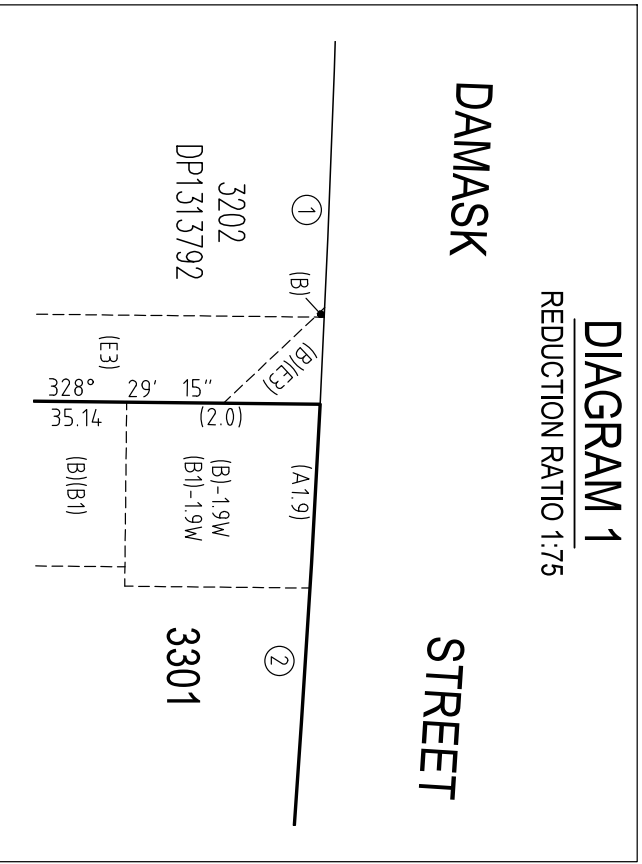
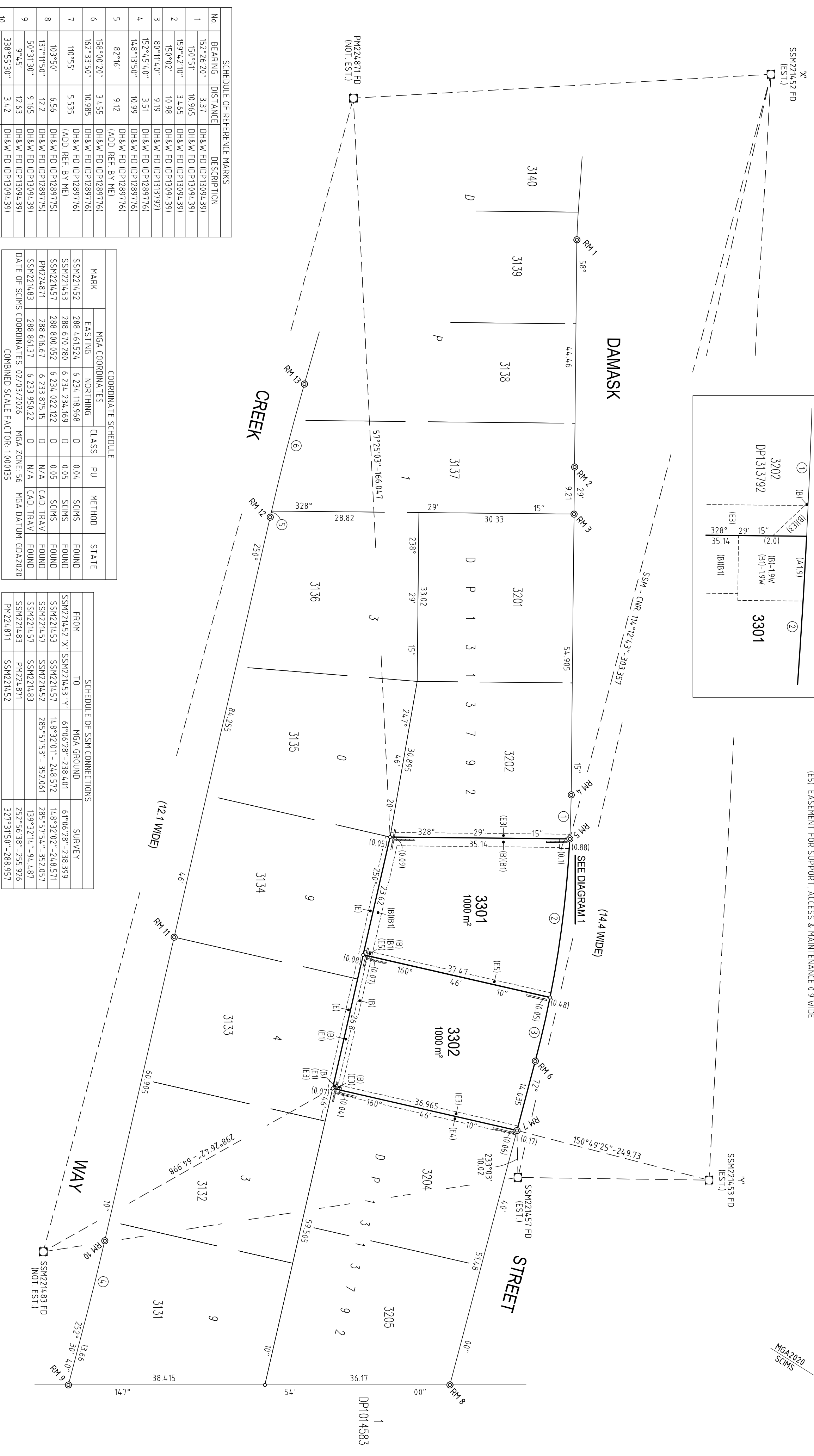




- (B) EASEMENT FOR DRAINAGE OF WATER 1.7, 1.9 & VARIABLE WIDTH (DP1313792)
- 1.7 WIDE UNLESS DENOTED OTHERWISE
- (B1) EASEMENT FOR DRAINAGE OF WATER 1.7 & 1.9 WIDE
- 1.7 WIDE UNLESS DENOTED OTHERWISE
- (E) EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE (No.6) (DP13094.39)
- (E1) EASEMENT FOR SUPPORT OVER RETAINING WALL 0.9 WIDE (DP13094.39)
- (E3) EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE (DP1313792)
- (E4) EASEMENT FOR SUPPORT OVER RETAINING WALL 0.9 WIDE (DP1313792)
- (E5) EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE

SCHEDULE OF ARCS				
No.	BEARING	DISTANCE	ARC	RADIUS
1	59°28'4.5"	8.605	8.61	212.8
2	24.5°01'00"	31.25	31.28	212.8
3	70°56'50"	12.775	12.775	212.8
4	25.1°38'25"	15.42	15.42	507.3
5	250°50'30"	1.23	1.23	4.92.7
6	252°24'20"	25.665	25.665	4.92.7



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 (DP1313792)
6	152°45'40"	3.51 DH&W FD (DP1289776)
7	148°13'50"	10.99 DH&W FD (DP1289776)
8	82°46'	9.12 DH&W FD (DP1289776)
9	158°00'20"	3.455 DH&W FD (DP1289776)
10	162°33'50"	10.985 DH&W FD (DP1289776)
11	110°55'	5.535 DH&W FD (DP1289776)
12	103°50'	6.56 DH&W FD (DP1289776)
13	137°11'50"	12.2 DH&W FD (DP1289776)
14	50°31'30"	9.165 DH&W FD (DP13094.39)
15	9°45'	12.63 DH&W FD (DP13094.39)
16	338°55'30"	3.42 DH&W FD (DP13094.39)
17	317°46'10"	12.23 SSM221483 FD (DP13094.39)
18	20°28'4.0"	4.44 DH&W FD (DP13094.39)
19	352°17'10"	11.425 DH&W FD (DP13094.39)
20	350°55'30"	3.475 DH&W FD (DP13094.39)
21	340°13'50"	11.22 DH&W FD (DP13094.39)
22	346°25'50"	3.405 DH&W FD (DP13094.39)
23	344°32'4.0"	11.18 DH&W FD (DP13094.39)

COORDINATE SCHEDULE				
MARK	MGA COORDINATES		CLASS	METHOD
	EASTING	NORTHING		
SSM221452	288 461524	6 234 118 968	D	0.04 SCIMS
SSM221453	288 670 280	6 234 234 169	D	0.05 SCIMS
SSM221457	288 800 052	6 234 022 122	D	0.05 SCIMS
PM224871	288 616 67	6 233 875 15	D	N/A CAD. TRAV
SSM221483	288 86137	6 233 950 22	D	N/A CAD. TRAV
DATE OF SCIMS 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 3203 IN DP1313792

LGA: CAMDEN

Locality: COBBITT

Reduction Ratio: 1:500

Lengths are in metres.

REGISTERED

13/05/2026

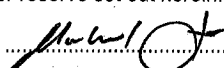
DP1314687

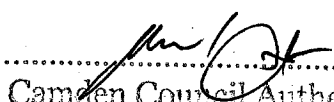
PLAN FORM 6 (2024)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 4 sheet(s)

Registered:  13/05/2026 Office Use Only Title System: TORRENS	Office Use Only DP1314687
PLAN OF SUBDIVISION OF LOT 3203 IN DP1313792	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: 'X' - 'Y' Type: *Urban / *Rural- *Tolerance required under the SSIR 2024, s.26(3): Signature:  Dated: 20/03/26 Address: 4.04/12 CENTURY CIRCUIT, NORWEST NSW 2153 *Name of Firm: ORION GROUP Surveyor Identification No: 8890 *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:  Registration number: Consent Authority: CAMDEN COUNCIL Date of endorsement: 04/05/2026 Subdivision Certificate number: 14-2023-399.1 File number: DA/2023/299 *Strike through if inapplicable
Plans used in the preparation of survey/compilation DP1289775 DP1289776 DP1309439 DP1313792	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:  13/05/2026		Office Use Only															
Office Use Only		DP1314687															
PLAN OF SUBDIVISION OF LOT 3203 IN DP1313792																	
Subdivision Certificate Number: <u>14.2023.399.1</u> Date of Endorsement: <u>04/05/2026</u>																	
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 WIDE (B1) 2. EASEMENT FOR SUPPORT, ACCESS & MAINTENANCE 0.9 WIDE (E5) 3. 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>3301</td><td>9</td><td>DAMASK</td><td>STREET</td><td>COBBITTY</td></tr><tr><td>3302</td><td>7</td><td>DAMASK</td><td>STREET</td><td>COBBITTY</td></tr></table>  Camden Council Authorised Person If space is insufficient use additional annexure sheet			LOT NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME	3301	9	DAMASK	STREET	COBBITTY	3302	7	DAMASK	STREET	COBBITTY
LOT NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME													
3301	9	DAMASK	STREET	COBBITTY													
3302	7	DAMASK	STREET	COBBITTY													
Surveyor's Reference: 23-0580																	

PLAN FORM 6A (2024) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 4 sheet(s)

Registered:



13/05/2026

Office Use Only

Office Use Only

DP1314687

PLAN OF SUBDIVISION OF LOT 3203 IN
DP1313792

Subdivision Certificate Number: 14-2023-399-1

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:

Peter Ioannou

F1D90B848A3A433

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:

Adam Perrott

9738096D0E78491

SIGNATURE OF ATTORNEY

Adam Perrott

ATTORNEY NAME

Development Director

ATTORNEY POSITION

POWER OF ATTORNEY: BOOK 4825

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

NO 438

Signed by:

Ayberk Sahin

AA3E16957C86463

SIGNATURE OF ATTORNEY

Ayberk Sahin

ATTORNEY NAME

Development Manager

ATTORNEY POSITION

POWER OF ATTORNEY: BOOK 4825

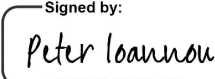
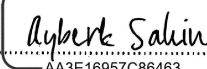
Camden Council Authorized Person

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

NO 438

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:  13/05/2026	Office Use Only	Office Use Only
PLAN OF SUBDIVISION OF LOT 3203 IN DP1313792		DP1314687
Subdivision Certificate Number: 14-2023-399.1 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.		
<u>CONSENT OF MORTGAGEE:</u> I CERTIFY THAT THE ATTORNEY SIGNED THIS INSTRUMENT IN MY PRESENCE. Signed by:  F1D90B848A3A433 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 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) DocuSigned by:  9733096D9E78491 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 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  Camden Council Authorized Person		
Surveyor's Reference: 23-0580		

If space is insufficient use additional annexure sheet

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 7 sheets)

Plan: **DP1314687**

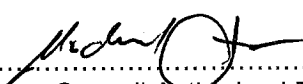
Plan of Subdivision of Lot 3203 in DP1313792
covered by Subdivision Certificate No. ~~14.2023.399.1~~
Dated: ~~04/05/2026~~

**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 Wide (B1)	3301	3302
2	Easement for Support, Access and Maintenance 0.9 Wide (E5)	3301	3302
3	Restriction on the Use of Land	3302	Camden Council


.....
Camden Council Authorised Person

(Sheet 2 of 7 sheets)

Plan: **DP1314687**

Plan of Subdivision of Lot 3203 in DP1313792
covered by Subdivision Certificate No. ~~14-2023-399.1~~
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 7 sheets)

Plan: **DP1314687**

Plan of Subdivision of Lot 3203 in DP1313792
covered by Subdivision Certificate No. **14.2023.399.1**
Dated: **04/05/2026**

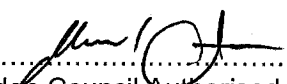
- 2.4. The Owner of the lot benefited, and every person authorised by that person must:
- (a) cause as little inconvenience as is practicable to the Owner and any occupier of the lot burdened whilst exercising their rights under this Easement;
 - (b) comply with all reasonable directions by the Owner 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**.


.....
Camden Council Authorised Person

(Sheet 4 of 7 sheets)

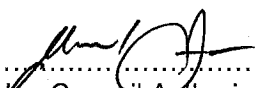
Plan: **DP1314687**

Plan of Subdivision of Lot 3203 in DP1313792
covered by Subdivision Certificate No. **14.2023.399.1**
Dated: **04/05/2026**

4. 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) **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.
- (c) **Instrument** means this section 88B instrument.
- (d) **Owner** means a person who is entitled to an estate or interest in possession in a lot.


.....
Camden Council Authorised Person

(Sheet 5 of 7 sheets)

Plan: **DP1314687**

Plan of Subdivision of Lot 3203 in DP1313792
covered by Subdivision Certificate No. **14.2023.399.1**
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

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 Residential Sub Co Pty Ltd** (ACN 672 683 797)

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

(Sheet 6 of 7 sheets)

Plan: **DP1314687**

Plan of Subdivision of Lot 3203 in DP1313792
covered by Subdivision Certificate No. **14.2023.349.1**
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

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 Cobbitty Pty Ltd**
(ABN 14 682 963 533)

Signature of attorney:

DocuSigned by:

Adam Perrott

0733096D9E78401...

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...

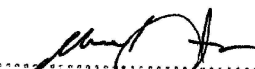
Attorney name: Ayberk Sahin

Attorney position: Development Manager

Power of attorney: Book 4825

No 438

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


Camden Council Authorised Person

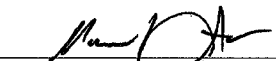
(Sheet 7 of 7 sheets)

Plan: **DP1314687**

Plan of Subdivision of Lot 3203 in DP1313792
covered by Subdivision Certificate No. **14.2023.399.1**
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 WIOJATA

Name of Witness

70 CENTRAL AVENUE GRAN PARK 2570

Address of Witness

REGISTERED:



13/05/2026