

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 Sections 88B and 88E Conveyancing Act 1919

(Sheet 1 of 5)

Plan

Plan of Proposed Subdivision over Lot 35 section 1 DP6462, Lot 1 in DP305247 & proposed easements within Lot 1 DP1271591 & Lot 16 DP11356.

Full name and address of the owner of the land

Eric Sanderson
Jill Therese Sanderson
32 Bellara Avenue
North Narrabeen NSW

Lisa Chanelle Wagstaff
Luke Anthony Sullivan
84 Nareen Parade
North Narrabeen NSW

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 variable width (U)	1 DP1271591	Lot 2
2	Easement for services (water supply purpose) 2.5 wide (V)	1 DP1271591	Lot 2
3	Right of carriageway variable width (X)	1 DP1271591	Lot 2
4	Right of access for letterboxes variable width (Y)	1 DP1271591	Lot 2
5	Easement for services & Easement to drain water 1 wide (Z)	16 DP11356 1 DP1271591	Lot 2 Lot 2
6	Restriction on the use of land	1 DP1271591	Lot 2

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Part 2 (Terms)

1. Terms of Easement for services variable width (U) numbered 1 in the Plan

An Easement for Services in the terms set out in Part 11 of Schedule 8 in the *Conveyancing Act 1919* (NSW).

2. Terms of Easement for services (water supply purpose) 2.5 wide (V) numbered 2 in the Plan

Full and free right for every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominate tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by them, from time to time and at all times by means of pipes for water supply in any quantities across and through the land herein indicated as the servient tenement, together with the right to use, for the purpose of the easement, any line of pipes already laid within the servient tenement for the purpose of supplying water or any pipe or pipes in replacement or in substitution therefor and together with the right for the grantee and every person authorised by them with any tools, implements, or machinery, necessary for the purpose, to enter upon the servient tenement and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining or renewing such pipe line or any part thereof and for any of the aforesaid purposes to open the soil of the servient tenement to such extent as may be necessary provided that the grantee and the persons authorised by them will take all reasonable precautions to ensure as little disturbance as possible to the surface of the servient tenement and will restore that surface as nearly as practicable to its original condition and this easement shall not be released varied or modified without the written consent of Sydney Water Corporation.

3. Terms of Right of carriageway variable width (X) numbered 3 in the Plan

A Right of carriageway in the terms set out in Part 1 of Schedule 8 in the *Conveyancing Act 1919* (NSW).

4. Terms of Right of access for letterboxes variable width (Y) numbered 4 in the Plan

A Right of access in the terms set out in Part 14 of Schedule 8 in the *Conveyancing Act 1919* (NSW).

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5. Terms of Easement for services & Easement to drain water 1 wide (Z) numbered 5 in the Plan

An Easement for Services in the terms set out in Part 11 of Schedule 8 in the *Conveyancing Act 1919* (NSW) and an Easement to drain water in the terms set out in Part 3 of Schedule 8 in the *Conveyancing Act 1919* (NSW).

6. Terms of Restriction on the use of land numbered 6 in the Plan

No building or other structure shall be erected, constructed, or placed on the land shown as Easement for Services (Water Supply purposes) without the prior consent in writing of Sydney Water Corporation first had and obtained nor otherwise than in strict compliance with such conditions as the said Sydney Water Corporation may impose and this restriction shall not be released varied or modified without the written consent of the said Sydney Water Corporation.

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Executed by Sydney Water Corporation
ABN 49 776 225 038 pursuant to section 50(3)(a) of the Interpretation Act 1987 by an authorised delegate:

13-Jun-2025 | 12:46 AEST

DocuSigned by:

13-Jun-2025 | 2:06 AEST

NGA BUI

D5A5C9A50B074D8...

Signature of witness

NGA BUI

Name of witness

1 Smith Street, Parramatta NSW

Witness address

DocuSigned by:

Simon Fairfax

1730AA4754E4494...

Signature of authorised delegate

Simon Fairfax

Name of authorised delegate

Property Portfolio Acquisition Manager

Title of authorised delegate

13-Jun-2025 | 12:46 AEST

Date

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