

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.

Lengths are in metres

(Sheet 1 of 7 Sheets)

PLAN: DP1293725

Plan of Subdivision of
Lots 102 & 103 in DP 1293723
& Lot 201 in DP 1293724
Covered by Subdivision Certificate no. 85/2025/SC
Dated: 10/11/2025

Full name and address of proprietors of land

LEGPRO 67 PTY LTD
Level 45
25 Martin Place,
SYDNEY NSW 2000

LEGPRO 67B PTY LTD
Level 45
25 Martin Place,
SYDNEY NSW 2000

PART 1 (CREATION)

Number of item shown in the intention panel	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 to Drain Water 1.5 Wide (A)	Lot 1 Lot 2 Lot 5 Lot 6	Lots 2,3 Lot 3 Lot 4 Lots 4 & 5
2	Restriction on the Use of Land	All Lots	Hills Shire Council
2	Restriction on the Use of Land	All Lots	Hills Shire Council
4	Restriction on the Use of Land	All Lots	All other Lots



Signature of authorised person(s)
Hills Shire Council

Robert Buckham
Acting Manager Subdivision and Development Certification
Name and position of authorised person

Electronically signed by me Robert Buckham, affixed by me 10/11/2025

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PART 1A (RELEASE)

Number of item shown in the intention panel	Identity of easement, 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 10 wide created by DP 1276686 (Partial Release)	Lot 428 in DP 704515	Lot 201 in DP 1293724



.....
Signature of authorised person(s)
Hills Shire Council

Robert Buckham
Acting Manager Subdivision and Development Certification
.....
Name and position of authorised person

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PART 2 (TERMS)

1. Terms of Easement to Drain Water 1.5 Wide Numbered 1 in the Plan and Designated (A)

Easement to Drain Water within the meaning of Schedule 8 Part 3 of the Conveyancing Act 1919 (as amended)

2. Terms of restriction on the Use of Land Numbered 2 in the Plan

1. No dwelling shall be constructed on the lot(s) hereby burdened unless the registered proprietor has first constructed or has made provision for the construction of a rainwater tank with a minimum capacity of 3,000 litres in accordance with the requirements of The Hills Shire Council.

Name of the authority whose consent is require to release, vary, or modify restriction numbered two is
The Hills Shire Council

3. Terms of restriction on the Use of Land Numbered 3 in the Plan

1. No development shall be permitted on the lot(s) hereby burdened unless a traffic Noise impact assessment has been carried out as part of any development application for a Dwelling House on the land. Any application must ensure that the maximum LAeq levels are:
 1. In any bedroom in the building; 35dB(A) at any time between 10pm and 8am;
 2. Anywhere else in the building (Other than a garage, kitchen, bathroom or Hallway) 35dB(A) at any time.

Name of the authority whose consent is require to release, vary, or modify restriction numbered three is
The Hills Shire Council



.....
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Hills Shire Council

Robert Buckham
Acting Manager Subdivision and Development Certification
.....
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PART 2 (TERMS) (Continued)

4. Terms of restriction on the Use of Land Numbered 4 in the Plan

For so long as LegPro 67 Pty Ltd or LegPro 67B Pty Ltd remains the registered proprietor of any benefited lot, No fence shall be erected on the lot(s) hereby burdened to divide it from any adjoining land owned by LegPro 67 Pty Ltd or LegPro 67B Pty Ltd without its consent but such consent shall not be withheld if such fence is erected without expense to LegPro 67 Pty Ltd or LegPro 67B Pty Ltd.

This restriction shall remain in force only during such time as LegPro 67 Pty Ltd or LegPro 67B Pty Ltd are the Registered Proprietor of that adjoining land.

Name of authority empowered to release, vary or modify the restriction numbered 4 is:
The registered proprietors of the lots benefited.



.....
Signature of authorised person(s)
Hills Shire Council

Robert Buckham
Acting Manager Subdivision and Development Certification
.....
Name and position of authorised person

Electronically signed by me Robert Buckham, affixed by me 10/11/2025

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Dated: 10/11/2025

**EXECUTED BY
LEGPRO 67B PTY LTD**

ACN 625 509 659

By the authorised persons whose signatures appear below pursuant to the authority in section 127 of the Corporations Act 2001



.....
Signature of ELTON MATTHEW HYDER IV
Sole Director & Secretary

**EXECUTED BY
LEGPRO 67 PTY LTD**

ACN 623 173 320

By the authorised persons whose signatures appear below pursuant to the authority in section 127 of the Corporations Act 2001



.....
Signature of ELTON MATTHEW HYDER IV
Sole Director & Secretary



.....
Signature of authorised person(s)
Hills Shire Council

Robert Buckham
Acting Manager Subdivision and Development Certification
.....
Name and position of authorised person

Electronically signed by me Robert Buckham, affixed by me 10/11/2025

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EXECUTED BY MORTGAGEE

MCH AGENCY SERVICES PTY LIMITED

ACN 636 392 928

By the authorised persons whose signatures
Appear below pursuant to the authority in
Section 127 of the Corporations Act 2001



Electronic Signature affixed by me or at my discretion on 22/10/2025
in accordance with Section 127 of the Corporations Act 2001

.....
Signature of Authorised Person

Graham McNamara

.....
Name: (block letters)

Position Held: DIRECTOR



Electronic Signature affixed by me or at my discretion on 29/10/2025
in accordance with Section 127 of the Corporations Act 2001

.....
Signature of Authorised Person

Andrew Tremain

.....
Name: (block letters)

Position Held: DIRECTOR



.....
Signature of authorised person(s)
Hills Shire Council

Robert Buckham
Acting Manager Subdivision and Development Certification
.....
Name and position of authorised person

Electronically signed by me Robert Buckham, affixed by me 10/11/2025

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**EXECUTED BY
The Hills Shire Council**

By its authorised delegate pursuant to s.377 Local Government act 1993



.....
Signature of delegate Electronically signed by me Robert Buckham, affixed by me 10/11/2025

Robert Buckham
Acting Manager Subdivision and Development Certification

.....
Name of delegate

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



Electronically signed by me Harleigh Haines,
affixed by me 10/11/2025

.....
Signature of Witness

Harleigh Haines
.....
Name of Witness (BLOCK LETTERS)

C/- The Hills Shire Council
3 Columbia Court, Norwest NSW 2153

.....
Address of Witness

REGISTERED:



24/11/2025