

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

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(Sheet 1 of 3 sheets)

DP1079585

Subdivision covered by Council Clerk Certificate No. *665*
of Yass Valley Council dated *17-3-05* being
Lot 26 in Deposited Plan .1071431
Bluebush Holdings Pty Limited ACN 102 026 111 of 75
Lead Street Yass NSW 2582

Full name and address of the owner of the land:

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 services 2.5 wide	Lots 45, 46, 49, 50, 51, 52, 57, 58, 59, 60, 61, 62 & 63	Yass Valley Council
2	Easement for services 3.5 wide	Lots 35, 36, 37, 38, 39, 40, 41, 42, 43 & 63	Yass Valley Council
3	Easement for Multi Purpose Electrical Installation 4.5 wide	Lot 27	Country Energy ABN 37 428 185 226
4	Easement for Overhead Power Lines 13 wide	Lots 29, 30, 31, 32, 33, 34, 35 & 36	Country Energy ABN 37 428 185 226
5	Restrictions on use of land	Lots 37, 54, 55, 56, 57, 58, 59, 60, 61 & 62	Each other Lot
6	Restrictions on use of land	Lots 27 to 62 inclusive	Lots 5 to 25 inclusive in DP 1071431 and Lots 27 to 63 in this plan

Part 2 (Terms)

3 Terms of easement for Multi purpose Electrical Installation

As set out in Memorandum AA26009 Part C Multi Purpose Electrical Installations

4 Terms of Easement for Overhead Powerlines

As set out in Memorandum AA26009 Part A- Overhead Powerlines



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5 Terms of Restriction on use of land - 5 above

No part of any building erected on a lot burdened shall have a height exceeding 5.5 metres above the natural ground level of the lot burdened.

6 Terms of Restriction on use of land - 6 above

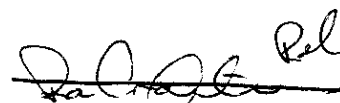
- (a) No building or buildings used or to be used as a residence shall be erected on a lot burdened with external walls of material other than brick or stone provided that nothing in this restriction on use shall preclude or prohibit a building having an inner frame constructed of timber or other material with an external brick face veneer.
- (b) No residence erected on the lot burdened shall have an area excluding any attached garage or carport of less than 140 square metres.
- (c) No building or building used or to be used as a residence shall be erected on a lot burdened having a roof of any material which is not non reflective.
- (d) No garage or shed erected on a lot burdened and which is not an integral part of a residence referred to in (a) above shall be constructed of any material which is not non reflective or have an area greater than 100 square metres.
- (e) No fence shall be erected on a lot burdened to divide that lot from any land owned by Bluebush Holdings Pty Limited without the written consent of Bluebush Holdings Pty Limited but such consent shall not be withheld if such fence is erected without expense to Bluebush Holdings Pty Limited and in favour of any person dealing with the owner for the time being of the lot burdened such consent shall be deemed to have been given in respect of each such fence for the time being erected.

SIGNED on behalf of Bluebush Holdings Pty)
Limited by a Director and Secretary)
authorised pursuant to Section 127)
Corporations Act 2000

APN 102 026 111

(PHILIP CRAFTON)

Director

 Rel


secretary

(REBECCA CRAFTON)


YASS VALLEY COUNCIL



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DP1079585

Mortgagee under Mortgage No. 9184688
Signed at Sydney this 22nd day of
March 2005 for National
Australia Bank Limited ABN 12 004 044 937
by **Fiona Ferguson** its duly
appointed Attorney under Power of Attorney
No. 549 Book 3834

.....
Manager

.....
Witness/Bank Officer

GERALDINE L. MIGUEL
255 George Street, Sydney NSW

REGISTERED



5.4.2005