

**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, as amended**

(Sheet 1 of 19 Sheets)

Plan: **DP1299055**

Plan of Subdivision of Lot 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 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 1.5 wide (A1)	3101 3104  3105  3106 3107 3108 3109 3111 3112 3117 3118 3122 3124 3156  3157  3158  3159 3160 3161 3162 3163 3196  3198 3199 3200 3219 3220 3221 3224 3225	3102 3105, 3106, 3107, 3108, 3109, 3110 3106, 3107, 3108, 3109, 3110 3107, 3108, 3109, 3110 3108, 3109, 3110 3109, 3110 3110 3112, 3124, 3125 3124, 3125 3118, 3119, 3122, 3123 3119, 3122, 3123 3123 3125 3157, 3158, 3159, 3160, 3161, 3162, 3163 3158, 3159, 3160, 3161, 3162, 3163 3159, 3160, 3161, 3162, 3163 3160, 3161, 3162, 3163 3161, 3162, 3163 3162, 3163 3163 3164 3176, 3178, 3179, 3180, 3181, 3182, 3183 3199, 3200, 3201 3200, 3201 3201 3218 3218, 3219 3218, 3219, 3220 3218, 3219, 3220, 3221 3218, 3219, 3220, 3221, 3224
2	Easement to Drain Water 2 wide (A2)	3203 3204 3205 3206	3202 3202, 3203 3202, 3203, 3204 3202, 3203, 3204, 3205

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Number of item shown in the intention panel on the plan	Identity of easement, profit à 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:
3	Easement to Drain Water 2.5 wide (A3)	3178 3179 3180 3181 3182 3185 3186	3179, 3180, 3181, 3182, 3183 3180, 3181, 3182, 3183 3181, 3182, 3183 3182, 3183 3183 3184 3184, 3185
4	Easement to Drain Water variable width (A4)	3103 3108 3109 3112 3116 3118 3119 3122 3155 3176 3178 3196 3197 3198 3215 3221 3224 3226	3104, 3105, 3106, 3107, 3108, 3109, 3110 3109, 3110 3110 3124, 3125 3117, 3118, 3119, 3122, 3123 3119, 3122, 3123 3122, 3123 3123 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163 3178, 3179, 3180, 3181, 3182, 3183 3179, 3180, 3181, 3182, 3183 3176, 3178, 3179, 3180, 3181, 3182, 3183 3176, 3178, 3179, 3180, 3181, 3182, 3183, 3196 3199, 3200, 3201 3198, 3199, 3200, 3201 3218, 3219, 3220 3218, 3219, 3220, 3221 3218, 3219, 3220, 3221, 3224, 3225
5	Easement to Drain Water variable width (A5)	3157, 3158, 3232, 3233	Camden Council
6	Easement for Subsoil Drainage 0.5 wide (AG)	3165 3166 3168 3169 3170	3164 3165 3169 3170 3171
7	Right Of Carriage Way 5.5 wide (B)	3102 3109 3110	3101 3101, 3102 3101, 3102, 3109
8	Easement for Services 5.5 wide (C)	3102 3109 3110	3101 3101, 3102 3101, 3102, 3109
9	Easement for Padmount Substation 2.75 wide (F)	3233	Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)

Surveyor's Ref: 10202T41(DA3)-DP

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Signature of witness to final sheet  
Issue B

Plan: **DP1299055**Plan of Subdivision of Lot 2127 in DP1297434  
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Subdivision Certificate No.

Number of item shown in the intention panel on the plan	Identity of easement, profit à 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:
10	Restriction on the Use of Land (G)	Part of 3233 designated G on the plan	Epsilon Distribution Ministerial Holding Corporation (ABN 59 253 130 878)
11	Easement for Support and Maintenance 0.9 wide (L1)	3148 3149 3150 3158  3159 3160 3161 3162 3163 3164 3165 3166 3168 3169 3170 3171 3176 3177 3178 3186 3198 3199 3200 3201 3202 3203 3204 3205 3206 3207 3208 3209 3210 3211 3212 3213 3214 3215 3216 3218 3231	3150 3150 3148, 3149 3159, 3160, 3161, 3162, 3163 3158 3158 3158 3158 3158 3165 3164 3165 3169 3168 3171 3170 3178 3178 3176, 3177 3187, 3188 3214, 3215, 3216 3213, 3214 3212, 3213 3211, 3212 3211 3210, 3211 3209, 3210 3208, 3209 3207, 3208 3206 3205, 3206 3204, 3205 3203, 3204 3201, 3202, 3203 3200, 3201 3199, 3200 3198, 3199 3198 3198 3231 3218
12	Easement for Support and Maintenance 0.9 wide (L2)	3148 3157 3165 3169 3170	3157 3148 3166 3170 3169

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Number of item shown in the intention panel on the plan	Identity of easement, profit à 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:
13	Easement for Support and Maintenance 1.2 wide (L3)	3178 3179	3195 3194
14	Easement for Support and Maintenance 1.4 wide (L4)	3180 3181	3193 3192
15	Easement for Support and Maintenance 1.5 wide (L5)	3182 3183	3191 3190, 3191
16	Easement for Support and Maintenance 1.6 wide (L6)	3184 3185	3189, 3190 3188, 3189
17	Easement for Support and Maintenance 2 wide (L7)	3187 3188 3189 3190 3191 3192 3193 3194 3195	3186 3185, 3186 3184, 3185 3183, 3184 3182, 3183 3181 3180 3179 3178
18	Restriction on the Use of Land (KH)	Part of each of the lots: 3119, 3122, 3123, 3158, 3218 to 3221 inclusive, 3233 designated KH on the plan	Camden Council
19	Restriction on the Use of Land (KL)	Part of each of the lots: 3113 to 3115 inclusive, 3128 to 3132 inclusive, 3135, 3163, 3172 to 3175 inclusive, 3227 to 3230 inclusive designated KL on the plan	Camden Council
20	Restriction on the Use of Land (KT)	Part of each of the lots: 3133, 3134, 3164 to 3171 inclusive designated KT on the plan	Camden Council
21	Positive Covenant (VL)	Part of each of the lots: 3113 to 3115 inclusive, 3128 to 3132 inclusive, 3135, 3163, 3172 to 3175 inclusive, 3227 to 3230 inclusive designated VL on the plan	Camden Council
22	Positive Covenant (VT)	Part of each of the lots: 3133, 3134, 3164 to 3171 inclusive, designated VT on the plan	Camden Council

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23	Restriction on the Use of Land	Each lot except 3232, 3233	Camden Council
24	Restriction on the Use of Land	Each lot except 3232, 3233	Camden Council
25	Restriction on the Use of Land	3103 to 3108 inclusive, 3110 to 3230 inclusive	Camden Council
26	Restriction on the Use of Land	3101, 3102, 3109, 3110, 3126	Camden Council
27	Restriction on the Use of Land	3101, 3102, 3109, 3110, 3133, 3134, 3135, 3149, 3150, 3151, 3161, 3162, 3163, 3164, 3165, 3166	Camden Council
28	Restriction on the Use of Land	3165 to 3170 inclusive	Camden Council
29	Restriction on the Use of Land	3101, 3102, 3109, 3110, 3111, 3112, 3124 to 3135 inclusive, 3163 to 3175 inclusive	Camden Council
30	Restriction on the Use of Land	3126 to 3137 inclusive, 3158, 3162 to 3175 inclusive	Camden Council
31	Restriction on the Use of Land	Each lot except 3231, 3232, 3233	Every other lot except 3231, 3232, 3233
32	Restriction on the Use of Land	Each lot except 3232, 3233	Every other lot except 3232, 3233
33	Restriction on the Use of Land	Each lot except 3232, 3233	Every other lot except 3232, 3233
34	Restriction on the Use of Land	Each lot except 3103, 3125, 3149, 3170, 3186, 3187, 3193, 3197, 3199, 3207, 3212, 3217	Every other lot except 3231, 3232, 3233
35	Restriction on the Use of Land	Each lot except 3232, 3233	Lots 1001 to 1165 in DP1284392

**PART 1A (Release)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à 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 variable width (created by DP1300431)	Lot 2127 in DP1297434	Camden Council
2	Right of Carriage Way variable width (created by DP1300431)	Lot 2127 in DP1297434	Camden Council

Plan: **DP1299055**

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**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 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 4 in the plan.

**CAMDEN COUNCIL**

**Terms of easement numbered 5 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.

Further, no structure or fencing (other than open form fencing) shall be permitted within or across the overland flow path within the site of the easement without the written permission of Camden Council.

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

**CAMDEN COUNCIL**

Plan: **DP1299055**

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**Terms of easement numbered 6 in the plan.**

The full right and liberty at all times hereafter to have the subsoil drainage associated with the retaining wall within the lots benefited existing at the time of registration of this plan, drain through the pipes within the land hereby burdened designated AG on the plan.

The registered proprietor of the lot hereby burdened, or their assigns, must:

- (a) maintain the drainage pipes within the area designated AG on the plan in good order at all times. This includes inspecting, cleansing, maintaining, repairing and/or renewing where required, to ensure that the subsoil drainage is carried through the land burdened and the system functions properly.
- (b) make no alteration to the type, size or location of the pipes without the prior written consent of Camden Council.
- (c) ensure that no structure is constructed within on or over the area designated AG on 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.**

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.**

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 8 in the plan.

**CAMDEN COUNCIL**

**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.

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Signature of witness to final sheet  
Issue B

Plan: **DP1299055**

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**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 easement numbered 11 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 (L1) 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 (L1) 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 (L1) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (L1) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (L1) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (L1) on the plan.

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

**CAMDEN COUNCIL**

**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 (L2) 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 (L2) 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 (L2) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (L2) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (L2) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (L2) 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 (L3) 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 (L3) on the plan in good order at all times.



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- (b) ensure that no alteration to the type, size or location of the retaining wall within, on or over the area designated (L3) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (L3) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (L3) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (L3) 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 (L4) 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 (L4) 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 (L4) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (L4) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (L4) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (L4) 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 (L5) 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 (L5) 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 (L5) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (L5) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (L5) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (L5) 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**

Plan: **DP1299055**

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**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 (L6) 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 (L6) 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 (L6) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (L6) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (L6) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (L6) 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 easement numbered 17 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 (L7) 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 (L7) 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 (L7) on the plan
- (c) ensure that no structure shall be permitted to be constructed within on or over the area designated (L7) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (L7) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (d) ensure that no person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (L7) on the plan.

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

**CAMDEN COUNCIL**

**Terms of restriction numbered 18 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 (KH) 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 (KH) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the area designated (KH) by more than 450mm.

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

**CAMDEN COUNCIL**

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**Terms of restriction numbered 19 in the plan.**

- (a) No alteration to the type, size or location of the retaining wall within, on or over the area designated (KL) on the plan.
- (b) No structure shall be permitted to be constructed within on or over the area designated (KL) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (KL) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (c) No person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (KL) on the plan.

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

**CAMDEN COUNCIL**

**Terms of restriction numbered 20 in the plan.**

- (a) No alteration to the type, size or location of the retaining wall within, on or over the area designated (KT) on the plan.
- (b) No structure shall be permitted to be constructed within on or over the area designated (KT) on the plan. Notwithstanding the above, an eave or gutter or part of the roof structure of the dwelling may overhang the area designated (KT) on the plan only to the extent that the eave or roof overhang (not including guttering) does not overhang the lot burdened by more than 450mm.
- (c) No person shall alter, remove or destroy the retaining wall or any soil, planting or associated fencing within the area designated (KT) on the plan.

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

**CAMDEN COUNCIL**

**Terms of positive covenant numbered 21 in the plan.**

The land owners or their assigns must maintain the retaining wall and any associated fencing within, on or over the area designated (VL) on the plan in good order at all times. The extent of this positive covenant is limited to the area designated (VL) on the plan.

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

**CAMDEN COUNCIL**

**Terms of positive covenant numbered 22 in the plan.**

The land owners or their assigns must maintain the retaining wall and any associated fencing within, on or over the area designated (VT) on the plan in good order at all times. The extent of this positive covenant is limited to the area designated (VT) on the plan.

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

**CAMDEN COUNCIL**

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**Terms of restriction numbered 23 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 23 in the plan.

**CAMDEN COUNCIL**

**Terms of restriction numbered 24 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 24 in the plan.

**CAMDEN COUNCIL**

**Terms of restriction numbered 25 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 25 in the plan.

**CAMDEN COUNCIL**

**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.**

The mobile garbage bins (MGB) associated with residential development shall not be placed in any other location than within the area marked BP1-BP2 on the plan:-

- (a) With regard to Lots 3101, 3102, 3109 and 3110 only within - Sharples Circuit adjacent to Lot 3110
- (b) With regard to Lots 3133 and 3134 only - within Sharples Circuit adjacent to Lot 3133
- (c) With regard to Lots 3135 only – within Sharples Circuit adjacent to Lot 3134
- (d) With regard to Lots 3149 and 3150 only – within Clarence Circuit adjacent to Lot 3149
- (e) With regard to Lot 3151 only – within Clarence Circuit adjacent to Lot 3150
- (f) With regard to Lots 3161 and 3162 only – within Clarence Circuit adjacent to Lot 3161
- (g) With regard to Lot 3163 only – within Clarence Circuit adjacent to Lot 3162
- (h) With regard to Lot 3164 only – within Clarence Circuit adjacent to Lot 3165
- (i) With regard to Lots 3165 and 3166 only – within Clarence Circuit adjacent to Lot 3166

for garbage removal by Council and shall not be allowed to remain thereon for any longer than is practicable.

Plan: **DP1299055**

Plan of Subdivision of Lot 2127 in DP1297434  
covered by  
Subdivision Certificate No.

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 "Design Guide Lots 3165-3170 Tranche 41" prepared by DC8 Studio, dated 01/12/2023.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 28 in the plan.

**CAMDEN COUNCIL**

**Terms of restriction numbered 29 in the plan.**

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

- (a) the construction requirements and the window and door treatments are consistent with "Table 8- Treatment Type and Associated Requirements" contained within the "Noise and Vibration Impact Assessment: Oran Park Tranche 41-DA3, Prepared by Marshall Day, Rpt 003r0220200951 Dated 31 May 2022." For the burdened lots, the internal noise levels contained within the current Oran Park DCP must be achieved for each dwelling. Compliance with the above is to be demonstrated for each dwelling application.
- (b) 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.

NAME OF AUTHORITY whose consent is required to release, vary or modify the terms of the restriction numbered 29 in the plan.

**CAMDEN COUNCIL**

**Terms of restriction numbered 30 in the plan.**

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

- (a) With regard to Lot 3126 only, a 2.1m high acoustic rated fence is constructed along the northern boundary facing Pondicherry Boulevard shown by "Appendix E-Façade Traffic Noise Predications" Noise and Vibration Impact Assessment: Oran Park Tranche 41-DA3, Prepared by Marshall Day, Rpt 003r0220200951 Dated 31 May 2022."
- (b) An acoustic wall 3.6m high is constructed along two sections of the western boundary facing The Northern Road with returns leading back into the subdivision. The return/s (from the 3.6m wall/s) must be reduced to a 1.8m high acoustic fence and extend along the southern boundary of lots 3135 – 3137 and northern boundary of lot 3163 - 3162 and also along the southern boundary of lot 3175. The location of the acoustic wall and acoustic fences must be consistent with "Appendix E" in report titled "Noise and Vibration Impact Assessment: Oran Park Tranche 41-DA3, Prepared by Marshall Day, Rpt 003r0220200951, Dated 31 May 2022."

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

**CAMDEN COUNCIL**

Plan: **DP1299055**

Plan of Subdivision of Lot 2127 in DP1297434  
covered by  
Subdivision Certificate No.

**Terms of restriction numbered 31 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 31 in the plan.

**GREENFIELDS DEVELOPMENT COMPANY No 2 Pty Ltd**

**Terms of restriction numbered 32 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 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 32 in the plan.

**GREENFIELDS DEVELOPMENT COMPANY No 2 Pty Ltd**

**Terms of restriction numbered 33 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 33 in the plan.

**GREENFIELDS DEVELOPMENT COMPANY NO.2 PTY LTD**

**Terms of restriction numbered 34 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.

Plan: **DP1299055**

Plan of Subdivision of Lot 2127 in DP1297434  
covered by  
Subdivision Certificate No.

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) 60m<sup>2</sup>; 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 34 in the plan.

**GREENFIELDS DEVELOPMENT COMPANY NO.2 PTY LTD**

**Terms of restriction numbered 35 in the plan**

- (1) No lot burdened shall be used or permitted to be used or occupied for the purpose of a 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 July 2030 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 35 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.**

Plan: **DP1299055**

Plan of Subdivision of Lot 2127 in DP1297434  
covered by  
Subdivision Certificate No.

Execution by Council:

UNREGISTERED



Plan: **DP1299055**

Plan of Subdivision of Lot 2127 in DP1297434  
covered by  
Subdivision Certificate No.

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: \_\_\_\_\_

Plan: **DP1299055**

Plan of Subdivision of Lot 2127 in DP1297434  
covered by  
Subdivision Certificate No.

Execution by Homeworld Oran Park Pty Ltd ACN 658 759 267

UNREGISTERED

Plan: **DP1299055**

Plan of Subdivision of Lot 2127 in DP1297434  
covered by  
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:.....

Signed by the attorneys named below who signed this instrument pursuant to the power of attorney specified for Greenfields Development Company No 2 Pty Ltd - ACN 133 939 965

Signature of Attorney:.....

Signature of Attorney: .....

Name of Attorney:.....

Name of Attorney:.....

Power of Attorney Book 4793 Number 958

Power of Attorney Book 4793 Number 958

Witness Signature:.....

Witness Signature:.....

Print Name:.....

Print Name:.....

Address of Witness:.....

Address of Witness:.....

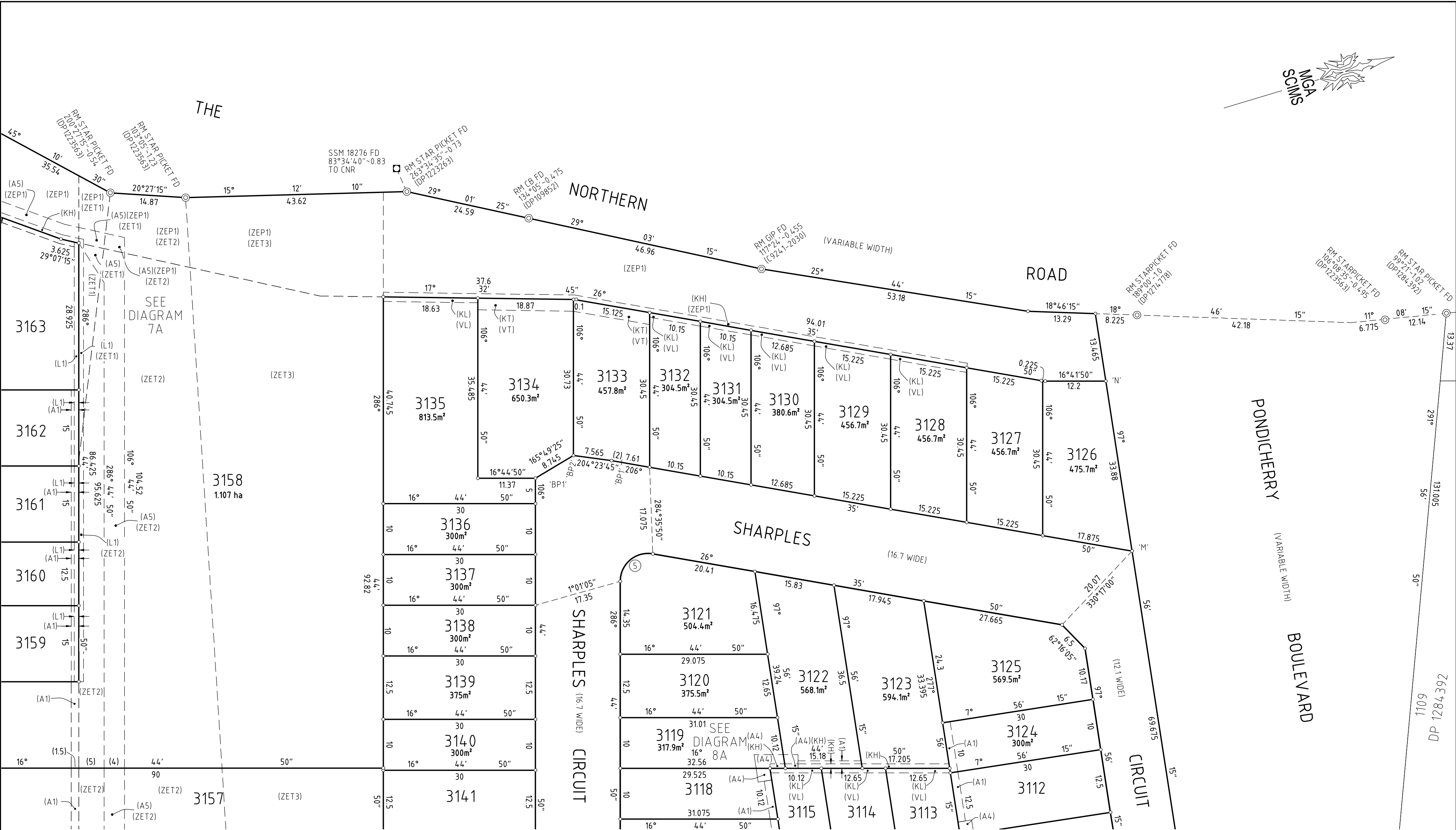












- (A1) EASEMENT TO DRAIN WATER 1.5 WIDE
- (A4) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (A5) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (KH) RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (KL) RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (L1) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
- (VL) POSITIVE COVENANT (0.9 WIDE)
- (ZEP1) EASEMENT FOR OVERHEAD POWER LINES VARIABLE WIDTH (DP1159518)
- (ZET1) EASEMENT FOR TRANSMISSION LINE (Q707088)
- (ZET2) EASEMENT FOR TRANSMISSION LINE (BK3318 No690)
- (ZET3) EASEMENT FOR TRANSMISSION LINE (BK3487 No925)
- 'M'-'N' RESTRICTION ON THE USE OF LAND
- 'BP1'-'BP2' RESTRICTION ON THE USE OF LAND

SCHEDULE OF SHORT & CURVED DIMENSIONS				
No.	BEARING	CHORD	ARC	RADIUS
5	336°40'20"	8.415	9.585	5.5

SURVEYOR

Name: ANGELA MARY RYAN

Date:

Reference: 10202T41(DA3)-DP

PLAN OF SUBDIVISION OF

LOT 2127 IN DP1297434

L.G.A: CAMDEN

Locality: ORAN PARK

Reduction Ratio: 1:500

Lengths are in metres

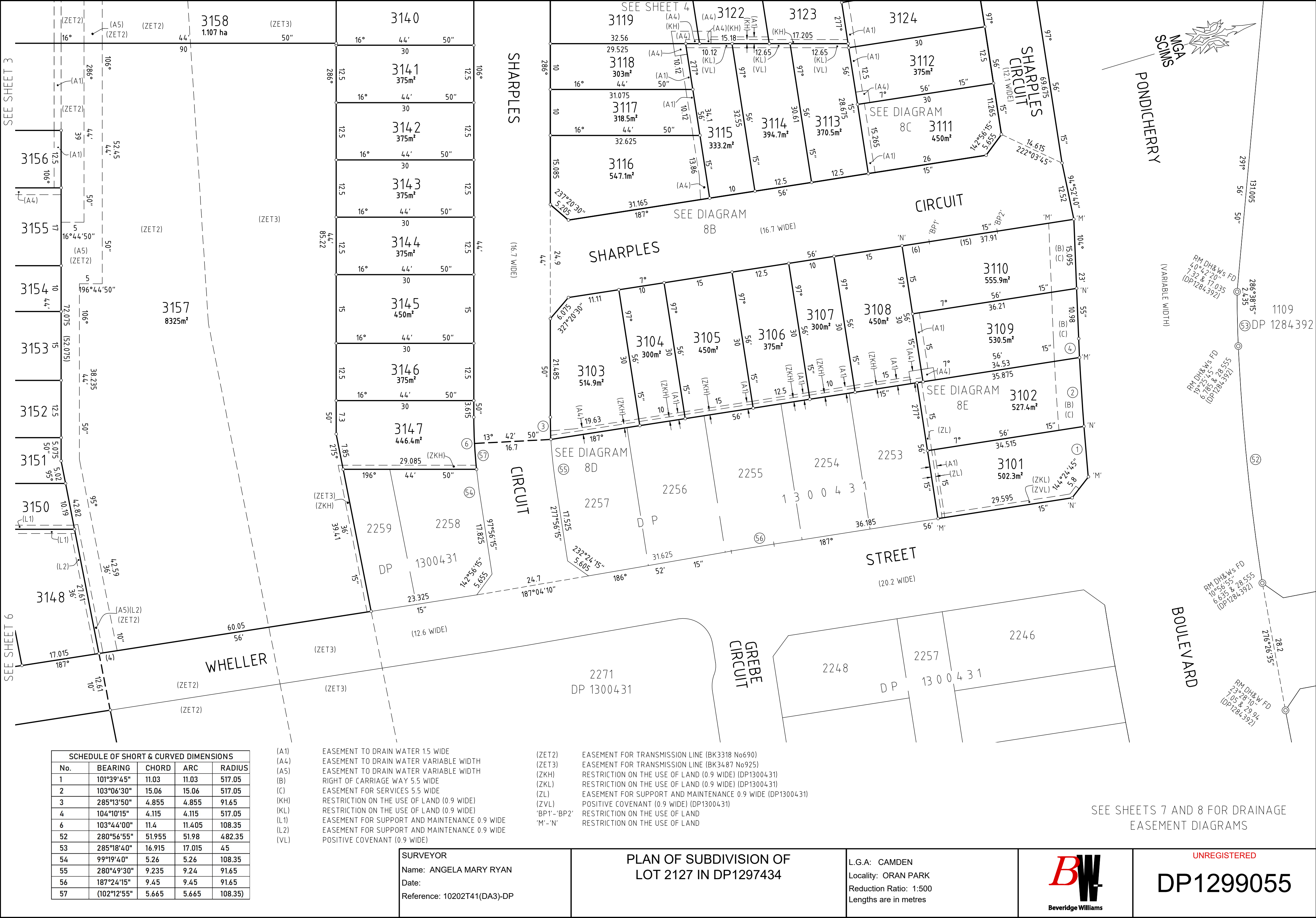
BW

Beveridge Williams

UNREGISTERED

DP1299055









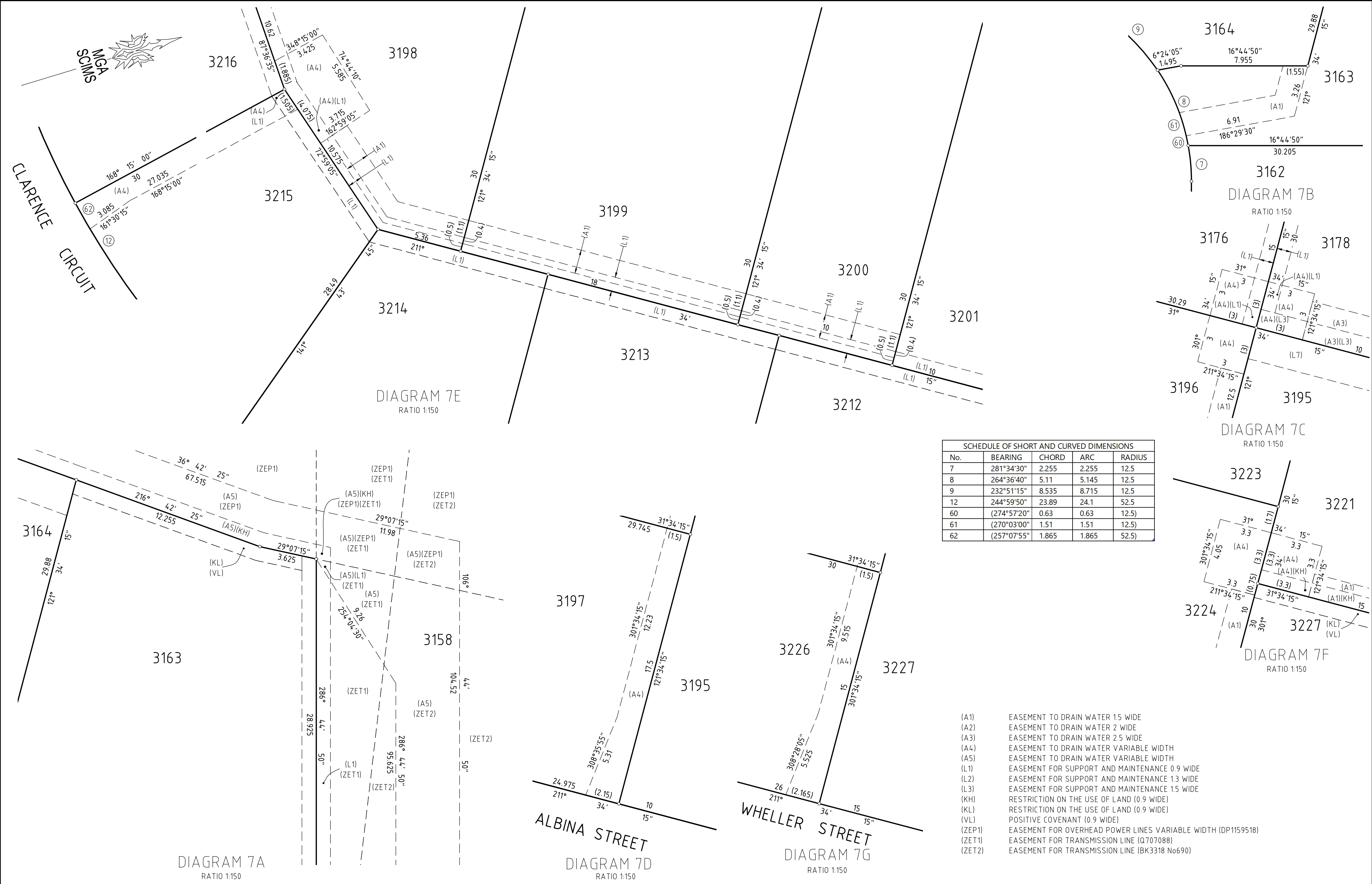


DIAGRAM 7A  
RATIO 1:150

DIAGRAM 7E  
RATIO 1:150

DIAGRAM 7D  
RATIO 1:150

DIAGRAM 7G  
RATIO 1:150

SCHEDULE OF SHORT AND CURVED DIMENSIONS				
No.	BEARING	CHORD	ARC	RADIUS
7	281°34'30"	2.255	2.255	12.5
8	264°36'40"	5.11	5.145	12.5
9	232°51'15"	8.535	8.715	12.5
12	244°59'50"	23.89	24.1	52.5
60	(274°57'20"	0.63	0.63	12.5)
61	(270°03'00"	1.51	1.51	12.5)
62	(257°07'55"	1.865	1.865	52.5)

- (A1) EASEMENT TO DRAIN WATER 1.5 WIDE
- (A2) EASEMENT TO DRAIN WATER 2 WIDE
- (A3) EASEMENT TO DRAIN WATER 2.5 WIDE
- (A4) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (A5) EASEMENT TO DRAIN WATER VARIABLE WIDTH
- (L1) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
- (L2) EASEMENT FOR SUPPORT AND MAINTENANCE 1.3 WIDE
- (L3) EASEMENT FOR SUPPORT AND MAINTENANCE 1.5 WIDE
- (KH) RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (KL) RESTRICTION ON THE USE OF LAND (0.9 WIDE)
- (VL) POSITIVE COVENANT (0.9 WIDE)
- (ZEP1) EASEMENT FOR OVERHEAD POWER LINES VARIABLE WIDTH (DP1159518)
- (ZET1) EASEMENT FOR TRANSMISSION LINE (Q707088)
- (ZET2) EASEMENT FOR TRANSMISSION LINE (BK3318 No690)

DIAGRAM 7B  
RATIO 1:150

DIAGRAM 7C  
RATIO 1:150

DIAGRAM 7F  
RATIO 1:150

SURVEYOR  
Name: ANGELA MARY RYAN  
Date:  
Reference: 10202T41(DA3)-DP

PLAN OF SUBDIVISION OF  
LOT 2127 IN DP1297434

L.G.A: CAMDEN  
Locality: ORAN PARK  
Reduction Ratio: 1:150  
Lengths are in metres



UNREGISTERED  
DP1299055



