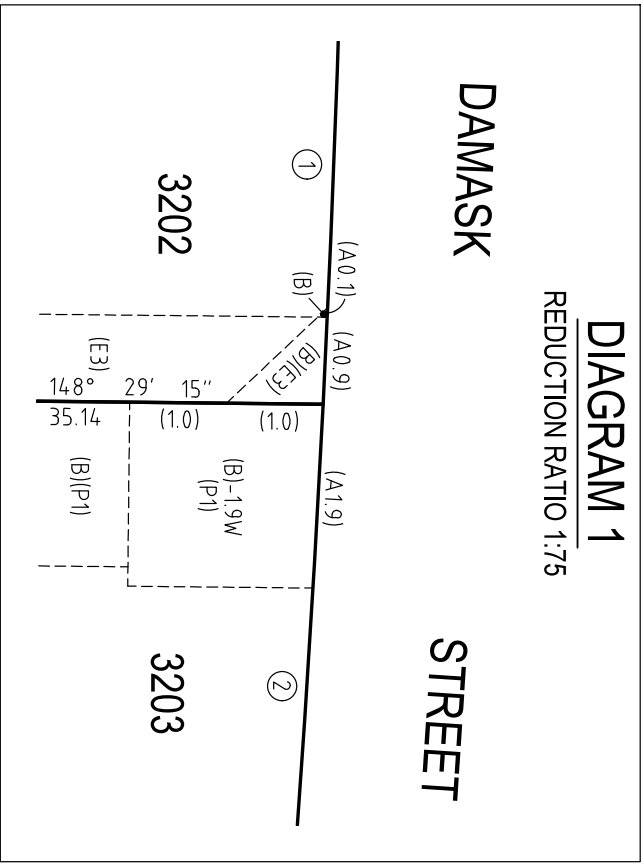
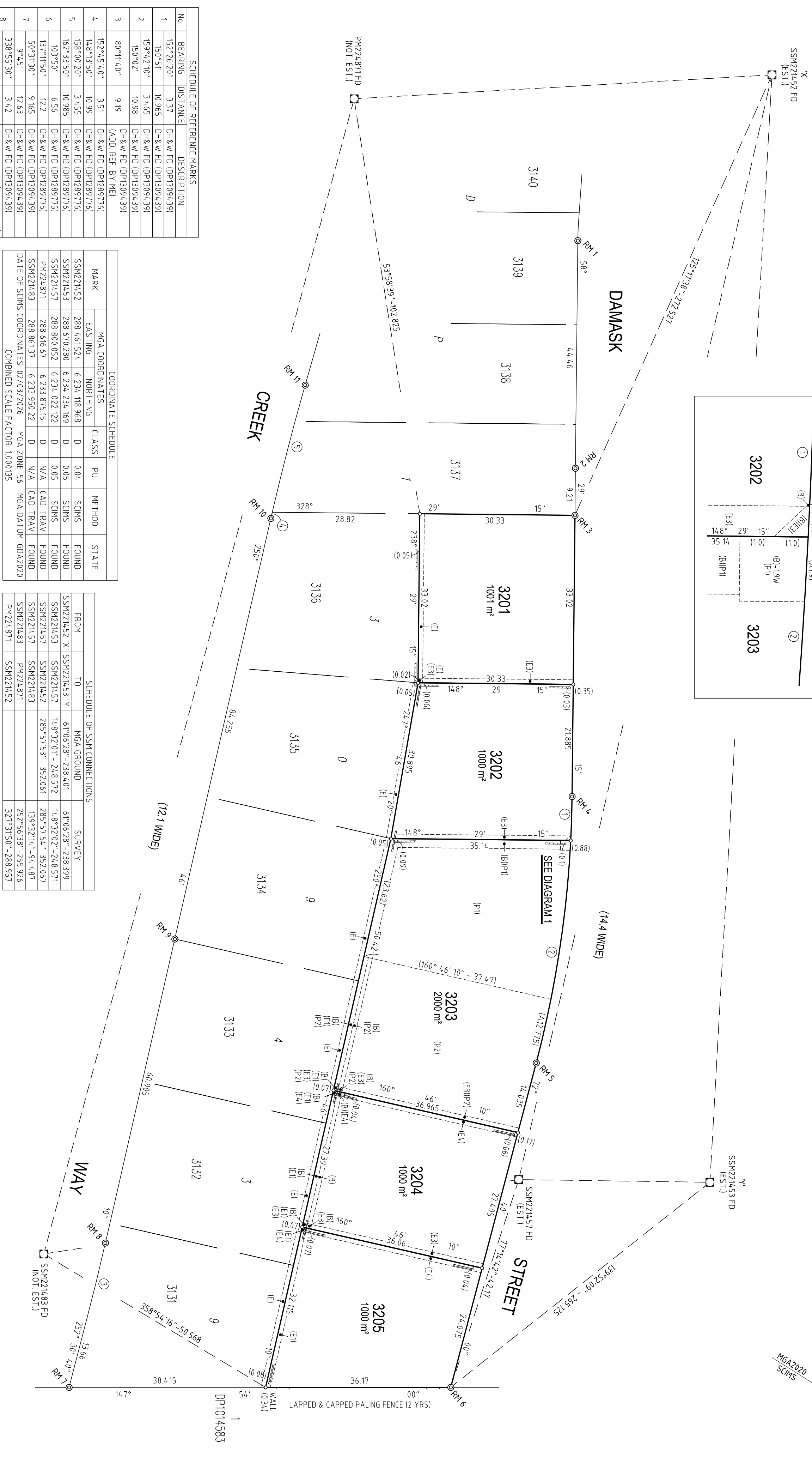




- (B) EASEMENT FOR DRAINAGE OF WATER 1.7, 1.9 & VARIABLE WIDTH 1.7 WIDE UNLESS DENOTED OTHERWISE
- (E) EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE (No.6) (DP13094.39)
- (E1) EASEMENT FOR SUPPORT OVER RETAINING WALL 0.9 WIDE (DP13094.39)
- (E3) EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE
- (E4) EASEMENT FOR SUPPORT OVER RETAINING WALL 0.9 WIDE
- (P1) BENEFITTED BY EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE (E3)
- (P2) BENEFITTED BY EASEMENT FOR SUPPORT OVER RETAINING WALL 0.9 WIDE (E4)

SCHEDULE OF ARCS				
No.	BEARING	DISTANCE	ARC	RADIUS
1	59°28'45"	8.605	8.61	212.8
2	66°44'10"	43.975	44.055	212.8
3	251°38'25"	15.42	15.42	507.3
4	250°50'30"	1.23	1.23	4.927
5	352°24'20"	25.665	25.665	4.927



SCHEDULE OF REFERENCE MARKS		
No.	BEARING	DISTANCE DESCRIPTION
1	152°26'20"	3.37 DH&W FD (DP13094.39)
2	150°51"	10.965 DH&W FD (DP13094.39)
3	159°42'10"	3.465 DH&W FD (DP13094.39)
4	150°02"	10.98 DH&W FD (DP13094.39)
5	80°11'40"	9.19 DH&W FD (DP13094.39)
6	152°45'40"	3.51 (ADD. REF. BY ME) DH&W FD (DP1289716)
7	148°13'50"	10.99 DH&W FD (DP1289716)
8	162°33'50"	10.985 DH&W FD (DP1289716)
9	103°50"	6.56 DH&W FD (DP1289715)
10	137°41'50"	12.2 DH&W FD (DP1289715)
11	50°31'30"	9.165 DH&W FD (DP13094.39)
12	9°45"	12.63 DH&W FD (DP13094.39)
13	338°55'30"	3.42 DH&W FD (DP13094.39)
14	317°46'10"	12.23 SSM221483 FD (DP13094.39)
15	20°28'40"	4.44 DH&W FD (DP13094.39)
16	352°17'10"	11.425 DH&W FD (DP13094.39)
17	350°55'30"	3.475 DH&W FD (DP13094.39)
18	340°13'50"	11.22 DH&W FD (DP13094.39)
19	346°25'50"	3.405 DH&W FD (DP13094.39)
20	344°32'40"	11.18 DH&W FD (DP13094.39)

COORDINATE SCHEDULE				
MARK	MGA COORDINATES		CLASS	METHOD
	EASTING	NORTHING	PU	STATE
SSM221452	288 461524	6 234 118 968	D	0.04 SCMS FOUND
SSM221453	288 670 280	6 234 234 169	D	0.05 SCMS FOUND
SSM221457	288 800 052	6 234 022 122	D	0.05 SCMS FOUND
PM224871	288 616 67	6 233 875 15	D	N/A CAD. TRAV. FOUND
SSM221483	288 86137	6 223 950 22	D	N/A CAD. TRAV. FOUND
DATE OF SCMS COORDINATES: 02/03/2026 MGA ZONE: 56 MGA DATUM: GDA2020				
COMBINED SCALE FACTOR: 1.000135				

SCHEDULE OF SSM CONNECTIONS		
FROM	TO	SURVEY
SSM221452 'X'	SSM221453 'Y'	61°06'28"-238.401
SSM221453	SSM221457	148°32'01"-248.572
SSM221457	SSM221452	285°57'54"-352.057
SSM221457	SSM221483	139°32'14"-94.487
SSM221483	PM224871	252°56'38"-255.926
PM224871	SSM221452	327°31'50"-288.957

SURVEYOR

ALESH MARY MACGILLICUDDY

ORION GROUP

20/03/2026

Reference: 23-0580

PLAN OF SUBDIVISION OF LOT 3130 IN DP1309439

LGA: CAMDEN

Locality: COBBITT

Reduction Ratio: 1:500

Lengths are in metres.

REGISTERED

11/05/2026

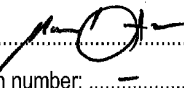
DP1313792

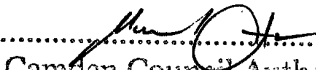
PLAN FORM 6 (2024)

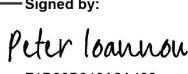
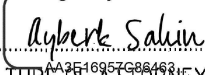
WARNING: Creasing or folding will lead to rejection

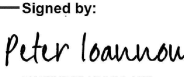
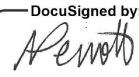
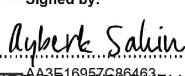
DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)

Registered:  11/05/2026 Title System: TORRENS	Office Use Only DP1313792
PLAN OF SUBDIVISION OF LOT 3130 IN DP1309439	LGA: CAMDEN Locality: COBBITTY Parish: NARELLAN County: CUMBERLAND
Survey Certificate I, <u>AILESH MARY MACGILLICUDDY</u> a surveyor registered under the Surveying and Spatial Information Act 2002, certify the following: *(a) the land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2024, *(b) part of the land shown in the plan, being (.....) - was surveyed in accordance with the Surveying and Spatial Information Regulation 2024, and the part of the land not surveyed - - was compiled in accordance with the regulation, section 26(3), *(c) The land shown in this plan was compiled - (d) the survey is accurate and complete Datum Line: <u>'X' - 'Y'</u> Type: *Urban / *Rural *Tolerance required under the SSIR 2024, s.26(3): Signature: <u></u> Dated: <u>20/03/26</u> Address: <u>4, 04/12 CENTURY CIRCUIT, NORWEST NSW 2153</u> *Name of Firm: <u>ORION GROUP</u> Surveyor Identification No: <u>8890</u> *Strike out or omit if irrelevant	Crown Lands NSW / Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office: Subdivision Certificate I, <u>MICHAEL GLASSO</u> *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: <u></u> Registration number: <u>-</u> Consent Authority: <u>CAMDEN COUNCIL</u> Date of endorsement: <u>04/05/2026</u> Subdivision Certificate number: <u>14.2023.399.2</u> File number: <u>DA/2023/399</u> *Strike through if inapplicable
Plans used in the preparation of survey/compilation DP1289775 DP1289776 DP1309439	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 23-0580	Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

PLAN FORM 6A (2024) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 4 sheet(s)																														
Registered:  11/05/2026	Office Use Only	Office Use Only																														
PLAN OF SUBDIVISION OF LOT 3130 IN DP1309439		DP1313792																														
Subdivision Certificate Number:14.2923.399.2..... Date of Endorsement:04/05/2026.....																																
This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 61(1)(c) <i>SSI Regulation 2024</i> • Statements of intention to create and release affecting interests in accordance with Section 88B <i>Conveyancing Act 1919</i> • Signatures and Seals - see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.																																
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE: 1. EASEMENT FOR DRAINAGE OF WATER 1.7, 1.9 & VARIABLE WIDTH (B) 2. EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE (E3) 3. RESTRICTION ON THE USE OF LAND 4. RESTRICTION ON THE USE OF LAND 5. RESTRICTION ON THE USE OF LAND 6. RESTRICTION ON THE USE OF LAND 7. RESTRICTION ON THE USE OF LAND 8. RESTRICTION ON THE USE OF LAND 9. POSITIVE COVENANT 10. EASEMENT FOR SUPPORT OVER RETAINING WALL 0.9 WIDE (E4) 11. POSITIVE COVENANT 12. RESTRICTION ON THE USE OF LAND																																
<table><tr><th>LOT NUMBER</th><th>ADDRESS NUMBER</th><th>ROAD NAME</th><th>ROAD TYPE</th><th>LOCALITY NAME</th></tr><tr><td>3201</td><td>13</td><td>DAMASK</td><td>STREET</td><td>COBBITTY</td></tr><tr><td>3202</td><td>11</td><td>DAMASK</td><td>STREET</td><td>COBBITTY</td></tr><tr><td>3203</td><td>7-9</td><td>DAMASK</td><td>STREET</td><td>COBBITTY</td></tr><tr><td>3204</td><td>5</td><td>DAMASK</td><td>STREET</td><td>COBBITTY</td></tr><tr><td>3205</td><td>3</td><td>DAMASK</td><td>STREET</td><td>COBBITTY</td></tr></table>			LOT NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME	3201	13	DAMASK	STREET	COBBITTY	3202	11	DAMASK	STREET	COBBITTY	3203	7-9	DAMASK	STREET	COBBITTY	3204	5	DAMASK	STREET	COBBITTY	3205	3	DAMASK	STREET	COBBITTY
LOT NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME																												
3201	13	DAMASK	STREET	COBBITTY																												
3202	11	DAMASK	STREET	COBBITTY																												
3203	7-9	DAMASK	STREET	COBBITTY																												
3204	5	DAMASK	STREET	COBBITTY																												
3205	3	DAMASK	STREET	COBBITTY																												
 Camden Council Authorised Person																																
If space is insufficient use additional annexure sheet																																
Surveyor's Reference: 23-0580																																

PLAN FORM 6A (2024) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 4 sheet(s)
Registered:  11/05/2026	Office Use Only	
PLAN OF SUBDIVISION OF LOT 3130 IN DP1309439		DP1313792
Subdivision Certificate Number:14...2023...399.2..... Date of Endorsement:04/05/2026.....		
This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 61(1)(c) SSI Regulation 2024 • Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919 • Signatures and Seals - see 195D Conveyancing Act 1919 • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		
CONSENT OF OWNER:		
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 MIRVAC RESIDENTIAL SUB CO PTY LTD (ACN 672 683 797)
Signed by:  F4D90B848A3A43B.....		DocuSigned by:  8733096D8E78494.....
SIGNATURE OF WITNESS		SIGNATURE OF ATTORNEY
Peter Ioannou NAME OF WITNESS		Adam Perrott ATTORNEY NAME
Level 28, 200 George Street Sydney NSW 2000 ADDRESS OF WITNESS		Development Director ATTORNEY POSITION
Digitally signed by Peter Ioannou. Date 06/05/2026		POWER OF ATTORNEY: BOOK 4825 NO 438
Digitally signed by Adam Perrott. Date 06/05/2026		
Signed by:  A25F16957C88463.....		SIGNATURE OF ATTORNEY
Ayberk Sahin ATTORNEY NAME		Development Manager ATTORNEY POSITION
POWER OF ATTORNEY: BOOK 4825 NO 438		
Digitally signed by Ayberk Sahin. Date 06/05/2026		
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 23-0580		

PLAN FORM 6A (2024) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 4 of 4 sheet(s)
Registered:  11/05/2026	Office Use Only	
PLAN OF SUBDIVISION OF LOT 3130 IN DP1309439		DP1313792
Subdivision Certificate Number: 14.2023.399.2 Date of Endorsement: 04/05/2024		
This sheet is for the provision of the following information as required: - A schedule of lots and addresses - See 61(1)(c) SSI Regulation 2024 - Statements of intention to create and release affecting interests in accordance with Section 88B Conveyancing Act 1919 - Signatures and Seals - see 195D Conveyancing Act 1919 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		
CONSENT OF MORTGAGEE:		
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 MIRVAC COBBITTY PTY LTD (ABN 14 682 963 533)
Signed by:  F4D90B848A3A433 SIGNATURE OF WITNESS Peter Ioannou NAME OF WITNESS Level 28, 200 George Street Sydney NSW 2000 ADDRESS OF WITNESS Digitally signed by Peter Ioannou. Date 06/05/2026		DocuSigned by:  973B096D9E78491 SIGNATURE OF ATTORNEY Adam Perrott ATTORNEY NAME Development Director ATTORNEY POSITION POWER OF ATTORNEY: BOOK 4825 NO 438 Digitally signed by Adam Perrott. Date 06/05/2026
 Camden Council Authorised Person		Signed by:  AA3E16957C86463 SIGNATURE OF ATTORNEY Ayberk Sahin ATTORNEY NAME Development Manager ATTORNEY POSITION POWER OF ATTORNEY: BOOK 4825 NO 438 Digitally signed by Ayberk Sahin. Date 06/05/2026
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 23-0580		

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 12 sheets)

Plan: **DP1313792**

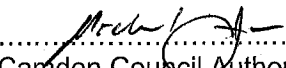
Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. ~~14.2023.399.2~~
Dated: ~~04/05/2026~~

**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 Drainage of Water 1.7, 1.9 & Variable Width (B)	3202 3203 3204	3203, 3204 & 3205 3204 & 3205 3205
2	Easement for Support, Access and Maintenance 0.9 Wide (E3)	3201 3202 3203 3204	3202 Pt 3203 (P1) 3204 3205
3	Restriction on the Use of Land	3202 – 3205 incl.	Camden Council
4	Restriction on the Use of Land	Every Lot	Camden Council
5	Restriction on the Use of Land	Every Lot	Camden Council
6	Restriction on the Use of Land	3205	Camden Council
7	Restriction on the Use of Land	Every Lot	Every other Lot
8	Restriction on the Use of Land	Every Lot	Every other Lot
9	Positive Covenant	Every Lot	Camden Council
10	Easement for Support over Retaining Wall 0.9 Wide (E4)	3204 3205	Pt 3203 (P2) 3204
11	Positive Covenant	3204 & 3205	Camden Council
12	Restriction on the Use of Land	3201, 3202, 3203 & 3204	Camden Council


Camden Council Authorised Person

(Sheet 2 of 12 sheets)

Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. 14.2023.399.2
Dated: 04/05/2026

Part 2 (Terms)

1. Terms of Easement numbered 1 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 1 in the plan is **Camden Council**.

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

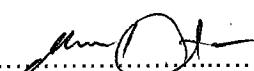
2.1. The Owner of the lot burdened grants the Owner of the lot benefited a right of support and maintenance over that part of the lot burdened containing the Easement Site for the purpose of supporting the retaining wall located on the lot benefited adjacent to the Easement Site (**Retaining Wall**).

2.2. 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.

2.3. 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 Retaining Wall is maintained; and
- (b) remain on the Easement Site for any reasonable time for the purposes outlined in Clause 2.3(a).


.....
Camden Council Authorised Person

(Sheet 3 of 12 sheets)

Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. 14.2023.399.2
Dated: 04/05/2026

- 2.4. 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.
- 2.5. 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 2 in the plan is **Camden Council**.

3. Terms of Restriction numbered 3 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 3 in the plan is **Camden Council**.

4. Terms of Restriction numbered 4 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 4 in the plan is **Camden Council**.


.....
Camden Council Authorised Person

(Sheet 4 of 12 sheets)

Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. **14.2023.399.2**
Dated: **04/05/2026**

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

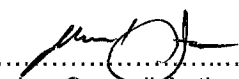
- 5.1. No buildings or structures shall be constructed on the lots burdened unless all construction works, including earthworks, imported fill, landscaping, buildings, and associated infrastructure proposed to be constructed on the land, are carried out in accordance with Council's engineering specifications and the salinity control measures outlined in Section 8 of the Salinity Management Plan.
- 5.2. In this Restriction, "Salinity Management Plan" means the 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 any updated salinity management plans for the site approved by Camden Council.

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

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

- 6.1. 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 "Category 1" as shown in "Table 4 - Treatment Categories" contained within the "Road Traffic Noise Assessment 531 Cobbitty Road, Cobbitty", prepared by Renzo Tonin & Associates, Ref No: TM504-01F02 Road traffic noise investigation (r3), dated 28/06/2023.
- 6.2. Each lot burdened must demonstrate compliance with the above requirements.

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


.....
Camden Council Authorised Person

(Sheet 5 of 12 sheets)

Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. 14.2023.399.2
Dated: 04/05/2026

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

- 7.1. No fence shall be erected on a lot burdened to divide it from any adjoining land owned by Mirvac without the consent of Mirvac.
- 7.2. 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.
- 7.3. 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.
- 7.4. 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.
- 7.5. 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.
- 7.6. 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.
- 7.7. In this Restriction, "Mircac" 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 7 in the plan is **Mircac 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.


.....
Camden Council Authorised Person

(Sheet 6 of 12 sheets)

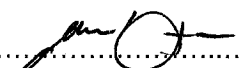
Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. **14-2023-399-2**
Dated: **04/05/2026**

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

- 8.1. 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.
- 8.2. 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.
- 8.3. 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 8 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.


.....
Camden Council Authorised Person

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Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. **14-2023.399.2**
Dated: **04/05/2026**

9. Terms of Positive Covenant numbered 9 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

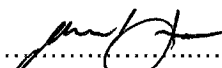
- (vi) create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- (vii) shrubs should not be located under trees;
- (viii) shrubs should not form more than 10% ground cover;
- (ix) clumps of shrubs should be separated from 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 9 in the plan is **Camden Council**.


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Camden Council Authorised Person

(Sheet 8 of 12 sheets)

Plan: **DP1313792**

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Dated: **04/05/2026**

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

- 10.1. 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**).
- 10.2. 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
- 10.3. 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 10 in the plan is **Camden Council**.

11. Terms of Positive Covenant numbered 11 in the abovementioned plan:

- 11.1. The Owner of the lot burdened must present their garbage bins in front of Lot 3302 in the plan for collection at the times required by Camden Council.
- 11.2. 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 11 in the plan is **Camden Council**.

12. Terms of Restriction numbered 12 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 12 in the plan is **Camden Council**.


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Camden Council Authorised Person

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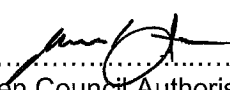
Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. **14-2023-399-2**
Dated: **04/05/2026**

13. 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.


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Camden Council Authorised Person

(Sheet 10 of 12 sheets)

Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. ~~14-2023-399-2~~
Dated: 04/05/2026

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 06/05/2026

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:

Adam Perrott

9733096D9F78491

Attorney name: Adam Perrott

Attorney position: Development Director

Power of attorney: Book 4825

No 438

Signature of attorney:

Digitally signed by Adam
Perrott. Date 06/05/2026

Signed by:

Ayberk Sahin

AA3E16957C80463...

Attorney name: Ayberk Sahin

Attorney

position:

Development Manager

Power of attorney: Book 4825

No 438

Digitally signed by Ayberk
Sahin. Date 06/05/2026

Adam Perrott
Camden Council Authorized Person

(Sheet 11 of 12 sheets)

Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. **14.2023.399.2**
Dated: **04/05/2026**

Signatures

Consent of Mortgagee:

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

Signature of witness:

Signed by:

Peter Ioannou

E1D90B848A3A433

Name of witness:

Peter Ioannou

Address of witness:

Level 28, 200 George Street Sydney
NSW 2000

Digitally signed by Peter
Ioannou. Date 06/05/2026

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:

Adam 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 06/05/2026

Signed by:

Ayberk Sahin

AA3E16957C86463...

Attorney name: Ayberk Sahin

Attorney position: Development Manager

Power of attorney: Book 4825

No 438

Digitally signed by Ayberk
Sahin. Date 06/05/2026

[Signature]
Camden Council Authorised Person

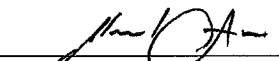
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Plan: **DP1313792**

Plan of Subdivision of Lot 3130 in DP1309439
covered by Subdivision Certificate No. **14-2023-399.2**
Dated: **04/05/2026**

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 WIOAJA

Name of Witness

70 CENTRAL AVENUE GRAN PARK 2570

Address of Witness

REGISTERED:



11/05/2026