

ePlan

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

Plan: **DP1233056**

Plan of Subdivision of Lot 92 DP1249265 covered by Subdivision Certificate No. **19005**

Full name and address of the owner of the land:

BD NSW (MR) PROJECT O007 Pty. Ltd.
 Level 7
 100 Edward Street
 BRISBANE QLD 4000

(Sheet 1 of 19 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
1.	Easement to drain water 1.2 wide (E1)	523 522 521 520	524-526 incl 523-526 incl 522-526 incl 521-526 incl
2.	Easement to drain water 1.5 wide (E2)	501 502 525 524 528 529 530 531 532 533 534	area 'A' within 548 area 'A' within 548 & 501 526 525, 526 527 527, 528 527-529 incl 527-530 incl 527-531 incl 527-532 incl 527-533 incl

Authorised person BD NSW (MR) PROJECT

Ref: B16800-11C2 DP1233056

Authorised Person
 Hawkesbury Council

ePlan

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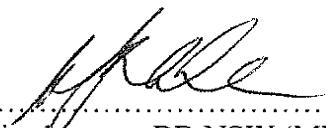
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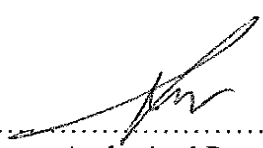
BD NSW (MR) PROJECT O007 Pty. Ltd.
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BRISBANE QLD 4000

(Sheet 2 of 19 Sheets)

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
3.	Easement to drain water 2.5 wide (E3)	519 535 536 537	520-526 incl 527-534 incl 527-535 incl 527-536 incl
4.	Easement for Padmount substation 2.75 wide (E6)	538	Epsilon Distribution Ministerial Holding Corporation
5.	Restriction on the use of land (R1)	Parts 538 & 548 designated (R1)	Epsilon Distribution Ministerial Holding Corporation
6.	Restriction on the use of land (R2)	Parts 538 & 548 designated (R2)	Epsilon Distribution Ministerial Holding Corporation
7.	Easement for underground cables 1 wide (E4)	547, 518, 516	Epsilon Distribution Ministerial Holding Corporation


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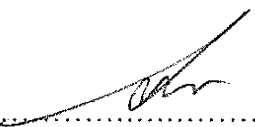
BD NSW (MR) PROJECT O007 Pty. Ltd.
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Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
8.	Easement for underground cables 12.5 wide (E5)	548	Epsilon Distribution Ministerial Holding Corporation
9.	Easement for overhead power lines 9 wide (E111)	548	Epsilon Distribution Ministerial Holding Corporation
10.	Restriction on the use of land	each lot except 548	every other lot except 548
11.	Positive covenant	501-547 incl	Hawkesbury Council
12.	Positive covenant	501-547	Hawkesbury Council
13.	Restriction on the use of land	each lot except 548	every other lot except 548
14.	Positive Covenant (P32)	Part 548 designated (P32)	Hawkesbury Council


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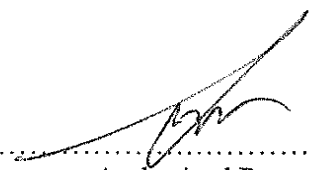
Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
15.	Restriction on the use of land	501, 502	Hawkesbury Council
16.	Positive covenant	532-543 incl	Hawkesbury Council
17.	Positive covenant	501, 502, 517, 525-537 incl, 547 & Pt. 548 desig. 'A'	Hawkesbury Council
18.	Easement to drain water 3 wide (E7)	518	519-526 incl
19.	Easement to drain water 4 wide (E8)	517	518-526 incl
20.	Restriction on the use of land	503, 504	Hawkesbury Council



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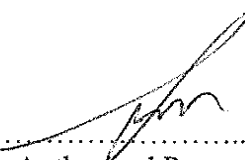
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Level 7
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BRISBANE QLD 4000

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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 lots(s), road(s), bodies or Prescribed Authorities:
1.	Easement for overhead power lines 9 wide (E.1)(D.P.1199659)	92/1249265 & YOBARNIE AVE	Epsilon Distribution Ministerial Holding Corporation
2.	Easement for underground cables 1 wide (E.2)(D.P.1199659)	92/1249265	Epsilon Distribution Ministerial Holding Corporation
3.	Easement to drain water 1.2 wide (Y)(D.P.794424)	47/794424	92/1249265
4.	Easement to drain water 1.5 wide (D.P.802290)	86 & 94/802290	92/1249265
5.	Easement for electricity 9 wide (D.P.738354)	3/786671 pathways 3.5 wide being part of the land in 51/794424	92/1249265


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Part 2 (Terms)

1. Terms of Easement for Padmount Substation (E6) 2.75 wide numbered four in the abovementioned plan

The terms set out in Memorandum N^o AK104621 registered at NSW Land Registry Services are incorporated into this document subject to replacing the words 'Endeavour Energy' with 'Epsilon Distribution Ministerial Holding Corporation'.

2. Terms of Restriction on the Use of Land (R1) numbered five in the abovementioned plan

2.1 Definitions:

2.1.1 **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;

2.1.2 **building** means a substantial structure with a roof and walls and includes any projections from the external walls;

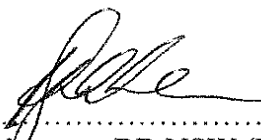
2.1.3 **erect** includes construct, install, build and maintain;

2.1.4 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R1) on the plan.

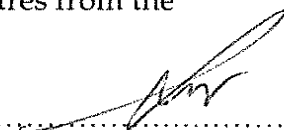
2.2 No building shall be erected or permitted to remain within the restriction site unless:

2.2.1 the external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating; and

2.2.2 the external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating; and



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Hawkesbury Council

Plan: **DP1233056**

Plan of Subdivision of Lot 92 DP1249265
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Full name and address
of the owner of the land:

BD NSW (MR) PROJECT 0007 Pty. Ltd.
Level 7
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Part 2 (Terms)

- 2.2.3 the owner provides the authority benefited with an engineer's certificate to this effect.
- 2.3 The fire ratings mentioned in clause 2.2 must be achieved without the use of fire fighting systems such as automatic sprinklers.
- 2.4 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
- 2.4.1 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.
- 2.4.2 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.
3. **Terms of Restriction on the Use of Land (R2) numbered six in the abovementioned plan**
- 3.1 Definitions:
- 3.1.1 **erect** includes construct, install, build and maintain.
- 3.1.2 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R2) on the plan.

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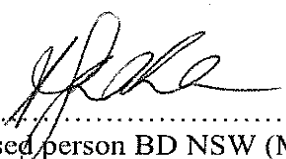
(Sheet 8 of 19 Sheets)

Part 2 (Terms)

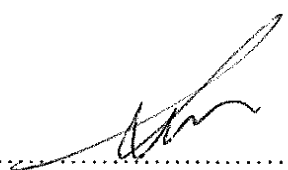
- 3.2 No swimming pool or spa shall be erected or permitted to remain within the restriction site.
- 3.3 Lessee of Epsilon Distribution Ministerial Holding Corporation's Distribution System
 - 3.3.1 Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and 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.
 - 3.3.2. 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 .

4. Terms of Easement for underground cables 1 wide (E4) numbered seven and 12.5 wide (E5) numbered eight in the abovementioned plan

The terms set out in Memorandum No AK104616 registered at NSW Land Registry Services are incorporated into this document, subject to changing "Endeavour Energy" to "Epsilon Distribution Ministerial Holding Corporation".



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Part 2 (Terms)

5. Terms of Easement for overhead power lines 9 wide (E111) numbered nine in the abovementioned plan

The terms set out in Memorandum No AK104602 registered at NSW Land Registry Services are incorporated into this document, subject to changing "Endeavour Energy" to "Epsilon Distribution Ministerial Holding Corporation".

6. Terms of Restriction on the Use of Land numbered ten in the abovementioned plan

6.1 No building shall be erected or permitted to remain erected on each lot burdened without the prior written consent of the Developer to the plans and specifications for the building which consent shall not be withheld if:

6.1.1 The plans and specifications have attached to it a report from a registered surveyor, architect, building designer or licensed builder certifying that on completion in accordance with the plans and specifications, the proposed building will comply with the Hawkesbury Development Control Plan ("DCP"), and the Redbank Design and Landscape Guidelines; and


6.1.2 the Developer in its absolute discretion considers that the plans substantially comply with the DCP and the Redbank Design and Landscape Guidelines.

6.2 Alterations

No alterations or additions may be made to any lot or any change to any building erected on any lot altering its colour, the materials used in its construction or the façade which does not comply with the requirements of the DCP and the Design and Landscape Guidelines. Nothing in this restriction shall prevent any work in the nature of repair or refurbishing that is consistent with the original construction.



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Hawkesbury Council

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Part 2 (Terms)

6.3 Display Homes

No building shall be erected on a burdened lot or permitted to remain on a burdened lot which is used or intended to be used as a Display Home, other than by the Developer, or with the approval of the Developer (which approval will be given or withheld in the Developer's absolute discretion.)

6.4 Definitions:

6.4.1 **"BD NSW"** means BD NSW (MR) Project O007 Pty Ltd (ABN 46 828 720 644).

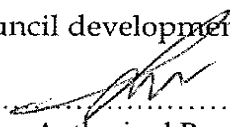
6.4.2 **"Developer"** means BD NSW and its successors in title to the Estate to which BD NSW assigns the benefit of this restrictive covenant, provided the successor in title has notified the other proprietors in the Estate that it is the "Developer" for the purposes of this Restriction of Use.

6.4.3 **"Display Home"** means a structure, usually a house, which is used to market or sell houses of the same or a similar type and which is intended to show what living space and features of houses are available to be built in the Estate or elsewhere.

6.4.4 **"Estate"** means all of the land comprised in the estate known as "Redbank" being the land more particularly described in Certificate of Title 74/1187236, as it may be subdivided from time to time.

6.4.5 **"Redbank Design and Landscape Guidelines"** shall mean the Redbank Design and Landscape Guidelines issued under the name of 'North Richmond Joint-Venture - Redbank Development'.

6.5 This Restriction on Use was required as a condition of Hawkesbury Council development consent Development Application number ~~DA047/14~~ **DA 0216/16**.

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Authorised Person
Hawkesbury Council

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Part 2 (Terms)

7. Terms of Positive Covenant numbered eleven in the abovementioned plan

Any dwelling constructed on the lot hereby burdened must have a minimum of 50% of the roof area drained to a rainwater tank(s). The rainwater tanks are to have a minimum capacity of 3000 litres and be plumbed for at least one domestic internal use (toilet flushing and/or laundry use). Any rainwater tank over flows, roof and hardstand areas of future development on the lot burdened must be connected to a suitable on site storm water disposal/infiltration system.

8. Terms of Positive Covenant numbered twelve in the abovementioned plan

At the issue of Subdivision Certificate and in perpetuity the entire property shall be managed as Inner Protection Areas (IPA) as outlined within Section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document "Standards for Asset Protection Zones".

9. Terms of Restriction on the Use of Land numbered thirteen in the abovementioned plan

The owner of the lot burdened may not subdivide the lot burdened despite a smaller lot size being permitted by the DCP.

10. Terms of Positive Covenant (P32) numbered fourteen in the abovementioned plan

The owner of the Lot burdened must maintain the area designated (P32) on the abovementioned plan as an interim asset protection zone as managed grassland as identified on Figures 6 & 7 of the bush fire report prepared by Molino Stewart Pty. Ltd. 0741V3 dated March 2016. The asset protection zone shall be managed as an inner protection area as outlined within Planning for Bush Fire Protection 2006 and the Rural Fire Service's document "Standards for Asset Protection Zones". Council will raise no objection to the release of this Covenant when the land the subject of this Covenant is developed as residential land.

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Part 2 (Terms)

11. Terms of Restriction on the Use of Land numbered fifteen in the abovementioned plan.

11.1 The owner of the lot(s) burdened must not remove or permit to be removed the fence existing on the boundary designated 'x'-y'-z' at the time of registration of the abovementioned plan. The owner must maintain this fence to the same standard that existed at the time of registration of the abovementioned plan described as a lapped and capped steel post & treated pine paling fence to 1.8m high.

12. Terms of Positive Covenant numbered sixteen in the abovementioned plan

The owner of the lot(s) burdened must install a 1.8m high lapped and capped timber fence to the rear of their property, and directly at the back of the existing retaining wall capping block, prior to the occupation for residential purposes.

13. Terms of Positive Covenant numbered seventeen in the abovementioned plan

The owners of the lots burdened covenant with Hawkesbury Council (Council) to maintain and repair the retaining wall on the burdened lots in accordance with the following terms and conditions:

- (a) each owner of a lot burdened will, at their cost, maintain and repair and keep the retaining wall maintained and repaired, so that the retaining wall functions in a safe and effective manner as determined by Council;
- (b) for the purpose of ensuring compliance with this covenant, Council may by its servants or agents at any reasonable time and upon giving an owner of a burdened lot not less than 2 days' notice (but at any time without notice in the case of an emergency), enter the land and view the state of construction, maintenance or repair of the retaining wall on the burdened lot and any works on the burdened lot;
- (c) by written notice Council may require each owner of a burdened lot to attend to any matter or carry out any work within such time as Council may require to

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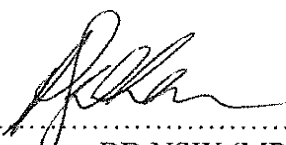
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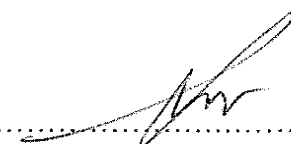
Part 2 (Terms)

ensure the proper and efficient performance of the retaining wall on that owner's
burdened lot;

- (d) Section 88F(2)(a) of the Act will apply to any works performed under clause 8(c);
- (e) pursuant to section 88F(3) of the Act, Council has the following additional powers:
 - (i) in the event that an owner of a burdened lot fails to comply with the terms of any written notice issued by Council as set out in (c) above, Council or its authorised agents may enter that burdened lot with all necessary equipment and carry out any work which Council in its discretion considers reasonable;
 - (ii) Council may recover from each owner of a burdened lot:
 - 1. any expense reasonably incurred by Council in exercising its powers under clause 8(e)(i) in respect of that owner's lot. For the purposes of this clause 8(e)(ii)(1) such expense will include, without limitation:
 - i. reasonable wages for Council's employees engaged in effecting, supervising and administering the works ; and
 - ii. any costs reasonably incurred by Council in connection with the works;



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Part 2 (Terms)

- 2. legal costs on an indemnity basis for issuing any notice and for recovering any cost or expense (including any cost associated with registering a covenant charge on the relevant burdened lot pursuant to Section 88F of the Act or providing any certificate required pursuant to Section 88G of the Act or obtaining any injunction pursuant to Section 88H of the Act).
- (f) This covenant shall bind all persons who claim under the owners of the lots burdened as stipulated in Section 88E(5) of the Act.
- (g) For the purposes of this positive covenant "the Act" means the *Conveyancing Act 1919 (NSW)* (as amended from time to time).

14. Terms of Restriction on the Use of Land numbered twenty in the abovementioned plan.


No building or dwelling shall be occupied for residential purposes on the lot(s) hereby burdened until such time as the usage of the exhibition village on lots 505-512 has ceased to the satisfaction of Hawkesbury Council.

Name of Authority whose consent is required to release, vary or modify Easements Restrictions and Covenants numbered eleven, twelve, fourteen, fifteen, sixteen, seventeen, and twenty in the abovementioned plan

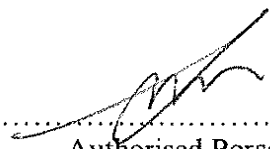
Hawkesbury Council.

Name of Authority empowered to release, vary or modify Easements and Restrictions numbered four, five, six, seven, eight and nine in the abovementioned plan

Epsilon Distribution Ministerial Holding



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 Hawkesbury Council

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Name of Person or Authority whose consent is required to release, vary or modify Restriction numbered ten

The Developer until the later of:

- (a) the date being [five years] from the date of registration of the plan to which this instrument relates; and
- (b) the date on which the Developer ceases to own a lot within the Estate to which this instrument relates, and thereafter Hawkesbury Council.



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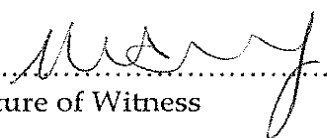
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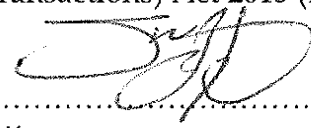
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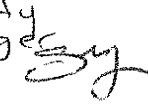
I certify that the attorney signed this instrument in my presence

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)

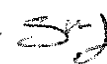

.....
Signature of Witness


.....
Signature of Attorney

Michelle Allomby
.....
Name of Witness

Name and position of Attorney: **Simon Lawton**
~~Helen Smith~~
~~Manager Property and Fleet~~ **Strategic Property Manager**


.....
Address of Witness:
c/- Endeavour Energy
51 Huntingwood Drive
HUNTINGWOOD NSW 2148

Power of Attorney: Book ~~4727~~ **54** No ~~524~~ **482** 
Signing on behalf of:
Endeavour Energy Network Asset Partnership
ABN 30 586 412 717

Endeavour Energy reference:
URS21393
.....

Date of signature: **25/3/2019**
.....


.....
Authorised person BD NSW (MR) PROJECT

.....
Authorised Person
Hawkesbury Council

Plan: **DP1233056**

Plan of Subdivision of Lot 92 DP1249265 covered by Subdivision Certificate No. **19005**

Full name and address of the owner of the land:

BD NSW (MR) PROJECT O007 Pty. Ltd.
Level 7
100 Edward Street
BRISBANE QLD 4000

(Sheet 17 of 19 Sheets)

Signed on behalf of BD NSW (MR) PROJECT O007 Pty. Ltd. By its duly authorised Attorney being duly authorised in this behalf (who by their execution warrant that their appointment Has not been revoked) in the presence of:-

Jm'Can
.....
Signature of witness

Julie M'Conn
.....
Name of witness

1 O'Connell Street, Sydney 2000
.....
Address of witness

[Signature]
.....
Signature of Attorney (PARTNER)

MELINDA CRAMM
.....
Name of Attorney

Power of Attorney
dated: *14.10.14*
Book *4676* No. *327*

[Signature]
.....
Authorised person BD NSW (MR) PROJECT

[Signature]
.....
Authorised Person
Hawkesbury Council

Plan: **DP1233056**

Plan of Subdivision of Lot 92 DP1249265 covered by Subdivision Certificate No. **19005**

Full name and address of the owner of the land:

BD NSW (MR) PROJECT O007 Pty. Ltd.
Level 7
100 Edward Street
BRISBANE QLD 4000

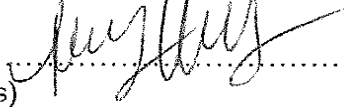
(Sheet 18 of 19 Sheets)

National Australia Bank Limited ACN 004 044 937
Executed by its Level **3** Attorney **NED HMEIDAN Senior Associate NAB Corporate Property NSW**

Under Power of Attorney No **39 Book 4512**

this **11th** Day of **April** **2019**

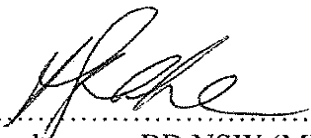
(By executing this instrument the Attorney states that the Attorney has received no notice of the revocation of the Power of Attorney)

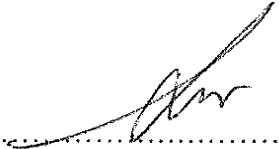
(Signature of Witness) 

TONY HUANG
Analyst - Property

(Name of Witness)

101 22, 255 George St Sydney NSW 2000
(Address of Witness)


Authorised person BD NSW (MR) PROJECT


Authorised Person
Hawkesbury Council

Plan: **DP1233056**

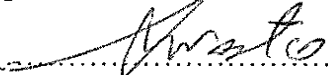
Plan of Subdivision of Lot 92 DP1249265 covered by Subdivision Certificate No. 19005

Full name and address of the owner of the land:

BD NSW (MR) PROJECT O007 Pty. Ltd.
Level 7
100 Edward Street
BRISBANE QLD 4000


(Sheet 19 of 19 Sheets)

Hawkesbury Council by its authorised delegate pursuant to s.377 Local Govt. Act, 1993


Signature of delegate

ALAN HASTIE
Name of delegate

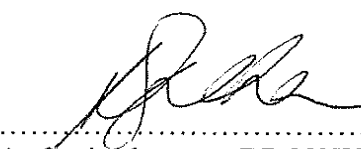
I certify that I am an eligible witness and that the delegate signed in my presence.


Signature of Witness

Nicole Miller
Name of Witness

366 George St Windsor
Address of Witness




Authorised person BD NSW (MR) PROJECT

Authorised Person
Hawkesbury Council