

**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 5 Sheets)

**PLAN: DP1289054**

Plan of Subdivision of Lot 343 in DP1284564,  
Lot 46 in DP1288285 and  
Easement within Lot 100 in DP1284562  
Covered by subdivision certificate no 74/2024/SC  
Date: 15/11/2023

**Full name and address of proprietors of land**

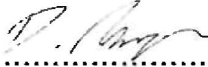
Legpro 77A PTY LTD  
(ACN 652 267 171)  
Level 45  
25 Martin Place,  
SYDNEY NSW 2000

**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	Right of Access 4 Wide & Variable (C)	Lot 100 in DP 1284562	Lot 505
2	Easement for Services 4 Wide & Variable (D)	Lot 100 in DP 1284562	Lot 505
3	Restriction on the Use of Land	Lots 501-504 inclusive	The Hills Shire Council

**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 Carriageway 4 Wide created by DP 1266842.	Lot 41 DP 1266842	Lot 46 DP 1288285

  
Signature of authorised person(s)  
The Hills Shire Council

Electronically signed by me David Munday, affixed by me 15/11/2023

David Munday - Manager Subdivision and Development Certification  
Name and position of authorised person

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**PART 2 (TERMS)**

**1. TERMS OF RIGHT OF ACCESS 4 WIDE & VARIABLE NUMBERED ONE IN THE PLAN AND DESIGNATED (C)**

Terms of Right of access as per Part 14 Schedule 8 of the Conveyancing Act 1919 as amended.

**2. TERMS OF EASEMENT FOR SERVICES 4 WIDE & VARIABLE NUMBERED TWO IN THE PLAN AND DESIGNATED (D)**

Terms of Easement for Services as per Part 11 Schedule 8 of the Conveyancing Act 1919 as amended.

**3. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED THREE IN THE PLAN**

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.

The authority whose consent is required to release, vary, or modify the restriction numbered three in the plan: **The Hills Shire Council**



Electronically signed by me David Munday, affixed by me 15/11/2023

Signature of authorised person(s)  
The Hills Shire Council

David Munday - Manager Subdivision and Development Certification  
Name and position of authorised person

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Date: 15/11/2023

**EXECUTED BY  
Legpro 77A PTY LTD**

**(ACN 652 267 171)**

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

DocuSigned by:  
  
14FDE603D6454E9...

24 November 2023 | 10:26 AEST

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**SIGNATURE OF ELTON MATTHEW HYDER IV  
SOLE DIRECTOR AND SECRETARY**



Electronically signed by me David  
Munday, affixed by me 15/11/2023

David Munday - Manager Subdivision and Development Certification

-----  
Signature of authorised person(s)  
The Hills Shire Council

-----  
Name and position of authorised person

DocuSign Envelope ID: 2D640D19-DAA2-465F-BEAE-7F4EC9924108

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Date: 15/11/2023

EXECUTED BY MORTGAGEE

Executed by

MBF SME LENDING PTY LTD (ACN 658 177 989)  
as mortgagee under registered Mortgage  
No. **AT430884**

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

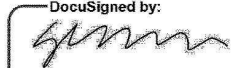
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 November 2023 | 13:28 AEDT  
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Signature of Authorised Person

Justin Anthony Hynes

Name: (Block Letters)

Office Held: Director

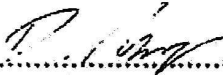
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 29 November 2023 | 13:29 AEDT  
2C36178DA8CB401...

Signature of Authorised Person

Graham Leslie McNamara

Name: (Block Letters)

Office Held: Director

 Electronically signed by me David Munday, affixed by me 15/11/2023  
Signature of authorised person(s) Name and position of authorised person  
The Hills Shire Council David Munday - Manager Subdivision and Development Certification

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Date: 15/11/2023

**EXECUTED BY  
The Hills Shire Council**

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

\* Strike out as appropriate



Electronically signed by me David  
Munday, affixed by me 15/11/2023

.....  
Signature of delegate

David Munday

.....  
Name of delegate

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



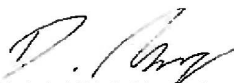
.....  
Signature of Witness

Leanne Pracy

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

3 Columbia Court  
Norwest NSW 2153

.....  
Address of Witness



Electronically signed by me David  
Munday, affixed by me 15/11/2023

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

.....  
Name and position of authorised person  
David Munday - Manager Subdivision and Development Certification

