

ePlan

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

**Plan: DP1199664**

Plan of Subdivision of Lot 174 DP1199658 covered by Subdivision Certificate No. **17006**  
**Dated 25.01.2017**

**Full name and address of the owner of the land:**

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

(Sheet 1 of 22 Sheets)

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
1	Easement to drain water 1.2 wide (E1)	135 134 132 131 130	136 135 & 136 134-136 incl. 134-136 incl, & 132 134-136incl, 131 & 132
2	Easement to drain water 3 wide (E2)	101	Hawkesbury Council
3	Easement for Padmount Substation 2.75 wide (E4)	99 & 100	Endeavour Energy
4	Restriction on the Use of Land (R11)	Parts 98, 99, 100 <sup>^</sup> designated (R11) *164 *	Endeavour Energy
5	Restriction on the Use of Land (R12)	Parts 98, 99, 100 <sup>^</sup> designated (R12) *164	Endeavour Energy
6	Easement for Underground Cables 1 wide and variable (E3)	101	Endeavour Energy
7	Positive Covenant 5 wide (P1)	Part 98 designated (P1)	Hawkesbury Council
8	Restriction on the use of land	each lot except 98, 99, 100	every other lot except 98, 99, 100
9	Right of Carriageway 19 wide (E5)	100	Hawkesbury Council

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 Pt. BD NSW (MR) PROJECT 0007  
 Ref: B16800-1-C3 DP1199664  
 PTY LTD.

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*[Signature]*  
 Authorised Delegate  
 Hawkesbury Council

Plan: **DP1199664**

ePlan

Plan of Subdivision of Lot 174 DP1199658  
 covered by Subdivision Certificate No. 17006  
**Dated 25.01.2017**


**Full name and address  
 of the owner of the land:**

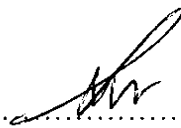
BD NSW (MR) PROJECT 0007 Pty. Ltd.  
 Level 7  
 100 Edward Street  
 BRISBANE 4000

(Sheet 2 of 22 Sheets)

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
10	Positive Covenant	101-171 incl.	Hawkesbury Council
11	Restriction on the use of land	101-171 incl.	Hawkesbury Council
12	Positive Covenant	101-171 incl.	Hawkesbury Council
13	Positive Covenant (P12)	Part 100 designated (P12)	Hawkesbury Council
14	Easement for Telecommunications cables 0.6 wide (E6)	130-136 incl. 156-160 incl., 170 & 171	NBN Co. Ltd.
15	Easement for retaining wall support 0.5 wide (E7)	155 161 162 163 164 165 166 167 168 169 170 171 158  159 160	156 156 156 & 'D' within 99 'D' within 99 'D' within 99 'E' within 99 'E' within 99 'E' & 'F' within 99 'F' within 99 'F' within 99 'G' within 99 'G' within 99 'H' & 'I' within 99 & 98 respectively 'I' & 'J' within 98 'J' & 'K' within 98

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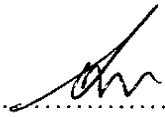
BD NSW (MR) PROJECT 0007 Pty. Ltd.  
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**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
16	Easement for retaining wall support 0.5 wide (E8)	171	'A' within 100
17	Easement for padmount substation 3.75 wide (E9)	98	Endeavour Energy
18	Easement for underground cables 1.2 & 2 wide (E32)	98	Endeavour Energy
19	Easement for access and maintenance 0.9 wide (E11)	101 104 105 106 107 108 109 110 111 112 113 114 115 116 117	102 103 104 105 106 107 108 109 110 111 112 116 116 117 118

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**Full name and address  
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(Sheet 4 of 22 Sheets)

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
19	Easement for access and maintenance 0.9 wide (E11)	118 119 120 121 122 123 124 125 126 129 131 132 137 140 151 153 161 162 163 165 166 167 168	119 120 121 122 123 124 125 126 127 128 132 133 138 139 152 154 162 163 164 166 167 168 169

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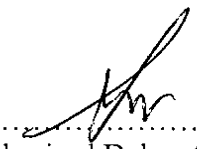
BD NSW (MR) PROJECT O007 Pty. Ltd.  
 Level 7  
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**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lots(s), road(s), bodies or Prescribed Authorities:
20	Easement for access and maintenance 0.9 wide (E12)	114 119 120 121 122 123 124	115 118 119 120 121 122 123
21	Easement to drain water 2.5 wide (E13)	113 112 111 110 109 106 105 104 103 102 156	108-112 incl. 108-111 incl. 108.110 incl. 108 & 109 108 107 106 & 107 105-107 incl. 104-107 incl. 103-107 incl. 'B' within 99 & 'C' within 98

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**Dated 25.01.2017**  
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BRISBANE 4000

Full name and address  
of the owner of the land:

(Sheet 6 of 22 Sheets)

**Part 2 (Terms)**

**1. Terms of Easement for Padmount Substation 2.75 wide (E4) numbered three and 3.75 wide (E9) numbered seventeen in the abovementioned plan**

The terms set out in Memorandum N° AK104621 registered at Land & Property Information NSW are incorporated into this document.

**2. Terms of Restriction on the Use of Land (R11) numbered four in the abovementioned plan**

2.1 Definitions:

2.1.1 **120/120/120 fire rating** and **60/60/60 fire rating** means the fire resistance level of a building expressed as a grading period in minutes for structural adequacy / integrity failure / insulation failure calculated in accordance with Australian Standard 1530;

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

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


2.1.4 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R11) on the plan.

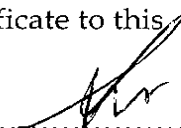
2.2 No building shall be erected or permitted to remain within the restriction site unless:

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

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

2.2.3 the owner provides the authority benefited with an engineer's certificate to this effect.

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**Dated 25.01.2017**

**Full name and address of the owner of the land:**

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

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**Part 2 (Terms)**

2.3 The fire ratings mentioned in clause 2.2 must be achieved without the use of fire fighting systems such as automatic sprinklers.

2.4 Lessee of Endeavour Energy's Distribution System

2.4.1 Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Endeavour Energy's distribution system, and any nominee of such lessee (which may include a sublessee of Endeavour Energy's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Endeavour Energy as if that lessee or nominee were Endeavour Energy, but only for so long as the lessee leases Endeavour Energy's distribution system from Endeavour Energy.

2.4.2 The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Endeavour Energy.

**3. Terms of Restriction on the Use of Land (R12) numbered five in the abovementioned plan**

3.1 Definitions:

3.1.1 **erect** includes construct, install, build and maintain.

3.1.2 **restriction site** means that part of the lot burdened affected by the restriction on the use of land shown as (R12) on the plan.

3.2 No swimming pool or spa shall be erected or permitted to remain within the restriction site.

3.3 Lessee of Endeavour Energy's Distribution System

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Authorised Delegate  
Hawkesbury Council

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

**Full name and address  
of the owner of the land:**

(Sheet 8 of 22 Sheets)

**Part 2 (Terms)**

3.3.1 Notwithstanding any other provision in this Restriction on the Use of Land, the owner acknowledges and agrees that any lessee of Endeavour Energy's distribution system, and any nominee of such lessee (which may include a sublessee of Endeavour Energy's distribution system from that lessee), may, without the need for any further approvals or agreements, exercise the rights and perform the obligations of Endeavour Energy as if that lessee or nominee were Endeavour Energy, but only for so long as the lessee leases Endeavour Energy's distribution system from Endeavour Energy.

3.3.2. The owner must do all things reasonably necessary to ensure any such lessee, and any such nominee, is able to exercise the rights and perform the obligations of Endeavour Energy.

**4. Terms of Easement for Underground Cables (E3) & (E32) 1 wide and variable and 1.2 & 2 wide numbered six and eighteen in the abovementioned plan**

The terms set out in Memorandum N° AK104616 registered at Land & Property Information NSW are incorporated into this document.

**5. Terms of Positive Covenant 5 wide (P1) numbered seven in the abovementioned plan.**

The owners of the Lots burdened must maintain the area designated (P1) as a landscaped vegetated zone, including the retention and maintenance of the rural style post and rail fence to the boundary of Grose Vale Road and maintenance of the vegetation at the date of registration of the plan, in accordance with the requirements of Hawkesbury Council as nominated in the DCP.

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

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

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DP1199664

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**Full name and address of the owner of the land:**

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Level 7  
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**Part 2 (Terms)**

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

**6.2 Alterations**

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

**6.3 Display Homes**

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

**6.4 Definitions:**

- 6.4.1 "BD NSW" means BD NSW (MR) Project O007 Pty Ltd (ABN 46 828 720 644).
- 6.4.2 "Developer" means BD NSW and its successors in title to the Estate to which BD NSW assigns the benefit of this restrictive covenant, provided the successor in title has notified the other proprietors in the Estate that it is the "Developer" for the purposes of this Restriction of Use.

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**Part 2 (Terms)**

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

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

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

6.5 This Restriction on Use was required as a condition of Hawkesbury Council.

**7. Terms of Right of Carriageway 19 wide (E5) ninthly referred to in the abovementioned plan**

A right of carriageway within the meaning of Schedule 4A Part 1 of the Conveyancing Act 1919 is created.

This Right of Carriageway extinguishes automatically when that part of the lot burdened containing the easement site is dedicated as public road. In this easement, "easement site" means the Right of Carriageway 19 wide (E5) on the plan.

**8. Terms of Positive Covenant numbered ten in the abovementioned plan.**

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

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(Sheet 11 of 22 Sheets)

### Part 2 (Terms)

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

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

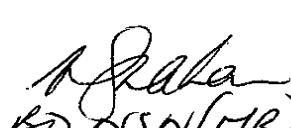
**10. Terms of Positive Covenant numbered twelve in the abovementioned plan.**

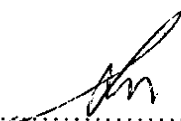
At the issue of Subdivision Certificate and in perpetuity the entire property shall be managed as Inner Protection Areas (IPA) as outlined within Section 4.1.3 and Appendix 5 of "Planning for Bush Fire Protection 2006" and the NSW Rural Fire Service's document "Standards for Asset Protection Zones".

**11. Terms of Positive Covenant (P12) numbered thirteen in the abovementioned plan**

The owner of the Lot burdened must maintain the area designated (P12) on the abovementioned plan as an interim asset protection zone as managed grassland as identified on attachment 'A' of the bush fire report prepared by McKinlay Morgan & Associates Pty. Ltd. No.87883/DA10YR dated June 2014. The asset protection zone shall be managed as an inner protection area as outlined within Planning for Bush Fire Protection 2006 and the Rural Fire Service's document "Standards for Asset Protection Zones".

Council will raise no objection to the release of this Covenant when the land the subject of this Covenant is developed as residential land.

  
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**Part 2 (Terms)**


**12. Terms of Easement for telecommunications cables 0.6 wide (E6) numbered fourteen in the abovementioned plan**

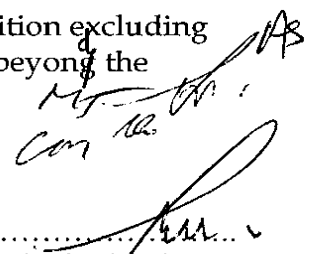
12.1 NBN Co Limited (ACN 136 533 741) (NBN Co) may:

- (a) install underground optic fibre cable and transmit data through the optic fibre cable through each lot burdened, but only within the site of this easement ("the Conduit"); and
- (b) do anything reasonably necessary for that purpose, including:
  - (i) entering the lot burdened;
  - (ii) taking anything on to the lot burdened;
  - (iii) carrying out work, such as constructing, placing, replacing, varying, adding, removing, repairing or maintaining poles, wires, conduits and equipment within the site of this easement;
  - (iv) removing any trees or vegetation that is reasonably deemed to be obstructing the operation of or access to any equipment contained within the site of the easement.

12.2 In exercising those powers, NBN Co must:

- (a) ensure all work is done properly;
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened;
- (c) cause as little damage as is practicable to the lot burdened and any improvements on them;
- (d) restore the lot burdened as nearly as is practicable to its former condition excluding any restoration of fair wear and tear and/or damage caused by acts beyond the reasonable control of NBN Co; and
- (e) make good any collateral damage.

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### Part 2 (Terms)

12.3 The owner of the lot burdened must not:

- (a) interfere with the Conduit or allow anything to interfere, obstruct, damage or destroy the Conduit or obstruct NBN Co exercising its rights under the easement; or
- (b) use the site of this easement or any other part of the lot burdened in a way which may detrimentally affect the Conduit; or
- (c) alter the existing ground level contained within or place any building or structure within the site of the easement without NBN Co's prior consent.

### 13. Terms of Easement for Retaining Wall Support 0.5 wide (E7) and (E8) numbered fifteen and sixteen in the abovementioned plan

13.1 The owner of the lot burdened must not:

- (a) interfere with the retaining wall or the support it offers, or
- (b) use the site of this easement, or any other part of the lot burdened, or any other land, in a way which may detract from the stability of or the support provided by the retaining wall.

13.2 If the owner of the lot burdened does or allows anything to be done which damages the retaining wall or impairs its effectiveness or fails to do something which results in damage to the retaining wall or the impairment of its effectiveness, the owner of the lot benefited may serve a notice on the owner of the lot burdened requiring the damage to be repaired or the impairment removed within 14 days.

13.3 If the owner of the lot burdened does not comply with the notice set out in clause 13.2 within 14 days, the owner of the lot benefited may:

- (a) enter the lot burdened and repair the damage or remove the impairment, and
- (b) recover its reasonable costs from the owner of the lot burdened.

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*[Signature]*  
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**Part 2 (Terms)**

13.4 In exercising those powers, the owner of the lot benefited must:

- (a) ensure all work is done properly, and
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened, and
- (c) cause as little damage as is practicable to the lot burdened and any improvement on it, and
- (d) restore the lot burdened as nearly as is practicable to its former condition, and
- (e) make good any collateral damage.

**14. Terms of Easement for Access & Maintenance 0.9 wide (E11) and (E12) numbered nineteen and twenty in the abovementioned plan**

14.1 The owner of the lot benefited may:

- (a) use the easement site to assist in undertaking any works on the lot benefited including construction, repair, painting, landscaping and maintenance;
- (b) enter onto the lot burdened to inspect and survey any structure on the lot benefited; and
- (c) do anything reasonably necessary for those purposes, including:
  - entering the lot burdened;
  - taking anything on to the lot burdened; and
  - carrying out works within the site of this easement.

14.2 In exercising those powers, the owner of the lot benefited must:

- (a) ensure all work is done properly;

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(Sheet 15 of 22 Sheets)

**Part 2 (Terms)**

- (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened;
- (c) cause as little damage as is practicable to the lot burdened and any improvements on it;
- (d) restore the lot burdened as nearly as practicable to its former condition; and
- (e) make good any collateral damage.

14.3 The owner of the lot burdened must not :-

- (a) allow any building or other structure to be erected or placed on the easement site except an eave or gutter of the main building on the lot burdened or any permanent underground services to the main building;
- (b) carry out any excavation or filling greater than 500mm. Any excavation or filling shall be located and retained so as not to impact on any adjoining building, structure or property.  
The grant of this easement is made subject to the right of the owner of the lot burdened to carry out repairs and maintenance or improvements to any landscaping within the site of the easement including installing a security gate across the easement site from the building structure on the lot burdened.
- (c) prevent or restrict access by the owner of the benefited lot to the easement site

*AS*  
*[Signature]*  
Per BD NSW (MR) PROJECT  
O007 Pty. Ltd.  
Ref: B16800-1-C3  
DP1199664

*[Signature]*  
.....  
Authorised Delegate  
Hawkesbury Council

Plan: **DP1199664**

ePlan

Plan of Subdivision of Lot 174 DP1199658  
covered by Subdivision Certificate No. **17006**  
**Dated 25.01.2017**  
BD NSW (MR) PROJECT O007 Pty. Ltd.  
Level 7  
100 Edward Street  
BRISBANE 4000

**Full name and address  
of the owner of the land:**

(Sheet 16 of 22 Sheets)

### Part 2 (Terms)

**15. Terms of Easement to drain water 2.2 wide (E13) numbered twenty one in the abovementioned plan**

Terms as described in Part 3 Schedule 8 of the Conveyancing Act, 1919 Easement to drain water apply with the addition that the owner(s) of the lot(s) hereby burdened shall not be prevented from placing any of the following elements within or extending into the easement site:-

- Paved or concrete surfaces
- Washing line supports
- Open structures such as pergolas or gazebos above and attached to the paved or concrete surfaces
- Hard stand plinths to support rain or hot water tanks or dwelling ancillary items such as air conditioning units
- Rain water tanks
- Hot water tanks
- Overhanging eaves and gutters

Provided that placing any of these elements within the easement site does not impede in any way upon the operation, access to or serviceability of the drainage pipes and pits to both receive surface runoff from the burdened lot and /or to convey surface runoff already contained within the pits and pipes in the downstream direction.

*AS*  
*[Signature]*  
MR BD NSW (MR) PROJECT  
O007 PTY LTD

Ref: B16800-1-C3  
DP1199664

*[Signature]*  
.....  
Authorised Delegate  
Hawkesbury Council



ePlan

Plan: **DP1199664**

Plan of Subdivision of Lot 174 DP1199658  
covered by Subdivision Certificate No. **17006**  
**Dated 25.01.2017**

**Full name and address  
of the owner of the land:**

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

(Sheet 17 of 22 Sheets)

**Name of Authority empowered to release, vary or modify Easements numbered two, seven, nine, ten, eleven, twelve and thirteen in the abovementioned plan**

Hawkesbury Council.

**Name of Authority empowered to release, vary or modify Easements and Restrictions numbered three, four, five, six seventeen and eighteen in the abovementioned plan**

Endeavour Energy.


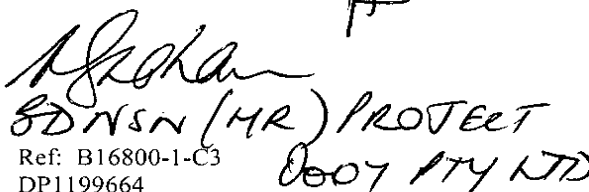
**Name of Authority empowered to release, vary or modify Restriction numbered eight**

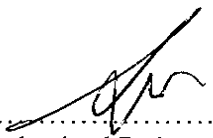
The Developer until the later of:

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

**Name of Authority empowered to release, vary or modify easement numbered fourteen in the abovementioned plan**

NBN Co Limited

  
  
BD NSW (MR) PROJECT  
O007 PTY LTD  
Ref: B16800-1-C3  
DP1199664

  
.....  
Authorised Delegate  
Hawkesbury Council

ePlan

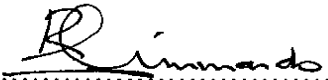
Plan: **DP1199664**

Plan of Subdivision of Lot 174 DP1199658  
covered by Subdivision Certificate No. 17006  
**Dated 25.01.2017**  
BD NSW (MR) PROJECT 0007 Pty. Ltd.  
Level 7  
100 Edward Street  
BRISBANE 4000

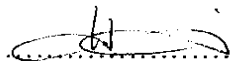
Full name and address  
of the owner of the land:

(Sheet 18 of 22 Sheets)

Signed on behalf of Endeavour Energy  
ABN 59 253 130 878 by its Attorney pursuant  
to Power of Attorney Book 4705 N° 566  
in the presence of:



Signature of Witness



Signature of Attorney  
Name: Helen Smith  
Position: Manager Property and Fleet  
Ref: URS 16038


Raymond Simmonds

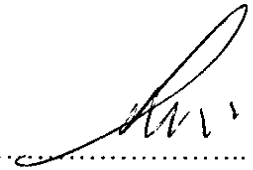
Name of Witness

5 December 2016

Date of Execution  
Reference: URS 16038

c/- Endeavour Energy  
51 Huntingwood Drive  
HUNTINGWOOD NSW 2148

  
BD NSW (MR) PROJECT  
0007 PTY LTD  
Ref: B16800-1-C3  
DP1199664

  
Authorised Delegate  
Hawkesbury Council

Plan: **DP1199664**

ePlan

Plan of Subdivision of Lot 174 DP1199658  
covered by Subdivision Certificate No. 17006

**Dated 25.01.2017**  
BD NSW (MR) PROJECT O007 Pty. Ltd.  
Level 7  
100 Edward Street  
BRISBANE 4000

**Full name and address  
of the owner of the land:**

(Sheet 19 of 22 Sheets)

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

\* ACN 123 888 773

*[Handwritten signature]*

Signature of witness

*Angus Scott*

Name of witness

*Suite 4, 8-10 Castlereagh at  
Penrith NSW 2750*

Address of witness

*[Handwritten signature]*

Signature of Attorney

*MELINDA GRAHAM*

Name of Attorney

Power of Attorney  
dated: *14 OCTOBER 2014*  
Book *4676* No. *327*

*[Handwritten signature]* AS  
BD NSW (MR) PROJECT  
O007 PTY LTD.

Ref: B16800-I-C3  
DP1199664

*[Handwritten signature]*  
Authorised Delegate  
Hawkesbury Council

ePlan


Plan: **DP1199664**

Plan of Subdivision of Lot 174 DP1199658  
covered by Subdivision Certificate No. 17006  
Dated 25.01.2017  
BD NSW (MR) PROJECT 0007 Pty. Ltd.  
Level 7  
100 Edward Street  
BRISBANE 4000

Full name and address  
of the owner of the land:

(Sheet 20 of 22 Sheets)

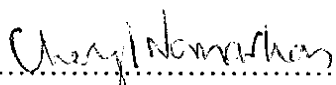
EXECUTED for and on behalf of NBN Co Limited ACN 136 533 741 by its duly appointed attorneys pursuant to Power of Attorney dated 19 May, 2015 Registered Book 4689 No. 895, in the presence of:

  
.....

Signature of Witness

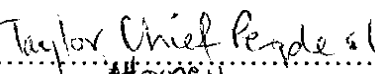
  
.....

Signature of ~~Authorized Representative~~  
*Attorney*

  
.....

Full name of Witness

LEVEL 11, 100 ARTHUR ST. NORTH SYDNEY

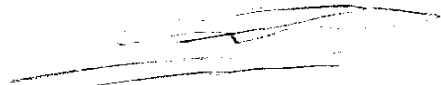
  
.....

Full name of ~~Authorized Representative~~  
*Attorney*

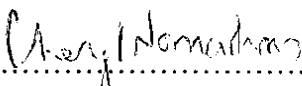
Maree Taylor Chief People & Culture Officer

  
.....

Signature of Witness

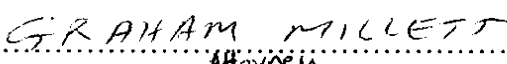
  
.....

Signature of ~~Authorized Representative~~  
*Attorney*

  
.....


Full name of Witness

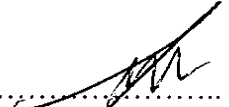
LEVEL 11, 100 ARTHUR ST. NORTH SYDNEY

  
.....

Full name of ~~Authorized Representative~~  
*Attorney*

GRAHAM MILLETT General Manager,  
Facilities & Fleet

  
BD NSW (MR) PROJECT 0007 PTY LTD  
Ref: B16800-1-C3  
DP1199664

  
.....  
Authorized Delegate  
Hawkesbury Council

ePlan

Plan: **DP1199664**

Plan of Subdivision of Lot 174 DP1199658  
covered by Subdivision Certificate No. 17006  
**Dated 25.01.2017**  
BD NSW (MR) PROJECT 0007 Pty. Ltd.  
Level 7  
100 Edward Street  
BRISBANE 4000

Full name and address  
of the owner of the land:

(Sheet 21 of 22 Sheets)

National Australia Bank Limited ACN 004 044 937

Executed by its Level ...2.. Attorney ...MICHAEL SERGENT...

Under Power of Attorney No ...39... (BOOK 4512)

this ...30th... Day of ...JANUARY... 2017

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

(Signature of Witness)

REBECCA STEWART

(Name of Witness)

CL- 255 GEORGE ST, SYDNEY NSW 2000

(Address of Witness)

AS  
  
BD NSW (MR) PROJECT 0007  
PTY LTD  
Ref: B16800-1-C3  
DP1199664

.....  
Authorised Delegate  
Hawkesbury Council

ePlan

Plan: **DP1199664**

Plan of Subdivision of Lot 174 DP1199658  
covered by Subdivision Certificate No. **17006**

**Dated 25.01.2017**

**Full name and address  
of the owner of the land:**

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

(Sheet 22 of 22 Sheets)

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

*[Signature]*  
.....  
Signature of delegate

*ALAN HASTIE*  
.....  
Name of delegate

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

*N. Miller*  
.....  
Signature of Witness

*Nicole Miller*  
.....  
Name of Witness

*366 George St Windsor*  
.....  
Address of Witness

*[Signature]* AS  
*BD NSW (MR) PROJECT O007  
PTY LTD.*  
Ref: B16800-1-C3  
DP1199664

*[Signature]*  
.....  
Authorised Delegate  
Hawkesbury Council