

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

(Sheet 1 of 30 sheets)

Plan: DP1309439

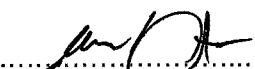
Plan of Subdivision of Lot 172 in DP1289775 & Easement affecting Lot 1 in DP1014583 covered by Subdivision Certificate No. 14-2024-134-1
Dated: 28/04/2026

Full name and address of the owner(s) of the land:

Mirvac Residential Sub Co Pty Ltd
(ACN 672 683 797)
Level 28, 200 George Street,
Sydney NSW 2000

Part 1 (Creation)

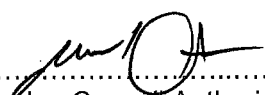
Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Easement for Support, Access and Maintenance 0.9 Wide (A2)	3102 3104 3105 3108 3109 3111 3114 3115 3116 3119 3120 3121 3122 3124 3125	3101 3103 3104 3109 3110 3112 3113 3114 3115 3120 3121 3122 3123 3124
2	Easement for Drainage of Water 1.5 Wide (B1)	3101 3102 3103 3104 3107 & 3108	221 – 224 in DP1289776 incl. 3101 & 221 – 224 in DP1289776 incl. 3101, 3102 & 221 – 224 in DP1289776 incl. 3101 – 3103 incl. & 221 – 224 in DP1289776 incl. 3101 – 3104 incl. & 221 – 224 in DP1289776 incl.


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2	Easement for Drainage of Water 1.5 Wide (B1)	3116, 3117 & 3118 3120 3121 3122 3124 3125 3127 3128	3120 – 3122 incl. & 127 – 130 in DP1289775 incl. 3121, 3122 & 127 – 130 in DP1289775 incl. 3122 & 127 – 130 in DP1289775 incl. 127 – 130 in DP1289775 incl. 3123 3123, 3124 & 125 – 126 in DP1289775 3123 – 3125 incl. & 125 – 126 in DP1289775 3123 – 3127 incl. & 125 – 126 in DP1289775
3	Easement for Drainage of Water Variable Width (C)	3127 3128 3129	3123 – 3126 incl. & 125 – 126 in DP1289775 3123 – 3127 incl. & 125 – 126 in DP1289775 3123 – 3128 incl. & 125 – 126 in DP1289775
4	Right of Access Variable Width (D)	3126 3127 3128	3127 & 3128 3126 & 3128 3126 & 3127
5	Easement for Services Variable Width (D1)	3126 3127 3128	3127 & 3128 3126 & 3128 3126 & 3127
6	Easement for Support, Access and Maintenance 0.9 Wide (E)	3131 – 3135 incl. 3130	3130 3136

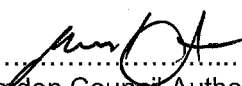


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7	Easement for Support over Retaining Wall 0.9 Wide (E1)	3130	3131 – 3134 incl.
8	Restriction on the Use of Land	Pt 3130 (E2) & 3136	Camden Council
9	Easement for Padmount Substation 2.75 Wide (F)	3138	Epsilon Distribution Ministerial Holding Corporation
10	Restriction on the Use of Land (G)	Pt 3137 & 3138 (G)	Epsilon Distribution Ministerial Holding Corporation
11	Restriction on the Use of Land (H)	Pt 3137 & 3138 (H)	Epsilon Distribution Ministerial Holding Corporation
12	Easement for Drainage of Water 6 Wide & Variable (J)	3129	Camden Council
13	Easement for On-site Detention and Water Quality Facility Variable Width (J1)	3129	Camden Council
14	Restriction on the Use of Land (J1)	Pt 3129 (J1)	Camden Council
15	Positive Covenant (J1)	Pt 3129 (J1)	Camden Council
16	Restriction on the Use of Land	3126	Camden Council
17	Restriction on the Use of Land	3103, 3105, 3108, 3113 3116, 3118, 3119, 3124, 3126, 3131, 3132, 3135 – 3139 incl. & 3140	Camden Council
18	Restriction on the Use of Land	3128	Camden Council

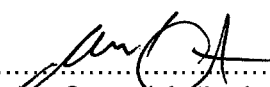


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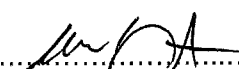
19	Restriction on the Use of Land	3101 – 3127 incl. & 3131 – 3140 incl.	Camden Council
20	Positive Covenant	3131	Camden Council
21	Restriction on the Use of Land	3101 – 3127 incl. & 3131 – 3140 incl.	Camden Council
22	Restriction on the Use of Land	3105 – 3108 incl., 3116 – 3119 incl., 3126, 3127 & 3131 – 3140 incl.	Camden Council
23	Restriction on the Use of Land	3137 – 3140 incl.	Camden Council
24	Restriction on the Use of Land	3131 – 3140 incl.	Camden Council
25	Restriction on the Use of Land	3137 – 3140 incl.	Camden Council
26	Positive Covenant (K)	Pt 3126, Pt 3127, Pt 3128, Pt 3140 (K)	Camden Council
27	Positive Covenant	3126 & 3127	Camden Council
28	Restriction on the Use of Land	3126 & 3127	Camden Council
29	Restriction on the Use of Land	3101 – 3127 incl. & 3131 – 3140 incl.	3101 – 3127 incl. & 3131 – 3140 incl.
30	Restriction on the Use of Land	3101 – 3127 incl. & 3131 – 3140 incl.	3101 – 3127 incl. & 3131 – 3140 incl.
31	Restriction on the Use of Land	3137 – 3140 incl.	3137 – 3140 incl.
32	Positive Covenant	3101 – 3127 incl. & 3131 – 3140 incl.	Camden Council
33	Easement for Overhead Power Lines 9 Wide & Variable (M)	3141 & 1/1014583	Epsilon Distribution Ministerial Holding Corporation


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34	Right of Access Variable Width (N)	3141	Camden Council
35	Easement for Support, Access and Maintenance 3.5 Wide (E3)	3141	Camden Council
36	Restriction on the Use of Land	3141	Camden Council
37	Restriction on the Use of Land	3128, 3129, 3130 & 3141	Camden Council

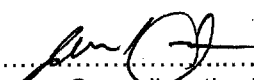

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Plan of Subdivision of Lot 172 in DP1289775 &
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Part 1A (Release)

Number of item shown in the intention panel on the plan	Identity of easement or profit à prendre to be released and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Easement for Overhead Powerlines 9 Wide & Variable Width (DP1139483)	172/1289775	Epsilon Distribution Ministerial Holding Corporation as Statutory Successor of Integral Energy Australia
2	Right of Access Variable Width (DP1289775)	172/1289775	Camden Council
3	Easement for Drainage of Water Variable Width (DP1289775)	172/1289775	Camden Council
4	Easement for On-site Detention and Water Quality Facility Variable Width (DP1289775)	172/1289775	Camden Council
5	Right of Access Variable Width (DP1289776)	172/1289775	Camden Council
6	Easement for Overhead Power Lines 9 Wide (DP1014583)	1/1014583	Epsilon Distribution Ministerial Holding Corporation as Statutory Successor of Integral Energy Australia



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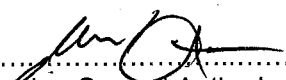
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Part 2 (Terms)

1. Terms of Easement numbered 1 in the abovementioned plan:

- 1.1. The Owner of the lot burdened grants to the Owner of the lot benefited the right for the lot benefited to be supported by the soil or any structure erected in the Easement Site that the dwelling and associated structures on the lot benefited derives support from.
- 1.2. The Owner of the lot burdened must not do anything which may affect or have tendency to affect the stability of the soil or any structures erected in the Easement Site.
- 1.3. Subject to clause 1.2, the Owner of the lot burdened may carry out repairs and maintenance or improvements to any landscaping within the Easement Site including installing a security gate.
- 1.4. The Owner of the lot benefited, and every person authorised by that person may, by any reasonable means:
 - (a) access and take anything onto the lot burdened, but only within the Easement Site, for the purpose of doing anything reasonably necessary for the purpose of constructing, renewing, replacing, painting, repairing and maintaining the dwelling and associated structures adjacent to the Easement Site, situated on the lot benefited, that may or may not be built up to the boundary line adjacent to the lot burdened; and
 - (b) remain on the Easement Site for any reasonable time for the purposes outlined in Clause 1.4 (a).
- 1.5. The Owner of the lot benefited, and every person authorised by that person must:
 - (a) cause as little inconvenience as is practicable to the Owner and any occupier of the lot burdened whilst exercising their rights under this Easement;
 - (b) comply with all reasonable directions by the Owner of the lot burdened in connection with the use of the Easement Site including, without limitation, any direction in respect of the hours and method of access; and
 - (c) except in an emergency, provide the Owner and any occupier of the lot burdened reasonable notice of the times and methods of access.
- 1.6. In exercising the powers granted under this Easement, the Owner of the lot benefited must:
 - (a) ensure that all work is done properly;
 - (b) cause as little damage as is practicable to the lot burdened and any improvement on it;
 - (c) restore the Easement Site as nearly as is practicable to its former condition after any work has been carried out; and
 - (d) make good any collateral damage.
- 1.7. 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 dwelling on the lot burdened, that overhang the Easement Site.


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- 1.8. The Owner of the lot burdened and the Owner of the lot benefited acknowledge that it is not the responsibility of Camden Council to determine any dispute in relation to the Easement for Support, Access and Maintenance and any dispute is a civil matter to be resolved between the parties.

The Authority whose consent is required to release, vary or modify the Easement numbered 1 in the plan is **Camden Council**.

2. Terms of Easement numbered 2 in the abovementioned plan:

An Easement for Drainage of Water as set out in Schedule 8, Part 8 of the *Conveyancing Act 1919 (NSW)*, as amended, together with the following addition:

- (a) The Owners of the lot burdened must not make or permit, or suffer the making of, any alterations to the finished surface levels within the Easement Site.
- (b) Any fencing erected across the Easement Site is to be open form fencing.

The Authority whose consent is required to release, vary or modify the Easement numbered 2 in the plan is **Camden Council**.

3. Terms of Easement numbered 3 in the abovementioned plan:

An Easement for Drainage of Water as set out in Schedule 8, Part 8 of the *Conveyancing Act 1919 (NSW)*, as amended, together with the following addition:

- (a) The Owners of the lot burdened must not make or permit, or suffer the making of, any alterations to the finished surface levels within the Easement Site
- (b) Any fencing erected across the Easement Site is to be open form fencing.

The Authority whose consent is required to release, vary or modify the Easement numbered 3 in the plan is **Camden Council**.

4. Terms of Easement numbered 4 in the abovementioned plan:

A Right of Access as set out in Schedule 8, Part 14 of the *Conveyancing Act 1919 (NSW)*, as amended, subject to replacing paragraph (a) of the terms with the following words "by any reasonable means, with or without animals or vehicles or both, pass across each lot burdened, but only within the site of this easement, to get to or from the lot benefited, and".

The Authority whose consent is required to release, vary or modify the Easement numbered 4 in the plan is **Camden Council**.

5. Terms of Easement numbered 5 in the abovementioned plan:

An Easement for Services as set out in Schedule 8, Part 11 of the *Conveyancing Act 1919 (NSW)*, as amended.

The Authority whose consent is required to release, vary or modify the Easement numbered 5 in the plan is **Camden Council**.


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6. Terms of Easement numbered 6 in the abovementioned plan:

- 6.1. The Owner of the lot burdened grants the Owner of the lot benefited a right of support, access and maintenance over that part of the lot burdened containing the Easement Site for the purpose of supporting the retaining wall located on the lot benefited adjacent to the Easement Site (**Retaining Wall**).
- 6.2. The Owner of the lot burdened must not:
- (a) permit any structures within the Easement Site except for:
 - (i) any footings of the Retaining Wall; and
 - (ii) any eaves, guttering or roof forming part of the dwelling erected on the lot burdened that overhangs the Easement Site, but only to the extent that:
 - A. the eaves or roof (not including guttering) do not encroach the Easement Site by more than 450mm; and
 - B. the guttering remains within the Easement Site; and
 - (b) do anything which:
 - (i) will damage the Retaining Wall;
 - (ii) will detract from the support of the Retaining Wall; and/or
 - (iii) may affect or have tendency to affect the stability of the soil or footings of the Retaining Wall in the Easement Site.
- 6.3. The Owner of the lot benefited, and every person authorised by that person may, by any reasonable means:
- (a) access and take anything onto the lot burdened, but only within the Easement Site, for the purpose of doing anything reasonably necessary for the purpose of carrying out any work necessary to ensure the support of the Retaining Wall is maintained; and
 - (b) remain on the Easement Site for any reasonable time for the purposes outlined in Clause 6.3(a).
- 6.4. The Owner of the lot benefited, and every person authorised by that person must:
- (a) cause as little inconvenience as is practicable to the Owner and any occupier of the lot burdened whilst exercising their rights under this Easement;
 - (b) comply with all reasonable directions by the Owner of the lot burdened in connection with the use of the Easement Site including, without limitation, any direction in respect of the hours and method of access; and
 - (c) except in an emergency, provide the Owner and any occupier of the lot burdened reasonable notice of the times and methods of access.


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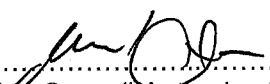
- 6.5. In exercising the powers granted under this Easement, the Owner of the lot benefited must:
- (a) ensure that all work is done properly;
 - (b) cause as little damage as is practicable to the lot burdened and any improvement on it;
 - (c) restore the Easement Site as nearly as is practicable to its former condition after any work has been carried out; and
 - (d) make good any collateral damage.

The Authority whose consent is required to release, vary or modify the Easement numbered 6 in the plan is **Camden Council**.

7. Terms of Easement numbered 7 in the abovementioned plan:

- 7.1. The Owner of the lot burdened grants the Owner of the lot benefited a right of support over that part of the lot burdened containing the Easement Site for the purpose of supporting the retaining wall located on the Easement Site (**Retaining Wall**).
- 7.2. The Owner of the lot burdened must not:
- (a) do anything which will detract from the support of the Retaining Wall; and
 - (b) permit any structures within the Easement Site that do not form part of the Retaining Wall except for any eaves, guttering or roof forming part of the dwelling erected on the lot burdened that overhangs the Easement Site, but only to the extent that:
 - (i) the eaves or roof (not including guttering) do not encroach the Easement Site by more than 450mm; and
 - (ii) the guttering remains within the Easement Site; and
- 7.3. The Owner of the lot burdened must:
- (a) keep the Retaining Wall in good repair and safe condition; and
 - (b) carry out any work that is reasonably necessary to maintain the Retaining Wall and to protect the structural integrity of the Retaining Wall.

The Authority whose consent is required to release, vary or modify the Easement numbered 7 in the plan is **Camden Council**.


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8. Terms of Restriction numbered 8 in the abovementioned plan:

The Owner of the lot burdened must not, or allow any person to alter, remove or destroy any part of the retaining wall located on the lot burdened, including any soil, planting, footings or fencing associated with the retaining wall structure.

The Authority whose consent is required to release, vary or modify the Restriction numbered 8 in the plan is **Camden Council**.

9. Terms of Easement numbered 9 in the abovementioned plan:

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

The Authority whose consent is required to release, vary or modify the Easement numbered 9 in the plan is **Epsilon Distribution Ministerial Holding Corporation**.

10. Terms of Restriction numbered 10 in the abovementioned plan:

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

The Authority whose consent is required to release, vary or modify the Restriction numbered 10 in the plan is **Epsilon Distribution Ministerial Holding Corporation**.

11. Terms of Restriction numbered 11 in the abovementioned plan:

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

The Authority whose consent is required to release, vary or modify the Restriction numbered 11 in the plan is **Epsilon Distribution Ministerial Holding Corporation**.

12. Terms of Easement numbered 12 in the abovementioned plan:

An Easement for Drainage of Water as set out in Schedule 4A, Part 7 of the *Conveyancing Act 1919 (NSW)*, as amended.

The Authority whose consent is required to release, vary or modify the Easement numbered 12 in the plan is **Camden Council**.


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13. Terms of Easement numbered 13 in the abovementioned plan:

13.1. The Authority having the benefit of this Easement may:

- (a) detain water (whether rain, storm, spring, soakage or seepage water) in any quantities in The System located on the Easement Site;
- (b) monitor the water storage to ensure water quality; and
- (c) enter the lot burdened, together with any person authorised by the Authority and with any tools, equipment or machinery necessary for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing any pipe lines for the purpose of detaining water, provided the person authorised by the Authority takes all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition.

13.2. The Owners of the lot burdened must not do anything that would adversely affect the water quality within the Easement Site.

The Authority whose consent is required to release, vary or modify the Easement numbered 13 in the plan is **Camden Council**.

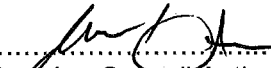
14. Terms of Restriction numbered 14 in the abovementioned plan:

14.1. The Owners of the lot burdened covenant with the Benefitted Authority in respect of The System constructed and/or installed within that part of the burdened lot and denoted (J1) on the plan, that they will not, without the prior and express written consent of the Benefitted Authority:

- (a) do any act, matter or thing which would prevent The System from operating in a safe and efficient manner;
- (b) make or permit or suffer the making of any alterations or additions to The System;
- (c) allow any development within the meaning of the *Environmental Planning and Assessment Act 1979 (NSW)* to encroach upon The System.

14.2. This Restriction on Use of Land shall bind all persons who are entitled to claim under the registered proprietor(s) as stipulated in Section 88E(5) of the *Conveyancing Act 1919 (NSW)*.

The Authority whose consent is required to release, vary or modify the Restriction numbered 14 in the plan is **Camden Council**.


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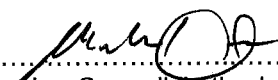
15. Terms of Positive Covenant numbered 15 in the abovementioned plan:

15.1. The Owner of the lot burdened (herein called 'the proprietor') covenant with the Benefitted Authority in respect of The System constructed on the burdened lot(s), that the proprietor will:

- (a) construct, clean, repair and maintain The System in accordance with the report titled, 'Maintenance Schedule for Water Quality and Detention Basins' prepared by Orion Consulting Engineers (Project Reference: '23-0580, *Mirvac Cobbitty Brown West*');
- (b) maintain the existing surface levels;
- (c) regularly mow and remove grass clippings and debris as necessary to ensure the efficient operation from time to time and at all times of the basin PROVIDED HOWEVER that Camden Council (herein called 'the Council') shall have the right enter upon the burdened lot with all necessary materials and equipment at all reasonable times and upon reasonable notice but at any time and without notice in the case of an emergency:
 - (i) to view the state of repair of the basin;
 - (ii) to ascertain whether or not there has been any breach of the terms of this covenant; and
 - (iii) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within 14-days of the date receipt by the proprietor of written notice from the Council requiring remedy of a breach of the terms of this covenant taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith up demand.
- (d) indemnify and keep indemnified the Council from and against all claims, damages, costs and expenses which the Council or any other person may suffer as a result of any malfunction or non-operation of The System or any failure of the proprietor to comply with the terms of this Positive Covenant.

15.2. In the event the proprietor fails to comply with the terms of any written notice served in respect of the matters in clause 15.1 above, the Council and its authorised agents may enter with all necessary equipment and carry out any work required by such notice to ensure the safe and efficient operation of The System and recover from the proprietor the cost of carrying out such work, and if necessary, recover the amount due by legal proceedings (including legal costs and fees) and enter a covenant charge on the lot burdened under section 88F of the *Conveyancing Act 1919* (Cth). In carrying out any work under this clause, the Council shall take responsible precautions to ensure that the land is disturbed as little as possible.

The Authority whose consent is required to release, vary or modify the Positive Covenant numbered 15 in the plan is **Camden Council**.


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16. Terms of Restriction numbered 16 in the abovementioned plan:

The Owner and any occupiers or invitees of Lot 3126 in the plan must not use vehicles to access or travel to Creek Way as noted on the plan, other than via the battle-axe handle in accordance with the requirements of Camden Council. This restriction does not affect pedestrian access.

The Authority whose consent is required to release, vary or modify the Restriction numbered 16 in the plan is **Camden Council**.

17. Terms of Restriction numbered 17 in the abovementioned plan:

No driveway shall be constructed unless it is more than 1 metre from any pram ramp (otherwise known as a kerb ramp) and does not conflict with other road related infrastructure.

The Authority whose consent is required to release, vary or modify the Restriction numbered 17 in the plan is **Camden Council**.

18. Terms of Restriction numbered 18 in the abovementioned plan:

18.1 The Owner of the lot burdened must not:

- (a) make or permit, or suffer the making of, any alterations to the final overland flow path shape; or
- (b) erect any structure in the overland flow path (other than open form fencing) without the written permission of Council.

The Authority whose consent is required to release, vary or modify the Restriction numbered 18 in the plan is **Camden Council**.

19. Terms of Restriction numbered 19 in the abovementioned plan:

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

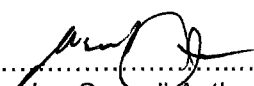
The Authority whose consent is required to release, vary or modify the Restriction numbered 19 in the plan is **Camden Council**.

20. Terms of Positive Covenant numbered 20 in the abovementioned plan:

20.1. The Owner of the lot burdened must present their garbage bins in front of Lot 3132 in the plan for collection at the times required by Camden Council.

20.2. This Positive Covenant will operate until such time that a through road to the east of the lot burdened has been constructed and is operational, and all temporary turning heads and barriers have been removed, in accordance with the requirements of Camden Council.

The Authority whose consent is required to release, vary or modify the Positive Covenant numbered 20 in the plan is **Camden Council**.


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Plan: **DP1309439**

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Easement affecting Lot 1 in DP1014583
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Dated: 28/04/2026

21. Terms of Restriction numbered 21 in the abovementioned plan:

21.1. No buildings or structures shall be constructed on the lots burdened unless all construction works, including earthworks, imported fill, landscaping, buildings, and associated infrastructure proposed to be constructed on the land, are carried out in accordance with Council's engineering specifications and the salinity control measures outlined in Section 8 of the Salinity Management Plan.

21.2. In this Restriction, "Salinity Management Plan" means:

- (a) Detailed Salinity Assessment Report, 421 The Northern Road, Cobbitty Lot 2005 in DP1162239, prepared by Geotest Services Pty Ltd, Ref: P33603.1_R01, dated 2 February 2022, and
- (b) Report on Lot Classification and Salinity Assessment: 'Brown West' and 'Red Sales', 2 Freshwater Drive, Cobbitty NSW, prepared by Douglas Partners, Ref: 92323.24.R.001.Rev1, dated 20 March 2026.

The Authority whose consent is required to release, vary or modify the Restriction numbered 21 in the plan is **Camden Council**.

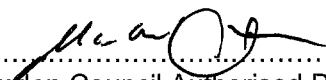
22. Terms of Restriction numbered 22 in the abovementioned plan:

22.1. No dwelling shall be constructed on the lots burdened unless in accordance with the following:

- (a) Construction Requirements – window and door treatments for affected facades on the ground and first floor of the lots burdened must be consistent with "Section 4.5 Building Treatments", "Table 5-1 Treatment Categories" and "Appendix C Building Treatment recommendations" contained within the "Tranche 3 DA03 West, Cobbitty, Road Traffic noise assessment", prepared by Renzo Tonin & Associates, Ref No: TM504-05F02 (r1), dated 22/02/2024; and
- (b) the internal noise levels contained within the current Oran Park Precinct Development Control Plan must be achieved for each dwelling.

22.2. Each lot burdened must demonstrate compliance with the above requirements.

The Authority whose consent is required to release, vary or modify the Restriction numbered 22 in the plan is **Camden Council**.


Camden Council Authorised Person

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23. Terms of Restriction numbered 23 in the abovementioned plan:

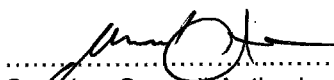
- 23.1. No dwelling shall be constructed on the lots burdened unless in accordance with the following:
- (a) The relevant open space area or relevant principle private open space must be protected from the road traffic noise source and comply with DECC's Environmental Criteria for Road Traffic Noise and the approved acoustic report "Tranche 3 DA03 West, Cobbitty, Road Traffic noise assessment", prepared by Renzo Tonin & Associates, Ref No: TM504-05F02 (r1), dated 22/02/2024.
- 23.2. Each lot burdened must demonstrate compliance with the above requirements.
- 23.3. If the proposed principal private open space area cannot be demonstrated to comply with the DECC's Environmental criteria for Road Traffic Noise, an acoustic fence will be required, and the details must be demonstrated in each dwelling application for the affected lots.

The Authority whose consent is required to release, vary or modify the Restriction numbered 23 in the plan is **Camden Council**.

24. Terms of Restriction numbered 24 in the abovementioned plan:

- 24.1. No dwelling shall be constructed on the lots hereby burdened unless in accordance with the following:
- (a) Habitable rooms along the southern façade of Lots 3131 – 3140 (inclusive) as identified in the approved acoustic report, "Tranche 3 DA03 West, Cobbitty, Road Traffic noise assessment", prepared by Renzo Tonin & Associates, Ref No: TM504-05F02 (r1), dated 22/02/2024 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 AS1668 (as may be amended or updated from time to time) are achieved may be required.
- 24.2. Each lot burdened must demonstrate compliance with the above requirements.

The Authority whose consent is required to release, vary or modify the Restriction numbered 24 in the plan is **Camden Council**.


.....
Camden Council Authorised Person

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25. Terms of Restriction numbered 25 in the abovementioned plan:

No development shall be permitted on the lot(s) hereby burdened unless in accordance with the Design Guide approved by Camden Council. The Design Guide submitted to Council must comply with the requirements of DA 2024/134/1 and any variation, modification or replacement from time to time.

The Authority whose consent is required to release, vary or modify the Restriction numbered 25 in the plan is **Camden Council**.

26. Terms of Positive Covenant numbered 26 in the abovementioned plan:

- 26.1. For the purposes of this Positive Covenant, the 'APZ Area' means that part of the lots burdened shown as (K) on the Plan.
- 26.2. The APZ Area must be maintained to comply with the standard of an Inner Protection Area as described by Section A4.1.1 of the NSW Rural Fire Service 'Planning for Bushfire Protection – A guide for councils, planners, fire authorities and developers' dated 2019 (as amended and updated).

The Authority whose consent is required to release, vary or modify the Positive Covenant numbered 26 in the plan is **Camden Council**.

27. Terms of Positive Covenant numbered 27 in the abovementioned plan:

The Owner of the lots burdened must present their garbage bins in accordance with the approved landscape plans, "Tranche 3 – Brown West Landscape Streetscape", prepared by Paterson Design Studio, dated 03/07/24, as required by Camden Council.

The Authority whose consent is required to release, vary or modify the Positive Covenant numbered 27 in the plan is **Camden Council**.

28. Terms of Restriction numbered 28 in the abovementioned plan:

- 28.1. No secondary dwellings or dual occupancies are permitted on the lot burdened.
- 28.2. No further subdivision of the lot burdened is permitted.

The Authority whose consent is required to release, vary or modify the Restriction numbered 28 in the plan is **Camden Council**.


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Camden Council Authorised Person

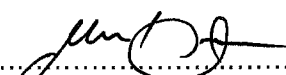
Plan: **DP1309439**

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29. Terms of Restriction numbered 29 in the abovementioned plan:

- 29.1. No fence shall be erected on a lot burdened to divide it from any adjoining land owned by Mirvac without the consent of Mirvac.
- 29.2. No air-conditioning unit is to be installed:
- (a) in any front porch/ balcony of a lot burdened; or
 - (b) in any area on or in a lot burdened where the air conditioning unit is visible from ground level outside the lot burdened.
- 29.3. No garbage containers and recyclable materials are to be stored on or in any lot burdened unless secured or stored so that they are hidden from view from outside the lot burdened and do not emit odours.
- 29.4. No vehicle may be parked on a lot burdened unless it is parked:
- (a) in a garage or driveway on the lot burdened; or
 - (b) in an area designated as being an area where a vehicle may be parked.
- 29.5. No boats, trailers, caravans or any other towable item may be parked on or in a lot burdened if the boat, trailer, caravan or any other towable item is visible from ground level outside the lot burdened.
- 29.6. No retaining wall that is visible from ground level outside a lot burdened shall be constructed or permitted to remain constructed unless the retaining wall is constructed of a masonry material.
- 29.7. In this Restriction, "Mircvac" means Mirvac Residential Sub Co Pty Ltd (ACN 672 683 797) and its successors, nominees or assigns other than purchases on sale.

The Corporation whose consent is required to release, vary or modify the Restriction numbered 29 in the plan is **Mircvac Residential Sub Co Pty Ltd ACN 672 683 797** and/or its successors, nominees and/or assigns, other than purchases on sales, for such period as it is the Owner of land in the plan and thereafter the Owners of the lots benefited PROVIDED THAT any release, variation or modification of these restrictions shall be made and done in all respects at the cost and expense of the person or persons requesting the release, variation or modification.


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Camden Council Authorised Person

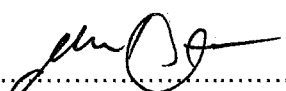
Plan: **DP1309439**

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30. Terms of Restriction numbered 30 in the abovementioned plan:

- 30.1. No building shall be constructed on the lot burdened, and the Owner of the lot burdened must not make application to Camden Council for a development consent to approve a building to be constructed on the lot burdened, unless the building and ancillary landscaping and fencing complies with:
- (a) the Design Guidelines; and
 - (b) any other conditions required by any relevant Authority.
- 30.2. The Owner of the lot burdened must not do any of the following unless and until the Owner of the lot burdened obtains the prior written approval of the Review Panel:
- (a) erect any building or structure;
 - (b) carry out any siteworks (including fencing, excavation, filling or retaining walls);
 - (c) erect a fence or wall;
 - (d) erect any external sign, hoarding, tank, clothes line, letter box, mast, pole, television antenna, satellite dish or radio aerial either freestanding or fixed to any building; or
 - (e) erect or place any external floodlights or spotlights to any lights illuminating any pool or other similar enclosure.
- 30.3. These restrictions shall expire and have no further force or effect on the date being the first to occur of:
- (a) 15 October 2027; and
 - (b) one year after the date an occupancy certificate is issued to the registered proprietor of a dwelling approved by the Review Panel on the last remaining lot in the Development such that there are no further vacant lots in the Development (excluding any lots upon which no dwelling is permitted to be erected).

The Corporation whose consent is required to release, vary or modify the Restriction numbered 30 in the plan is **Mirvac Residential Sub Co Pty Ltd ACN 672 683 797** and/or its successors, nominees and/or assigns, other than purchases on sales, for such period as it is the Owner of land in the plan and thereafter the Owners of the lots benefited PROVIDED THAT any release, variation or modification of these restrictions shall be made and done in all respects at the cost and expense of the person or persons requesting the release, variation or modification.


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Camden Council Authorised Person

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31. Terms of Restriction numbered 31 in the abovementioned plan:

31.1. The primary frontage of the dwelling located on the lot burdened must be oriented towards Creek Way as noted on the plan, and the Owner of the lot burdened is not permitted to change the dwelling's orientation under any circumstances.

31.2. The Owner of the lot burdened must not:

- (a) remove, damage or do anything that will detract from the support of the fence constructed by Mirvac;
- (b) build a new fence; and
- (c) remove, damage or disturb any landscaping,

within the Restricted Area without the prior approval of the Owners of the lots benefitted.

31.3. The Owner of the lot burdened must (at its cost):

- (a) keep the Restricted Area (including the rear fence) in good repair and safe condition; and
- (b) carry out any work that is reasonably necessary to maintain the fence and the landscaping within the Restricted Area.

31.4. In this Restriction:

- (a) "Mirvac" means Mirvac Residential Sub Co Pty Ltd ACN 672 683 797 and/or its contractors; and
- (b) "Restricted Area" means that part of the lot burdened denoted (R) in the plan and all items within that area which are the subject of this Restriction.

The Corporation whose consent is required to release, vary or modify the Restriction numbered 31 in the plan is **Mirvac Residential Sub Co Pty Ltd ACN 672 683 797** and/or its successors, nominees and/or assigns, other than purchases on sales, for such period as it is the Owner of land in the plan and thereafter the Owners of the lots benefitted PROVIDED THAT any release, variation or modification of these restrictions shall be made and done in all respects at the cost and expense of the person or persons requesting the release, variation or modification.


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32. Terms of Positive Covenant numbered 32 in the abovementioned plan:

The Owner of the lot burdened must:

- (a) keep vegetation within the Inner Protection Area to a minimum level;
- (b) keep litter fuels within the Inner Protection Area below 1cm in height and be discontinuous;
- (c) comply with the following requirements as described in section A4.1.1 of the NSW Rural Fire Service document Planning for Bush Fire Protection 2019:

Trees

- (i) tree canopy cover should be less than 15% at maturity;
- (ii) trees at maturity should not touch or overhang the building;
- (iii) lower limbs should be removed up to a height of 2 metres above the ground
- (iv) tree canopies should be separated by 2 to 5 metres;
- (v) preference should be given to smooth barked and evergreen trees;

Shrubs

- (vi) create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- (vii) shrubs should not be located under trees;
- (viii) shrubs should not form more than 10% ground cover;
- (ix) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;

Grass

- (x) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- (xi) leaves and vegetation debris should be removed.

In this covenant, **Inner Protection Area** means the curtilage around the dwelling on the lot burdened, consisting of a mown lawn and well maintained gardens.

The Authority whose consent is required to release, vary or modify the Positive Covenant numbered 32 in the plan is **Camden Council**.

33. Terms of Easement numbered 33 in the abovementioned plan:

The terms set out in Section 3 of Memorandum AR578978 are incorporated into this document.

The Authority whose consent is required to release, vary or modify the Easement numbered 33 in the plan is **Epsilon Distribution Ministerial Holding Corporation**.


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Camden Council Authorised Person

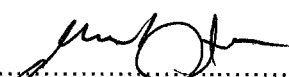
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34. Terms of Easement numbered 34 in the abovementioned plan:

- 34.1. A Right of Access as set out in Schedule 4A, Part 11 of the *Conveyancing Act 1919 (NSW)*, as amended, together with the right for the Benefited Authority and every person authorised by it to go, pass and repass across the Easement Site at all times with or without vehicles.
- 34.2. For the term of the Right of Access, the Owner of the lot burdened must carry out repairs and any other work that is reasonably necessary to maintain the Easement Site in good repair and safe condition.
- 34.3. The rights and obligations under this Right of Access terminate on the date that any part of the Easement Site is dedicated as a public road (**Sunset Event**) and on and from that date this easement is extinguished without further assurance.
- 34.4. Upon satisfaction of the Sunset Event and upon request by the Owner of the lot burdened or the Benefited Authority, the Owner of the lot burdened and the Benefited Authority must do all things necessary (including making application to NSW Land Registry Services (or its successor)) to remove the record of the Right of Access from the title of the lot burdened.

The Authority whose consent is required to release, vary or modify the Easement numbered 34 in the plan is **Camden Council**.


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Camden Council Authorised Person

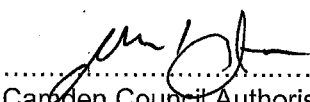
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35. Terms of Easement numbered 35 in the abovementioned plan:

- 35.1. The Owner of the lot burdened grants the Authority benefited a right of support over that part of the lot burdened containing the Easement Site for the purpose of the sandstone block retaining wall located within the Easement Site (**Sandstone Block Wall**).
- 35.2. The Owner of the lot burdened must not do anything which may:
- (a) subject to clause 35.3, in any way alter, remove or destroy any part of the Sandstone Block Wall; or
 - (b) affect or have tendency to affect the stability of the soil or any structures erected in the Easement Site.
- 35.3 The Owner of the lot burdened must carry out repairs and any other work that is reasonably necessary to maintain the Sandstone Block Wall.
- 35.4 The Authority benefited, and every person authorised by that person may, by any reasonable means:
- (a) access and take anything onto the lot burdened, but only within the Easement Site, for the purpose of doing anything reasonably necessary for the purpose of carrying out any work necessary to ensure the support of Stacked Rock Retaining Wall is maintained;
 - (b) remain on the Easement Site for any reasonable time for the purposes outlined in Clause 35.4 (a).
- 35.5 The Authority benefited, and every person authorised by that person must:
- (a) cause as little inconvenience as is practicable to the Owner and any occupier of the lot burdened whilst exercising their rights under this Easement;
 - (b) comply with all reasonable directions by the Owner of the lot burdened in connection with the use of the Easement Site including, without limitation, any direction in respect of the hours and method of access; and
 - (c) except in an emergency, provide the Owner and any occupier of the lot burdened reasonable notice of the times and methods of access.
- 35.6 In exercising the powers granted under this Easement, the Owner of the lot benefited must:
- (a) ensure that all work is done properly;
 - (b) cause as little damage as is practicable to the lot burdened and any improvement on it;
 - (c) restore the Easement Site as nearly as is practicable to its former condition after any work has been carried out; and
 - (d) make good any collateral damage.

The Authority whose consent is required to release, vary or modify the Easement numbered 35 in the plan is **Camden Council**.


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Camden Council Authorised Person

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36. Terms of Restriction numbered 36 in the abovementioned plan:

The Owner of the lot burdened must not remove, prune, damage or disturb any existing native vegetation (as that term is defined in the *Native Vegetation Act 2003* (NSW)) on the lot burdened without the prior approval of the Benefitted Authority.

The Authority whose consent is required to release, vary or modify the Restriction numbered 36 in the plan is **Camden Council**.

37. Terms of Restriction numbered 37 in the abovementioned plan:

No further development (including subdivision) shall be permitted on the lot(s) hereby burdened unless satisfactory arrangements have been made with Camden Council. These arrangements may include access to roads, services (water, sewer, electricity and telecommunications) and payment of any outstanding contributions.

The Authority whose consent is required to release, vary or modify the Restriction numbered 37 in the plan is **Camden Council**.


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Camden Council Authorised Person

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38. Definitions

In this Instrument:

- (a) **Authority** means a government or governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes Camden Council (or its successor).
- (b) **Benefited Authority** means the Authority having the benefit of an easement under this Instrument.
- (c) **Design Guidelines** means the design guidelines (as may be varied from time to time) specified by the Review Panel which regulate all building and ancillary landscaping work as applicable to the Development.
- (d) **Development** means the development known as "Cobbitty by Mirvac" comprised in Lots 1, 2, 3, 4, 5 and 6 in Deposited Plan 1276275 or any future lots created from the subdivision of these parcels.
- (e) **Easement Site** means in relation to an easement in this Instrument:
 - (i) the site of an easement on the plan; and
 - (ii) all items within the site of the easement identified on the plan which are the subject of the easement.
- (f) **Instrument** means this section 88B instrument.
- (g) **Owner** means a person who is entitled to an estate or interest in possession in a lot.
- (h) **Review Panel** means the Mirvac Design Review Panel.
- (i) **The System** means the On-Site Detention Storage/Water Quality Area & Outlet Works constructed and/or installed on the land as detailed on the plans approved by Camden Council as Subdivision Works Certificate No.16.2023.399.1 & 16.2024.134.1 dated 07/03/2025, including all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to detain stormwater, as well as all surfaces graded to direct stormwater to the on-site detention storage.


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Camden Council Authorised Person

Plan:

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Signatures

Consent of Owner:

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

Signature of witness:

Signed by:
Peter Ioannou
F1D90B848A3A433...

Name of witness:

Peter Ioannou

Address of witness:

Level 28, 200 George Street Sydney
NSW 2000

Digitally signed by Peter
Ioannou. Date 28/04/2026

Signed by the attorney named below who signed
this instrument pursuant to the power of attorney
specified for **Mirvac Residential Sub Co Pty Ltd**
(ACN 672 683 797)

Signature of attorney:

DocuSigned by:
A Perrott
9733096D9E78491

Attorney name: Adam Perrott

Attorney position: Development Director

Power of attorney: Book 4825

No 438

Signature of attorney:

Digitally signed by Adam
Perrott. Date 28/04/2026

Attorney name: Ayberk Sahin

Attorney position: Development Manager

Power of attorney: Book 4825

No 438

Digitally signed by Ayberk
Sahin. Date 28/04/2026

[Signature]
Camden Council Authorized Person

Plan: **DP1309439**

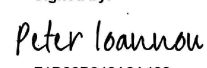
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Dated: 28/04/2026

Signatures

Consent of Mortgagee:

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

Signature of witness:

Signed by:

F1D90B848A3A433

Name of witness:

Peter Ioannou

Address of witness:

Level 28, 200 George Street Sydney
NSW 2000

Digitally signed by Peter
Ioannou. Date 28/04/2026

Signed by the attorney named below who signed
this instrument pursuant to the power of attorney
specified for **Mirvac Cobbitty Pty Ltd**
(ABN 14 682 963 533)

Signature of attorney:

DocuSigned by:

9733096D9E70491

Attorney name: Adam Perrott

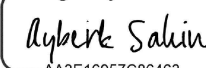
Attorney position: Development Director

Power of attorney: Book 4825

No 438

Signature of attorney:

Digitally signed by Adam
Perrott. Date 28/04/2026

Signed by:

AA3E16957C86463

Attorney name: Ayberk Sahin

Attorney position: Development Manager

Power of attorney: Book 4825

No 438

Digitally signed by Ayberk
Sahin. Date 28/04/2026


Camden Council Authorised Person

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Signatures

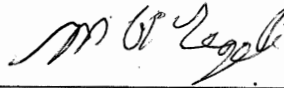
Consent of Owner:

Signed in my presence by:

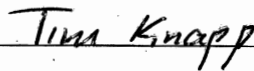
Name of Registered Proprietor:

Maxwell Arthur Tegel

Signature of Registered Proprietor:



Name of Witness:



Address of Witness:

2/72 Queen St

Campbelltown

Signature of Witness:

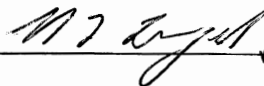


Signed in my presence by:

Name of Registered Proprietor:

Nola Isabel Tegel

Signature of Registered Proprietor:



Name of Witness:

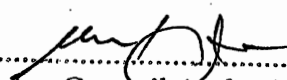


Address of Witness:

2/72 Queen St

Campbelltown

Signature of Witness:


Camden Council Authorised Person

Plan:
DP1309439

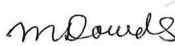
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Dated: 28/04/2026

Signatures

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:

 Digitally signed
by Megan Dowds
Date: 11.03.2026

Signature of attorney:

 Digitally signed
by Simon Lawton
Date: 11-Mar-26

Name of witness:

Megan Dowds

Attorney name: Simon Lawton

Attorney position: Strategic Property Manager

Address of witness:

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

Power of attorney: Book 4846

No 203

EE reference: NRS3919

This document was signed in counterpart
and witnessed over audio visual link in
accordance with Section 14G of the
Electronic Transactions Act 2000.

Releases:

EAS - PROP00058095 RPM12879 NRS2237
EAS - PROP0000770 RPM9042
LIC - PROP00058298 RPM19124 DBL2714

Plan: **DP1309439**

Plan of Subdivision of Lot 172 in DP1289775 &
Easement affecting Lot 1 in DP1014583
covered by Subdivision Certificate No. 14-2024-134.1
Dated: 28/04/2026

Signatures

Executed by Camden Council by its authorised delegate pursuant to Section 378 of the Local Government Act 1993



Signature of Delegate

MICHAEL GRASSO

Name of Delegate

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



Signature of Witness

BRIAN WIDJASA

Name of Witness

70 CENTRAL AVENUE GRAN PARK 2570

Address of Witness

REGISTERED:



01/05/2026