

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 21 sheets)

Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
 covered by Subdivision Certificate No. 14.2024.243.1
 Dated: 02/07/2026

**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 (A)	5002 5005 5007 5010 5011 5012 5013 5020 5021 5023 5024 5027 5028 5029 5030 5031 5032 5033 5034 5035 5036 5037 5038 5039 5040 5041 5045 5046 5048 5049 5051	5003 5006 5008 5011 5012 5013 5014 5019 5020 5022 5023 5028 5029 5030 5031 5032 5033 5034 5035 5036 5037 5038 5039 5040 5041 5042 5046 5047 5049 5050 5052

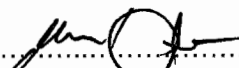
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1 (continued)	Easement for Support, Access and Maintenance 0.9 Wide (A)	5056 5060 5066 5069 5070 5071 5072 5077 5091 5094	5055 5061 5065 5068 5071 5072 5073 5076 5066 5056
2	Easement for Drainage of Water 1.5 Wide (B)	5006 5007 5051 5052 5053 5056 5066 5076 5077 5078 5079 5081 5082 5085 5086 5088 5090 5094	5007 & 5008 5008 5052, 5053 & 5054 5053 & 5054 5054 5055 5065 & 5075 – 5078 incl. 5075 5075 & 5076 5075, 5076 & 5077 5077 & 5078 5082 & 5083 5083 5084 5084 & 5085 5089 5018 5055 & 5056
3	Easement for Drainage of Water Variable Width (C)	5005 5087 5091	5006, 5007 & 5008 5077 – 5079 incl. & 5084 – 5086 incl. 5065, 5066 & 5075 – 5078 incl.
4	Easement for Drainage of Water Variable Width (D)	5057 5077 5078 5092	5058 & 5092 5078 5077 5057 & 5058



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5	Easement for Services Variable Width (D1)	5057 5058 5077 5078	Pt 5092 (P1) Pt 5092 (P2) 5078 5077
6	Right of Access Variable Width (D2)	5057 5077 5078 5092	Pt 5092 (P1) 5078 5077 5057
7	Right of Access Variable Width (D3)	5058 5092	Pt 5092 (P2) 5058
8	Easement for Support, Access and Maintenance 0.9 Wide (E)	5044 5045 5046 5047 5048 5049 5050 5057 5059	5094 5094 5094 5094 5056 & 5094 5056 5052, 5053 & 5055 Pt 5092 (P3) 5060 & Pt 5092 (P3)
9	Restriction on the Use of Land	5001 5052 5053 5055 5056 5060 Pt 5092 (P3) 5094	312/1289777 5050 5050 5050 5048 & 5049 5059 5057 & 5059 5044 – 5048 incl.
10	Easement for Padmount Substation 2.75 Wide (F)	5059 & 5093	Epsilon Distribution Ministerial Holding Corporation
11	Restriction on the Use of Land (G)	Pt 5057, Pt 5059 Pt 5092 & Pt 5093 (G)	Epsilon Distribution Ministerial Holding Corporation
12	Restriction on the Use of Land (H)	Pt 5057, Pt 5058 Pt 5059, Pt 5092 & Pt 5093 (H)	Epsilon Distribution Ministerial Holding Corporation

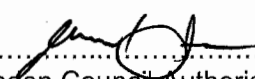

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13	Restriction on the Use of Land	5079 – 5089 incl.	Camden Council
14	Restriction on the Use of Land	5057 & 5058	Camden Council
15	Restriction on the Use of Land	5002, 5004, 5005, 5007, 5009, 5010, 5013, 5015, 5017, 5018, 5022, 5025, 5026, 5027, 5028, 5030, 5033, 5036, 5039, 5043, 5044, 5047, 5051, 5052, 5054, 5059, 5062, 5064, 5070, 5074, 5081, 5082, 5083, 5085, 5086, 5087, 5088, 5089 & 5090	Camden Council
16	Restriction on the Use of Land	5001 - 5090	Camden Council
17	Restriction on the Use of Land	5001 – 5092 & 5094	Camden Council
18	Restriction on the Use of Land	5083 – 5089 incl.	Camden Council
19	Restriction on the Use of Land	5083 – 5086 incl. & 5089	Camden Council
20	Restriction on the Use of Land	5083, 5086 & 5089	Camden Council
21	Restriction on the Use of Land	5057, 5058, 5076, 5077, 5078 & 5092	Camden Council
22	Restriction on the Use of Land	5092	Camden Council
23	Restriction on the Use of Land	5001 - 5090	5001 - 5090
24	Restriction on the Use of Land	5001 - 5090	5001 - 5090


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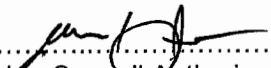
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Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No. 14.2024.243.1
Dated: 02/07/2026

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	Right of Access Variable Width (DP1289777)	2405/1321083	Camden Council
2	Easement for Drainage of Water (DP1289777)	2405/1321083	Camden Council
3	Easement for Overhead & Underground Mains 9 Wide & Variable (DP851997)	2405/1321083	Epsilon Distribution Ministerial Holding Corporation as Statutory Successor of Prospect Electricity
4	Easement for Drainage of Water Variable Width (DP1309624)	2405/1321083	Camden Council
5	Easement for On-site Detention and Water Quality Facility Variable Width (DP1309624)	2405/1321083	Camden Council


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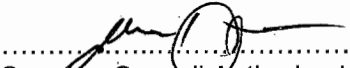
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Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
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Dated: 02/07/2026

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:

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 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:

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 6 in the plan is **Camden Council**.

7. Terms of Easement numbered 7 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 7 in the plan is **Camden Council**.

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

8.1. 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**).

8.2. 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.


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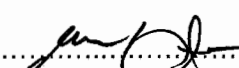
- 8.3. The Owner of the lot benefited, and every person authorised by that person may, by any reasonable means:
- (a) access and take anything onto the lot burdened, but only within the Easement Site, for the purpose of doing anything reasonably necessary for the purpose of carrying out any work necessary 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 8.3(a).
- 8.4. 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.
- 8.5. 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 8 in the plan is **Camden Council**.

9. Terms of Restriction numbered 9 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 9 in the plan is **Camden Council**.


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10. Terms of Easement numbered 10 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 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 8 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 Restriction numbered 12 in the abovementioned plan:

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

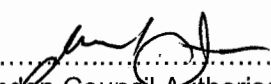
The Authority whose consent is required to release, vary or modify the Restriction numbered 12 in the plan is **Epsilon Distribution Ministerial Holding Corporation**.

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

The Owner must not:

- (a) erect or permit to be erected on the lot burdened any building or structure that exceeds a maximum height of 9.5 metres above the natural ground level; and
- (b) subdivide or permit the subdivision of the lot burdened so that any resulting lot has an area less than 1,000 square metres.

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


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

The Owner and any occupiers or invitees of:

- (a) Lot 5057 in the plan must not use vehicles to access or travel to Chicory Street as noted on the plan, other than via the battle-axe handle; and
- (b) Lot 5058 in the plan must not use vehicles to access or travel to Speedwell Street 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 14 in the plan is **Camden Council**.

15. Terms of Restriction numbered 15 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 15 in the plan is **Camden Council**.

16. Terms of Restriction numbered 16 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 16 in the plan is **Camden Council**.

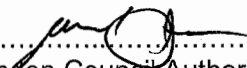
17. Terms of Restriction numbered 17 in the abovementioned plan:

- 17.1. 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 the Salinity Management Plan.

- 17.2. 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 East, 585 & 605 – 635 593 Cobbitty Road, Cobbitty NSW, prepared by Douglas Partners, Ref: 92323.30.R.002.Rev0, dated 29 May 2026.

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


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

18.1. 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 of the lots burdened must be consistent with “Section 4.4 Noise Modelling Results” and “Appendix C Building Treatment Recommendations” contained within the “Road Traffic Noise Assessment Report for Tranche 3 DA03 East, Cobbitty”, prepared by Renzo Tonin & Associates, Ref No: TM504-06F02 (r2), dated 10/05/2024; and
- (b) the internal noise levels contained within the current Oran Park Development Control Plan must be achieved for each dwelling.

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

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

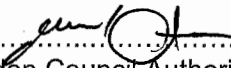
19. Terms of Restriction numbered 19 in the abovementioned plan:

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

- (a) Habitable rooms along all facades identified in the approved acoustic report, “Road Traffic Noise Assessment Report for Tranche 3 DA03 East, Cobbitty”, prepared by Renzo Tonin & Associates, Ref No: TM504-06F02 (r2), dated 10/05/2024 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.

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

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


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20. Terms of Restriction numbered 20 in the abovementioned plan:

- 20.1. No dwelling shall be constructed on the lots burdened unless the relevant open space area or relevant principal private open space area of the lots burdened are protected from the road traffic noise source and comply with DECC's Environmental Criteria for Road Traffic Noise (**DECC Criteria**).
- 20.2. Each lot burdened must demonstrate compliance with the above requirements.
- 20.3. If the relevant open space area or the proposed principal private open space area cannot be demonstrated to comply with the DECC Criteria, an acoustic fence must be constructed in accordance with the approved acoustic report titled "Road Traffic Noise Assessment Report for Tranche 3 DA03 East, Cobbitty", prepared by Renzo Tonin & Associates, Ref No: TM504-06F02 (r2), dated 10 May 2024, and the details of such fence 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 20 in the plan is **Camden Council**.

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

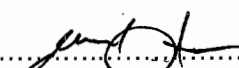
- 21.1. No secondary dwellings or dual occupancies are permitted on Lots 5057, 5058, 5076, 5077, 5078 or 5092.
- 21.2. No further subdivision of Lots 5057, 5058, 5076, 5077 or 5078 is permitted.

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:

No fence shall be erected on the lot burdened along the length of the battle-axe handle, adjoining the public reserve, unless such fence is a maximum of 1 metre high and of open style incorporating pickets, slats, palings or the like or lattice style panels with a minimum aperture of 25mm.

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


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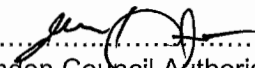
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23. Terms of Restriction numbered 23 in the abovementioned plan:

- 23.1. No fence shall be erected on a lot burdened to divide it from any adjoining land owned by Mirvac without the consent of Mirvac.
- 23.2. 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.
- 23.3. 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.
- 23.4. 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.
- 23.5. 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.
- 23.6. 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.
- 23.7. In this Restriction, "Mirvac" 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 23 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

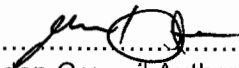
(Sheet 15 of 21 sheets)

Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No. 14.2024.243.1
Dated: 02/07/2026

- 24. Terms of Restriction numbered 24 in the abovementioned plan:**
- 24.1. 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.
- 24.2. 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.
- 24.3. These restrictions shall expire and have no further force or effect on the date being the later 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 24 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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Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No. 14.2024.243.1
Dated: 02/07/2026

25. Definitions

In this Instrument:

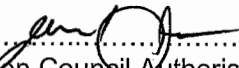
- (a) **Authority** means a government or governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes Camden Council (or its successor).
- (b) **Benefited Authority** means the Authority having the benefit of an easement under this 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

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Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No. 14.2024.243.1
Dated: 02/07/2026


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Camden Council Authorised Person

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Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No. 14.2024.243.1
Dated: 02/07/2026

Signatures

Consent of Owner:

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

Signature of witness:

Signed by:

E1D90B848A3A433

Name of witness:

Peter Ioannou

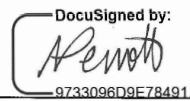
Address of witness:

Level 28, 200 George Street Sydney
NSW 2000

Digitally signed by Peter
Ioannou. Date 03/07/2026

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:

9733096D9E78491

Attorney name: Adam Perrott

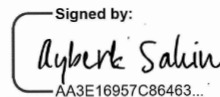
Attorney position: Development Director

Power of attorney: Book 4843

No 111

Digitally signed by Adam
Perrott. Date 03/07/2026

Signature of attorney:

Signed by:

AA3E16957C86463

Attorney name: Ayberk Sahin

Attorney position: Development Manager

Power of attorney: Book 4843

No 111

Digitally signed by Ayberk
Sahin. Date 03/07/2026


Camden Council Authorised Person

Plan: **DP1320471**

(Sheet 19 of 21 sheets)

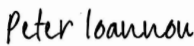
Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No. 14.2024.243.1
Dated: 02/07/2026

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

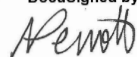
Address of witness:

Level 28, 200 George Street Sydney
NSW 2000

Digitally signed by Peter
Ioannou. Date 03/07/2026

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:

9733096D9E78491...

Attorney name: Adam Perrott

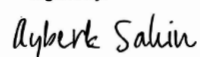
Attorney position: Development Director

Power of attorney: Book 4843

No 64

Digitally signed by Adam
Perrott. Date 03/07/2026

Signature of attorney:

Signed by:

AA3E16957C86463...

Attorney name: Ayberk Sahin

Attorney position: Development Manager

Power of attorney: Book 4843

No 64

Digitally signed by Ayberk
Sahin. Date 03/07/2026


Camden Council Authorised Person

(Sheet 20 of 21 sheets)

Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No.
Dated:

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: 14.05.2026

Signature of attorney:

 Digitally signed
by Simon Lawton
Date: 14-May-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: NRS3939

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

Release: PROP00025143 RPM4678

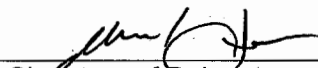
(Sheet 21 of 21 sheets)

Plan: **DP1320471**

Plan of Subdivision of Lot 2405 in DP1321083
covered by Subdivision Certificate No. 14.2024.243.1
Dated: 02/07/2026

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 Widjaja

Name of Witness

70 Central Avenue Oran Park 2570

Address of Witness

REGISTERED:



07/07/2026