

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A 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 OF THE CONVEYANCING ACT 1919

(Sheet 1 of 14 Sheets)

Plan:

Plan of Subdivision of Lot 1 in DP
1257802, covered by Subdivision
Certificate No.
Dated

Full name and address of the Proprietors of the Land

LegPro 77 Pty Ltd
(ACN 639 637 291)
MLC Centre, Level 45
19-29 Martin Place,
SYDNEY NSW 2000

PART 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefitted lot(s), bodies or Prescribed Authorities:
1	Easement to Drain Water 1.5 wide (A)	109	106, 107, 108 and Part of Lot 2 designated (A1)
		108	106, 107 and Part of Lot 2 designated (A1)
		107	106 and Part of Lot 2 designated (A1)
		106	Part of Lot 2 designated (A1)
		117	114, 115, 116 and Part of Lot 2 designated (A2)
		116	114, 115 and Part of Lot 2 designated (A2)
		115	114 and Part of Lot 2 designated (A2)
		114	Part of Lot 2 designated (A2)
		148	140, 141, 142, 145 and 146
		146	140, 141, 142 and 145
		145	140, 141 and 142
		142	140 and 141
		141	140
		158	159, 132, 134, 135, 136, 137, 138 and 139
		159	132, 134, 135, 136, 137, 138 and 139
		132	134, 135, 136, 137, 138 and 139
		134	135, 136, 137, 138 and 139
		135	136, 137, 138 and 139
		136	137, 138 and 139
		137	138 and 139
138	139		
131	133		
144	143		
180	Part of Lot 100 designated A6, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179 and 181		
181	Part of Lot 100 designated A6, 170, 171, 172, 173, 174, 175, 176, 177, 178 and 179		
179	Part of Lot 100 designated A6, 170, 171, 172, 173, 174, 175, 176, 177 and 178		
178	Part of Lot 100 designated A6, 170, 171, 172, 173, 174, 175, 176 and 177		

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 SECTION 88B OF THE CONVEYANCING ACT 1919**

(Sheet 2 of 14 Sheets)

Plan: Plan of Subdivision of Lot 1 in DP
 1257802, covered by Subdivision
 Certificate No.
 Dated

**Full name and address of the
 Proprietors of the Land** LegPro 77 Pty Ltd
 (ACN 639 637 291)
 MLC Centre, Level 45
 19-29 Martin Place,
 SYDNEY NSW 2000

		177	Part of Lot 100 designated A6, 170, 171, 172, 173, 174, 175 and 176
		176	Part of Lot 100 designated A6, 170, 171, 172, 173, 174 and 175
		175	Part of Lot 100 designated A6, 170, 171, 172, 173 and 174
		174	Part of Lot 100 designated A6, 170, 171, 172 and 173
		173	Part of Lot 100 designated A6, 170, 171 and 172
		172	Part of Lot 100 designated A6, 170 and 171
		171	Part of Lot 100 designated A6 and 170
		170	Part of Lot 100 designated A6
		191	Part of Lot 3 designated (A3), 189 and 190
		190	Part of Lot 3 designated (A3) and 189
		189	Part of Lot 3 designated (A3)
		196	Part of Lot 3 designated (A4), 193, 194 and 195
		195	Part of Lot 3 designated (A4), 193 and 194
		194	Part of Lot 3 designated (A4) and 193
		193	Part of Lot 3 designated (A4)
		199	198 and Part of Lot 3 Designated (A5)
		198	Part of Lot 3 Designated (A5)
2	Easement for Repairs (B)	102	101 and 103
		109	108
		110	111
		117	116
		118	119
		140	141
		144	143
		146	145
		147	146 and 148
		151	150
		128	127
		130	129
		131	133
		134	135
		157	156
		159	132

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(Sheet 3 of 14 Sheets)

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		160	159 and 158
		161	162 and 163
		164	165
		165	166
		163	181
		181	182
		182	180
		178	177
		179	178
		199	198
		198	Part of Lot 3 designated (B1)
		196	195 and 197
		195	194
		194	192
		192	193
		193	Part of Lot 3 designated (B2)
		197	Part of Lot 3 designated (B3)
		191	190
		190	189
		189	188
		186	185
		185	184
		184	183

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(Sheet 4 of 14 Sheets)

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Plan of Subdivision of Lot 1 in DP
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Certificate No.
Dated

Full name and address of the Proprietors of the Land

LegPro 77 Pty Ltd
(ACN 639 637 291)
MLC Centre, Level 45
19-29 Martin Place,
SYDNEY NSW 2000

PART 1 (Creation)(continued)

Number of item shown in the intention panel on the plan	Identity of easement, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefitted lot(s), bodies or Prescribed Authorities:
3	Easement for Padmount Substation 2.75 wide (E)	110, 130, Part of Lot 100, Part of Lot 4	Epsilon Distribution Ministerial Holding Corporation
4	Restriction on the Use of Land (F)	109, 110, 130, Part of Lot 2, 170, Part of Lot 100, 199, Part of Lot 4	Epsilon Distribution Ministerial Holding Corporation
5	Restriction on the Use of Land (G)	109, 110, 130, Part of Lot 2, 170, Part of Lot 100, 199, Part of Lot 4	Epsilon Distribution Ministerial Holding Corporation

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Plan:

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Dated

**Full name and address of the
Proprietors of the Land**

LegPro 77 Pty Ltd
(ACN 639 637 291)
MLC Centre, Level 45
19-29 Martin Place,
SYDNEY NSW 2000

Number of item shown in the intention panel on the plan	Identity of easement, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefitted lot(s), bodies or Prescribed Authorities:
6	Restriction on the Use of Land	101-199 inclusive	The Hills Shire Council
7	Restriction on the Use of Land	101-199 inclusive	Every other Lot
8	Restriction on the Use of Land	102, 103, 143, 144, 147, 148, 131, 133, 158, 160, 161, 162, 180, 182, 188, 189, 190, 192, 194, 195, 196, 198	The Hills Shire Council
9	Restriction on the Use of Land	2, 3, 100	The Hills Shire Council
10	Right of Public Access Access (G)	Lot 2 and Lot 3	The Hills Shire Council
11	Easement for Electricity Cables 1 Wide (C)	Part of Lot 100	Epsilon Distribution Ministerial Holding Corporation
12	Easement for Access Variable Width (D)	Part of Lot 100	Epsilon Distribution Ministerial Holding Corporation
13	Restriction on the Use of Land	147, 148, 149, 150,	The Hills Shire Council

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(Sheet 6 of 14 Sheets)

Plan: Plan of Subdivision of Lot 1 in DP 1257802, covered by Subdivision Certificate No. Dated

Full name and address of the Proprietors of the Land LegPro 77 Pty Ltd (ACN 639 637 291) MLC Centre, Level 45 19-29 Martin Place, SYDNEY NSW 2000

		151, 152, 153, 154, 155, 156, 157, 158, 160, 196, 197, 198, 199	
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PART 2 (Terms)

1. TERMS OF EASEMENT TO DRAIN WATER NUMBERED ONE IN THE PLAN

Easement to Drain Water within the meaning of Schedule 8 Part 3 of the Conveyancing Act 1919 (as amended)

2. TERMS OF EASEMENT FOR REPAIRS NUMBERED TWO IN THE PLAN

Easement for Repairs within the meaning of Schedule 8 Part 5 of the Conveyancing Act 1919 (as amended) together with the following additions:

1. The grant of this easement is made subject to the existence of, and the right of the owner of the lot burdened to construct, eaves and guttering from the structure on the lot burdened, that overhang the site of the easement.
2. The grant of this easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the easement including installing a security gate at the entrance to the site of the easement from the front of the building structure on the lot burdened.

Name of authority empowered to release, vary or modify the easement numbered 2 in the plan is:
The Hills Shire Council

3. TERMS OF EASEMENT FOR PADMOUNT SUBSTATION NUMBERED THREE IN THE PLAN

The terms set out in Memorandum No AK104621 registered at Land Registry Services NSW are incorporated into this document, subject to replacing the words Endeavour Energy' with 'Epsilon Distribution Ministerial Holding Corporation'.

Approved by Hills Shire Council _____ Authorised Officer

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(Sheet 7 of 14 Sheets)

Plan: Plan of Subdivision of Lot 1 in DP
1257802, covered by Subdivision
Certificate No.
Dated

**Full name and address of the
Proprietors of the Land** LegPro 77 Pty Ltd
(ACN 639 637 291)
MLC Centre, Level 45
19-29 Martin Place,
SYDNEY NSW 2000

Name of Authority having the power to release vary or modify the easement numbered 3 in the plan is: **Epsilon
Distribution Ministerial Holding Corporation**

4. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED FOUR IN THE PLAN

Definitions:

120/120/120 fire rating and **60/60/60 fire rating** means the fire resistance level of a building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530.

building means a substantial structure with a roof and walls and includes any projections from the external walls.

erect includes construct, install, build and maintain.

restriction site means that part of the lot burdened affected by the restriction on the use of land as shown on the plan.

No building shall be erected or permitted to remain within the restriction site unless:

the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating, and
the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating, and
the owner provides the authority benefited with an engineer's certificate to this effect.

The fire ratings mentioned in clause 2 must be achieved without the use of fire fighting systems such as automatic sprinklers.

Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System

Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.

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(Sheet 8 of 14 Sheets)

Plan: Plan of Subdivision of Lot 1 in DP
1257802, covered by Subdivision
Certificate No.
Dated

**Full name and address of the
Proprietors of the Land** LegPro 77 Pty Ltd
(ACN 639 637 291)
MLC Centre, Level 45
19-29 Martin Place,
SYDNEY NSW 2000

The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.

Name of Authority having the power to release vary or modify the restriction numbered 4 in the plans is: **Epsilon Distribution Ministerial Holding Corporation**

5. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED FIVE IN THE PLAN

Definitions:

erect includes construct, install, build and maintain.

restriction site means that part of the lot burdened affected by the restriction on the use of land as shown on the plan.

No swimming pool or spa shall be erected or permitted to remain within the restriction site.

Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System

Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Epsilon Distribution Ministerial Holding Corporation's distribution system, and any nominee of such lessee (which may include a sublessee of Epsilon Distribution Ministerial Holding Corporation's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation as if that lessee or nominee were Epsilon Distribution Ministerial Holding Corporation, but only for so long as the lessee leases Epsilon Distribution Ministerial Holding Corporation's distribution system from Epsilon Distribution Ministerial Holding Corporation.

The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Epsilon Distribution Ministerial Holding Corporation.

Name of Authority having the power to release vary or modify the restriction numbered 5 in the plan is: **Epsilon Distribution Ministerial Holding Corporation**

6. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED SIX IN THE PLAN

No dwelling shall be constructed on the lot(s) hereby burdened unless the registered proprietor has first constructed or has made provision for the construction of a rainwater tank with a minimum capacity of 3,000 litres in accordance with the requirements of The Hills Shire Council.

Approved by Hills Shire Council _____ Authorised Officer

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A 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 OF THE CONVEYANCING ACT 1919

(Sheet 9 of 14 Sheets)

Plan: Plan of Subdivision of Lot 1 in DP 1257802, covered by Subdivision Certificate No. Dated

Full name and address of the Proprietors of the Land LegPro 77 Pty Ltd (ACN 639 637 291) MLC Centre, Level 45 19-29 Martin Place, SYDNEY NSW 2000

Name of authority empowered to release, vary or modify restriction numbered 6 is:
The Hills Shire Council

7. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED SEVEN IN THE PLAN

For so long as LegPro 77 Pty Ltd remains the registered proprietor of any benefited lot:

No fence shall be erected on the lot(s) hereby burdened to divide it from any adjoining land owned LegPro 77 Pty Ltd without its consent but such consent shall not be withheld if such fence is erected without expense to LegPro 77 Pty Ltd. This restriction shall remain in force only during such time as Leg is the Registered Proprietor of that adjoining land.

Name of authority empowered to release, vary or modify the restriction numbered 7 is:
The registered proprietors of the lots benefited

8. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED EIGHT IN THE PLAN

No development shall be permitted on the lot(s) hereby burdened except for development in accordance with the building envelope plan prepared by xxxx Drawing xxxx Revision xxxx dated xxxx approved by xxxx.

Name of authority empowered to release, vary or modify the restriction numbered 8 in the plan is:
The Hills Shire Council

9. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED NINE IN THE PLAN

No development shall be permitted on the lot(s) hereby burdened until it is re-subdivided complying with the requirements of The Hills Shire Council.

Name of authority empowered to release, vary or modify the restriction numbered 9 in the plan is:
The Hills Shire Council

10. TERMS OF RIGHT OF PUBLIC ACCESS NUMBERED TEN IN THE PLAN

Terms of Right of access as per Part 11 Schedule 4A of the Conveyancing Act 1919 as amended together with the following addition:

1. The easement is a temporary extension of the adjoining public road and will function as a public road in accordance with the definition of "public road" included in the Roads Act 1993 for the purposes of providing access across the easement site.
2. The easement site is made accessible to the public.
3. The easement will be extinguished upon the extension of the adjoining public road to which it relates.

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(Sheet 10 of 14 Sheets)

Plan: Plan of Subdivision of Lot 1 in DP 1257802, covered by Subdivision Certificate No. Dated

Full name and address of the Proprietors of the Land LegPro 77 Pty Ltd (ACN 639 637 291) MLC Centre, Level 45 19-29 Martin Place, SYDNEY NSW 2000

Name of Authority having the power to release vary or modify the easement numbered 10 in the plan is: **The Hills Shire Council**

11. TERMS OF EASEMENT FOR ELECTRICITY CABLES NUMBERED ELEVEN IN THE PLAN

The terms set out in Memorandum No 9262885 registered at Land Registry Services NSW are incorporated into this document, subject to replacing the words 'Endeavour Energy' with 'Epsilon Distribution Ministerial Holding Corporation'.

Name of Authority having the power to release vary or modify the easement numbered 11 in the plan is: **Epsilon Distribution Ministerial Holding Corporation**

12. TERMS OF EASEMENT FOR ACCESS NUMBERED TWELVE IN THE PLAN

Easement for Access within the meaning of Schedule 8 Part 14 of the Conveyancing Act 1919 (as amended)

Name of Authority having the power to release vary or modify the easement numbered 12 in the plan is: **Epsilon Distribution Ministerial Holding Corporation**

13. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED THIRTEEN IN THE PLAN

No dwelling house or other structure shall be constructed on the lot(s) hereby burdened unless they are constructed in accordance with the acoustic recommendations from the report prepared by Renzo Tonin and Associates dated 15 October 2020, reference TL716-01F02 Noise Impact Assessment (r1), complying with the requirements of The Hills Shire Council.

Name of authority empowered to release, vary or modify the restriction numbered 13 in the plan is: **The Hills Shire Council**

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(Sheet 11 of 14 Sheets)

Plan:

Plan of Subdivision of Lot 1 in DP
1257802, covered by Subdivision
Certificate No.
Dated

**Full name and address of the
Proprietors of the Land**

LegPro 77 Pty Ltd
(ACN 639 637 291)
MLC Centre, Level 45
19-29 Martin Place,
SYDNEY NSW 2000

**EXECUTION BY REGISTERED PROPRIETOR
OF LOT 101 DP 1242532**

EXECUTED BY THE REGISTERED PROPRIETOR LOT 1 IN DP 1257802
LEGPRO 77 PTY LTD (ACN 639 637 291)
BY THE AUTHORISED PERSON(S) WHOSE SIGNATURE(S)
APPEAR BELOW PURSUANT TO THE AUTHORITY IN SECTION
127 OF THE CORPORATIONS ACT 2001

SIGNATURE OF XXX XXX XX
SOLE DIRECTOR AND SECRETARY

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A 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 OF THE CONVEYANCING ACT 1919

(Sheet 12 of 14 Sheets)

Plan: Plan of Subdivision of Lot 1 in DP 1257802, covered by Subdivision Certificate No. Dated

Full name and address of the Proprietors of the Land LegPro 77 Pty Ltd (ACN 639 637 291) MLC Centre, Level 45 19-29 Martin Place, SYDNEY NSW 2000

EXECUTION BY MORTGAGEE

Executed on behalf of the Corporation named below by the authorised persons whose signatures appear below pursuant to the authority specified.

Corporation: XXXX Pty Ltd (ACN XXX XXX XXX)

Authority: Section 127 Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:
Office held: Director / Secretary

Name of authorised person:
Office held: Director

Address of authorised person

Address of authorised person

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A 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 OF THE CONVEYANCING ACT 1919

(Sheet 13 of 14 Sheets)

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Full name and address of the Proprietors of the Land LegPro 77 Pty Ltd (ACN 639 637 291) MLC Centre, Level 45 19-29 Martin Place, SYDNEY NSW 2000

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:
Helen Smith
Manager Property & Fleet

Address of witness:
c/- Endeavour Energy
51 Huntingwood Drive
Huntingwood NSW 2148

Power of attorney:
Book No

Signing on behalf of:
Endeavour Energy Network Asset
Partnership ABN 30 586 412 717

Endeavour Energy reference:

Date of signature:

Approved by Hills Shire Council _____

Authorised Officer

INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS A 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 OF THE CONVEYANCING ACT 1919

(Sheet 14 of 14 Sheets)

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The Hills Shire Council by its authorised delegate pursuant to s.377 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.

Approved by

.....
Name of delegate
on behalf of
The Hills Shire Council

Signature:

Name: