



DP1124329 B

INSTRUMENT SETTING OUT TERMS OF EASEMENTS & RESTRICTION INTENDED TO BE CREATED PURSUANT TO SECTION 88B, CONVEYANCING ACT, 1919

Lengths are in metres

(Sheet 1 of 4 sheets)

PLAN **DP1124329**

of Subdivision of Lot 141 in Deposited Plan
Number 843899 covered by Subdivision
Certificate Number .3C08-001...

Full name and address of
the proprietor of the land:

BGAI2 Pty Limited
Level 10, 60 Castlereagh Street,
Sydney NSW 2000

PART 1

Number of Item	Identity of Easements or Restriction referred to in the plan	Burdened Lot	Benefited Lot
1.	Easement to Drain Water 4 & 8 Wide and Variable Width	1 & 2	Penrith City Council
2.	Easement to Drain Water 8 Wide & Variable Width	1 & 2	Penrith City Council
3.	Easement for Underground Cables 2 Wide & Variable Width	3 & 4	Integral Energy Australia
4.	Easement for Padmount Substation 2.75 Wide	3 & 4	Integral Energy Australia
5.	Restriction on the Use of Land	3 & 4	Integral Energy Australia

PART 2

1. Terms of the Easement thirdly referred to in the Plan.

Terms as set out in LPI Memorandum No. 9262885

2. Terms of Easement thirdly & fourthly referred to in the plan.

Terms as set out in LPI Memorandum No. 9262886

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(Sheet 2 of 4 sheets)

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of Subdivision of Lot 141 in Deposited Plan
Number 843899 covered by Subdivision
Certificate Number 5008-001.

3. Terms of Restriction fifthly referred to in the plan.

1. No building shall be erected or permitted to remain within the restriction site unless:
 - 1.1 The external surface of the building erected within 1.5 metres from the substation footing has a 120/120/120 fire rating and
 - 1.2 The external surface of the building erected more than 1.5 metres from the substation footing has a 60/60/60 fire rating

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

2. The fire ratings mentioned in clause 1 must be achieved without the use of fire fighting systems such as automatic sprinklers.
3. The owner will not permit to have erected any swimming pool within the restricted site.
4. Definitions:
 - 4.1 "**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.
 - 4.2 "**building**" means a substantial structure with a roof and walls and includes any projections from the external walls.
 - 4.3 "**erect**" includes construct, install, build and maintain.
 - 4.4 "**restriction site**" means that part of the lot burdened affected by the restriction on the use of land as shown on the plan up to a maximum height of 6 metres from the level of the substation footing.

Name of person or authority empowered to release, vary or modify the Easements firstly and secondly referred to in the plan is

Penrith City Council

Name of person or authority empowered to release, vary or modify the Easements & Restriction thirdly to fifthly referred to in the plan is

Integral Energy Australia

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Lengths are in metres

(Sheet 3 of 4 sheets)

PLAN **DP1124329**

of Subdivision of Lot 141 in Deposited Plan
Number 843899 covered by Council's
Subdivision Certificate Number SC.08-001...

Signed sealed and delivered by

Alex Payne

and

Richard Wilson

as attorneys for BGA12 Pty Ltd under
power of attorney dated 21 December 2006 Book 4507 No. 223
in the presence of

[Handwritten signature]

Signature of witness

[Handwritten signature]

Signature of Attorney

Jasmin HILLEARD

Name of witness (print)

*JV Administration Manager
10/60 Castlereagh St.
SYDNEY NSW 2000*

Alex Payne / Richard Wilson

Signature of Attorney

Signed on behalf of Integral Energy
Australia by its Attorney pursuant to Power
of Attorney Book 4509 No.838 in the
presence of:

[Handwritten signature]

Signature of witness

[Handwritten signature]

Signature of Attorney

Name: Geoffrey Riethmuller

Position: Network Property Manager

Ray Simmonds

Name of witness

C/- Integral Energy
51 Huntingwood Drive
Huntingwood 2148

13 June 2008

Date of execution

*ULS 0448
UL 2781
UL 2782*

~~Penrith City Council~~

Accredited Certifier

[Handwritten signature]

Authorised Person

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS & RESTRICTION INTENDED
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Lengths are in metres

(Sheet 4 of 4 sheets)

PLAN **DP1124329**

of Subdivision of Lot 141 in Deposited Plan
Number 843899 covered by Subdivision
Certificate Number .~~SC.88.1000~~



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Signed by Authorised Officer of Penrith City Council

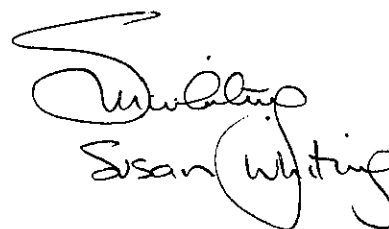
4.7.08

.....
Date

WARWICK STANSON

.....
Name (block letters) of Authorised Officer of Penrith City Council

Presented by CBA Corporate
Services (NSW) Pty Ltd under
its attorney under power
of Attorney dated 17 March
2005. Book 4453 No. 312



Witness: 
PETER ALLMAN

