supported PROVIDED THAT the registered proprietors of the lots hereby burdened, or their assigns, must:-

- (a) maintain the retaining wall and any associated fencing within, on or over the area designated (LF1) on the plan in good order at all times.
- (b) ensure that no alteration to the type, size or location of the retaining wall within, on or over the area designated (LF1) on the plan.
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (LF1) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the secondary storey or above of the dwelling may overhang the area designated (LF1) on the plan.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (LF1) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 15 in the plan.

CAMDEN COUNCIL

Terms of easement numbered 16 in the plan.

The full right and liberty at all times hereafter to have the retaining wall and any associated fencing within, on or over the area designated (LF2) on the plan, existing at the time of registration of this plan, supported PROVIDED THAT the registered proprietors of the lots hereby burdened, or their assigns, must:-

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- (a) maintain the retaining wall and any associated fencing within, on or over the area designated (LF2) on the plan in good order at all times.
- (b) ensure that no alteration to the type, size or location of the retaining wall within, on or over the area designated (LF2) on the plan.
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (LF2) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the secondary storey or above of the dwelling may overhang the area designated (LF2) on the plan.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (LF2) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the easement numbered 16 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 17 in the plan.

No buildings or structures shall be permitted to be constructed upon the lot burdened if the foundations for such structures are located within the area designated (KB) on the plan unless those foundations, footings and/or piers have been designed by a suitably qualified civil and/or structural engineer. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (KB) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 17 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 18 in the plan.

- (a) No alteration to the type, size or location of the retaining wall within, on or over the area designated (KE) on the plan.
- (b) No structure shall be permitted to be constructed within on or over the area designated (KE) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (KE) on the plan.
- (c) No person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (KE) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 18 in the plan.

CAMDEN COUNCIL

Terms of positive covenant numbered 19 in the plan.

The registered proprietor or their assigns must covenant with Camden Council at all times to maintain the retaining wall and any associated fencing in good order within, on or over the area designed (V) on the plan.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the positive covenant numbered 19 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 20 in the plan.

No vehicle crossovers shall be removed or replaced unless otherwise approved by Council.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 20 in the plan.

CAMDEN COUNCIL

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Terms of restriction numbered 21 in the plan.

No dwelling shall be permitted to be constructed on the lots burdened unless the footings have been designed by a suitably qualified civil and/or structural engineer.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 21 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 22 in the plan.

No development shall be permitted on the lots hereby burdened unless all proposed construction works that includes earthworks, imported fill, landscaping, roads, buildings, and associated infrastructure proposed to be constructed on the land are carried out or constructed in accordance with the management strategies as contained within the Salinity Management Plans within the reports titled "Report on Salinity Investigation and Management Plan: Proposed Residential Subdivision Tranche 41 Oran Park NSW", prepared by Douglas Partners, Project 92287.88 dated April 2021, and "Addendum to Salinity Investigation and Management Plan Proposed Residential Development Tranche 41 Oran Park", prepared by Douglas Partners, Project 203540.01, dated 28 February 2022.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 22 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 23 in the plan.

No dwelling shall be constructed or be permitted to be constructed or remain on the lots hereby burdened unless:

- (a) the dwelling must address both street frontages by incorporating appropriate architectural design elements.
- (b) any boundary fence fronting Brabham Drive or Pondicherry Boulevard must not exceed a building height of 1200mm and must include a combination of masonry wall and open style fencing.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 23 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 24 in the plan.

No dwelling shall be constructed or be permitted to be constructed or remain on the lots hereby burdened unless:

- (a) the dwelling must front Pondicherry Boulevard and be rear loaded.
- (b) any boundary fence fronting Brabham Drive or Pondicherry Boulevard must not exceed a building height of 1200mm and must include a combination of masonry wall and open style fencing.
- (c) The dwelling must have a 5.0m side setback on the eastern side boundary.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 24 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 25 in the plan.

No lot hereby burdened shall be further subdivided.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 25 in the plan.

CAMDEN COUNCIL

Surveyor's Ref: 10202T41(DA2S2)-DP

.....
Signature of witness to final sheet
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Terms of restriction numbered 26 in the plan.

No vehicular access shall be permitted to or from the lot burdened, by way of those parts of the boundary designated M-N on the plan

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 26 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 27 in the plan.

No development shall be permitted on the lots hereby burdened unless:-

- (a) with regard to Lots 2234 to 2240 inclusive, 2242 to 2246 inclusive, 2260 and 2261 only, the construction requirements and the window and door treatments are consistent with "Table 8-Treatment Type and Associated Requirements" contained within the "Oran Park Tranche 41 – DA2 Noise and Vibration Assessment, prepared by Marshall Day, Rp 002 r03 20200951, dated 24 June 2022.
- (b) with regard to Lot 2268 only, the dwelling design is consistent with "Category 2" controls as stated within "Appendix G" of "Oran Park Tranche 41-DA2 Noise and Vibration Assessment", prepared by Marshall Day, Rp 002 r03 20200951, dated 24 June 2022.
- (c) with regard to Lots 2260 to 2267 inclusive and 2269 only, the dwelling design is consistent with "Category 3" controls as stated within "Appendix C" of "Department of Planning- Development Near Rail Corridors and Busy Road- interim Guidelines".
- (d) with regard to Lots 2234 to 2240 inclusive, 2246 to inclusive and 2260 to 2269 inclusive only, the dwelling complies as follows:- all facades identified in the report may require windows to be closed (but not necessarily sealed) to meet internal noise criteria. As a result, the provision of alternative ventilation (possibly mechanical provided there is a fresh air intake) that meets the requirements of the Building Code of Australia (BCA) will need to be provided to habitable rooms on these facades to ensure fresh airflow inside the dwellings when windows are closed. Consultation with a mechanical engineer to ensure that BCA and AS 1668 are achieved may be required and compliance with all the requirements is demonstrated for each dwelling application.
- (e) with regard to Lots 2260 to 2269 inclusive only, the dwelling and open space layout, fencing and landscaping is designed such that the lot burdened complies as follows:- the external noise from rail operations must not exceed 57 dBA LAeq (15 hours – 7am to 10pm) at the external nominated principle private open space area for each lot.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 27 in the plan.

CAMDEN COUNCIL

Terms of restriction numbered 28 in the plan.

No development shall occur on any lot hereby burdened unless such development is in accordance with the Oran Park Estate Design Guidelines April 2022 Edition.

NAME OF PERSON having the power to release, vary or modify the terms of the restriction numbered 28 in the plan.

GREENFIELDS DEVELOPMENT COMPANY No 2 Pty Ltd

Terms of restriction numbered 29 in the plan.

- (a) No fence shall be erected on each lot burdened to divide it from any adjoining land owned by Leppington Pastoral Company Pty Ltd without the written consent of Leppington Pastoral Company Pty Ltd or its successors other than purchasers on sale but such consent shall not be withheld if such fencing is erected without expense to Leppington Pastoral Company Pty Ltd or its successors and in favour of any person dealing with the purchaser or his assigns such consent shall be deemed to have been given in respect of every such fence for the time being erected PROVIDED HOWEVER that this

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covenant in regard to fencing shall be binding on a purchaser his executors and administrators and assigns only during the ownership of the said adjoining lands by Leppington Pastoral Company Pty Ltd or its successors other than purchasers on sale.

- (b) No advertisement hoarding sign or matter shall be displayed or erected on each lot burdened (other than a sign advertising that the said lot is for sale) without the prior written consent of Greenfields Development Company or its successors.

NAME OF PERSON having the power to release, vary or modify the terms of the restriction numbered 29 in the plan.

GREENFIELDS DEVELOPMENT COMPANY No 2 Pty Ltd

Terms of restriction numbered 30 in the plan.

- (1) The registered proprietor of the lot burdened must not assign his/her interest in the lot burdened unless a dwelling has been constructed on the lot burdened and an Occupation Certificate has issued.
- (2) The following definitions apply to the terms used in this restriction:
- (a) **Assign, Assigned or Assignment** as the context requires refers to any assignment, sale, transfer, disposition, declaration of trust over or other assignment of a legal and/or
- (b) **Occupation Certificate** means a certificate issued pursuant to Section 6.4(c) of the Environmental Planning & Assessment Act, 1979
- (c) **Original Developer** means Greenfields Development Company No. 2 Pty Limited.

NAME OF PERSON/S whose consent is required to release, vary or modify the terms of the restriction numbered 30 in the plan.

GREENFIELDS DEVELOPMENT COMPANY NO.2 PTY LTD

Terms of restriction numbered 31 in the plan.

- (1) The owner of the lot burdened must not undertake or allow to be undertaken, any Prohibited Development on the lot, notwithstanding the permissibility of the Prohibited Development as defined in this restriction unless the owner of the Lot obtains the written consent of the Original Developer to the subdivision (which may be refused or granted with conditions in the absolute discretion of the Original Developer).
- (a) Prohibited Development means
- (i) any subdivision of the lot (including a strata or deposited plan subdivision); and/or
- (ii) the erection of a 'dual occupancy' being:
- (a) two (2) dwellings on one (1) lot of land that are attached to each other; and
- (b) two (2) detached dwellings on one (1) lot of land, but does not include a Secondary Dwelling.

Secondary Dwelling means a dwelling with the total floor area (excluding any area used for parking) not exceeding whichever of the following is greater:

- (a) 60m²; or
- (b) twenty-five per cent (25%) of the total floor area of the Home.
- (2) The following definitions apply to the terms used in this restriction:
- (a) **Original Developer** means Greenfields Development Company No.2 Pty Limited.

NAME OF PERSON/S whose consent is required to release, vary or modify the terms of the restriction numbered 31 in the plan.

GREENFIELDS DEVELOPMENT COMPANY NO.2 PTY LTD

Terms of restriction numbered 32 in the plan

- (1) No lot burdened shall be used or permitted to be used or occupied for the purpose of a

Plan: **DP1300431**

Plan of Subdivision of Lot 2126 in DP1297434
and Easements affecting Lot 2121 and 2127
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Subdivision Certificate No.

display home (being a building constructed on a lot burdened that is designed for residential occupation and which is used for viewing by prospective buyers of a residential building of the same or similar design).

- (2) This restriction shall cease to have effect upon the earlier to occur of 30 December 2029 and the date the Development Consent for the Homeworld Oran Park Display Village and any extension granted by the Camden Council lapses.

NAME OF PERSON having the power to release, vary or modify the terms of the restriction numbered 32 in the plan

Homeworld Oran Park Pty Ltd ACN 658 759 267 for such period as it is the Registered Proprietor of any land benefited by this restriction.

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Plan: **DP1300431**

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Execution by Council:

UNREGISTERED

Plan: **DP1300431**

Plan of Subdivision of Lot 2126 in DP1297434
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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: _____

EE reference: _____

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Plan: **DP1300431**

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Subdivision Certificate No.

Execution by Homeworld Oran Park Pty Ltd ACN 658 759 267

UNREGISTERED

Plan: **DP1300431**

Plan of Subdivision of Lot 2126 in DP1297434
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Subdivision Certificate No.

Signed by the attorneys named below who signed this instrument pursuant to the power of attorney specified for Leppington Pastoral Co Pty Ltd - ACN 000 420 404

Signature of Attorney:.....

Signature of Attorney:

Name of Attorney:.....

Name of Attorney:.....

Power of Attorney Book 4793 Number 952

Power of Attorney Book 4793 Number 952

Witness Signature:.....

Witness Signature:.....

Print Name:.....

Print Name:.....

Address of Witness:.....

Address of Witness:.....

.....

UNREGISTERED

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Registered:

DP 1300431

Title System: TORRENS

PLAN OF SUBDIVISION

OF LOT 2126 IN DP1297434 AND EASEMENTS AFFECTING LOTS 2121 & 2127 IN DP1297434

LGA: CAMDEN

Locality: ORAN PARK

Parish: COOK

County: CUMBERLAND

Survey Certificate

I, ANGELA MARY RYAN

of BEVERIDGE WILLIAMS & CO PTY LTD
32 IOLANTHE STREET CAMPBELLTOWN NSW 2560

a surveyor registered under the *Surveying and Spatial Information Act 2002*, certify that:

(a) The land shown in the plan was surveyed in accordance with the *Surveying and Spatial Information Regulation 2017*, is accurate and the survey was completed on

(b) ~~Partial Survey~~

(c) ~~Compilation~~

Datum Line: 'X'-'Y'

Type: Urban Rural

Signature:

Dated:

Surveyor Identification No: 8636

Surveyor registered under the *Surveying and Spatial Information Act 2002*

~~Crown Lands NSW/Western Lands Office Approval~~

~~----- (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. -----~~

Signature: -----

Date: -----

File Number: -----

Office: -----

Subdivision Certificate

I,
 Authorised Person certify that the provisions of section 6.15 of the *Environmental Planning and Assessment Act 1979* have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.

Signature:

Consent Authority: CAMDEN COUNCIL

Date of endorsement:

Subdivision Certificate number:

File number:

Plans used in the preparation of survey.

DP1297434

Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.

IT IS INTENDED TO DEDICATE GREBE CIRCUIT, KERSWELL STREET (SUBJECT TO EASEMENT FOR TRANSMISSION LINE (BK3487 No925)), SHARPLES CIRCUIT AND WHELLER STREET (SUBJECT TO EASEMENTS FOR TRANSMISSION LINE (BK3318 No690 & BK3487 No925)) TO THE PUBLIC AS PUBLIC ROAD

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PLAN OF SUBDIVISION

OF LOT 2126 IN DP1297434 AND EASEMENTS
AFFECTING LOTS 2121 & 2127 IN DP1297434

Subdivision Certificate number:

Date of Endorsement:

DP 1300431

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- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
 - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
 - Signatures and seals- see 195D *Conveyancing Act 1919*
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO;

CREATE:

1. EASEMENT TO DRAIN WATER 1.5 WIDE (A1)
2. EASEMENT TO DRAIN WATER 1.8 WIDE (A2)
3. EASEMENT TO DRAIN WATER VARIABLE WIDTH (A3)
4. EASEMENT TO DRAIN WATER VARIABLE WIDTH (A4)
5. RIGHT OF CARRIAGE WAY 5.5 WIDE (B1)
6. RIGHT OF CARRIAGE WAY VARIABLE WIDTH (B2)
7. EASEMENT FOR SERVICES 5.5 WIDE (C)
8. EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (F1)
9. EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (F2)
10. RESTRICTION ON THE USE OF LAND (G)
11. RESTRICTION ON THE USE OF LAND (H)
12. EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE (LE1)
13. EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE (LE2)
14. EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE (LE3)
15. EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE (LF1)
16. EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE (LF2)
17. RESTRICTION ON THE USE OF LAND (KB)
18. RESTRICTION ON THE USE OF LAND (KE)
19. POSITIVE COVENANT (V)
20. RESTRICTION ON THE USE OF LAND
21. RESTRICTION ON THE USE OF LAND
22. RESTRICTION ON THE USE OF LAND
23. RESTRICTION ON THE USE OF LAND
24. RESTRICTION ON THE USE OF LAND
25. RESTRICTION ON THE USE OF LAND

If space is insufficient use additional annexure sheet

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PLAN OF SUBDIVISION

OF LOT 2126 IN DP1297434 AND EASEMENTS
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Subdivision Certificate number:

Date of Endorsement:

CREATE:

- 26. RESTRICTION ON THE USE OF LAND
- 27. RESTRICTION ON THE USE OF LAND
- 28. RESTRICTION ON THE USE OF LAND
- 29. RESTRICTION ON THE USE OF LAND
- 30. RESTRICTION ON THE USE OF LAND
- 31. RESTRICTION ON THE USE OF LAND
- 32. RESTRICTION ON THE USE OF LAND

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Subdivision Certificate number:

Date of Endorsement:

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
2201	N/A				
2202	N/A				
2203	N/A				
2204	N/A				
2205	N/A				
2206	N/A				
2207	N/A				
2208	N/A				
2209	N/A				
2210	N/A				
2211	N/A				
2212	N/A				
2213	N/A				
2214	N/A				
2215	N/A				

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Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
2216	N/A				
2217	N/A				
2218	N/A				
2219	N/A				
2220	N/A				
2221	N/A				
2222	N/A				
2223	N/A				
2224	N/A				
2225	N/A				
2226	N/A				
2227	N/A				
2228	N/A				
2229	N/A				
2230	N/A				

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PLAN OF SUBDIVISION

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Subdivision Certificate number:

Date of Endorsement:

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
2231	N/A				
2232	N/A				
2233	N/A				
2234	N/A				
2235	N/A				
2236	N/A				
2237	N/A				
2238	N/A				
2239	N/A				
2240	N/A				
2241	N/A				
2242	N/A				
2243	N/A				
2244	N/A				
2245	N/A				

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PLAN OF SUBDIVISION

OF LOT 2126 IN DP1297434 AND EASEMENTS
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Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
2246	N/A				
2247	N/A				
2248	N/A				
2249	N/A				
2250	N/A				
2251	N/A				
2252	N/A				
2253	N/A				
2254	N/A				
2255	N/A				
2256	N/A				
2257	N/A				
2258	N/A				
2259	N/A				
2260	N/A				

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Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
2261					
2262					
2263					
2264					
2265					
2266					
2267					
2268					
2269					
2270					
2271					

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Subdivision Certificate number:

Date of Endorsement:

Signed by the attorneys named below who signed this instrument pursuant to the power of attorney specified for Leppington Pastoral Co Pty Ltd (ACN 000 420 404)

Signature of Attorney:..... Signature of Attorney:

Name of Attorney:..... Name of Attorney:

Power of Attorney Book: 4793 Number: 952 Power of Attorney Book: 4793 Number: 952

UNREGISTERED

Witness Signature..... Witness Signature:.....

Print Name:..... Print Name:.....

Address Of Witness:..... Address Of Witness:

.....

.....

If space is insufficient use additional annexure sheet