

**The Council of the City of Ryde**

ABN 81 621 292 610

and

**John Holland Macquarie Park Land Custodian Pty Ltd**

ACN 618 123 970

**45-61 Waterloo Road, Macquarie Park  
Planning Agreement**

Environmental Planning and Assessment Act 1979

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Planning Agreement made at on 2018.

**Parties**                    **The Council of the City of Ryde (ABN 81 621 292 610)** of 1 Devlin Street, Ryde, NSW  
(Council)  
  
                                 **John Holland Macquarie Park Land Custodian Pty Ltd (ACN 618 123 970)** of Level  
5, 380 St Kilda Road, Melbourne VIC (**Developer**)

## Background

- A.            As at the date of this agreement, the Developer is the owner of the Land.
- B            The Developer has lodged Development Applications for the Development including the Building C Development Application and the Concept Masterplan Development Application. The Developer proposes to lodge Development Applications for the future stages of the Development (Buildings A, B, D, E and F) in accordance with the Development Consent for the Concept Masterplan Development Application.
- C            The Developer has offered to make Contributions in connection with the Incentive Floor Space and Height sought for the Development and those Contributions are to be provided in accordance with this Deed.

## Deed

### Operative provisions

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## 1. Interpretation

### 1.1 Definitions

The following words have these meanings in this Deed unless the contrary intention appears:

**Additional Monetary Contribution** means a monetary contribution payable per Building in accordance with clause 3.3, in addition to the monetary contribution payable under clause 3.2.

**Adjustment Date** means each 30 June every second year after the date of this Deed.

**Agreed Contribution Works Value** that is anticipated for the Development is \$9,524,835.00 which is calculated at a rate of \$1,045.83 per sqm across an area of 9,108 sqm of Public Roads.

**Appeal** means an appeal (including an application for any kind of leave to appeal) in a Court of competent jurisdiction against the decision of a lower court.

**Appeal Notice** means:

- (a)            in proceedings in the Court of Appeal:
- (i)            an application for leave to Appeal;
- (ii)           a Notice of Intention to Appeal; or
- (iii)          if a valid Notice of Intention to Appeal has been lodged, a Notice of Appeal;
- and
- (b)            in proceedings in the High Court, an application for Special Leave to Appeal.

**Application** means an application for any Approval.



**Approval** means any approvals, consents, certificates, permits, endorsements, licences, conditions, permissions or requirements (and any modifications or variations to them) which may be required by Law for the commencement and carrying out of the Contributions Works or the Development generally and includes a Development Consent or other approval under the EP&A Act (or modification of that approval).

**Approved Building GFA** means the gross floor area, as defined in the LEP, of any Building forming part of the Development for which Development Consent has been granted, excluding any Development Consent for the Concept Masterplan.

**Authority** means any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes an accredited certifier accredited under the *Building Professionals Act 2005*.

**Bank Bill Rate** means the average bid rate for Bills having a tenor of 90 days as displayed on the "BBSY" page of the Reuters Monitor System on the day the relevant payment is due (**Due Date**). However, if the average bid rate is not displayed by 10:30 am on the Due Date or if it is displayed but there is an obvious error in that rate, **Bank Bill Rate** means:

- (a) the rate the Council calculates as the average of the bid rates quoted at approximately 10:30 am on that day by each of five or more institutions chosen by the Council which provide rates for display on the "BBSY" page of the Reuters Monitor System for Bills of a 90 day tenor which are accepted by that institution (after excluding the highest and the lowest, or in the case of equality, one of the highest and one of the lowest bid rates); or
- (b) where the Council is unable to calculate a rate under paragraph (a) because it is unable to obtain the necessary number of quotes, the rate set by the Council in good faith at approximately 10:30 am on that day, having regard, to the extent possible, to the rates otherwise bid for Bills of a 90 day tenor at or around that time.

The rate calculated or set must be expressed as a percentage rate per annum and be rounded up to the nearest fourth decimal place.

The Council may calculate a rate under paragraph (a) or (b) before 11:00 am on the Due Date, but if the average bid rate appears on the "BBSY" page by 11:00 am and there is no obvious error in it, the "BBSY" page rate applies as the **Bank Bill Rate** under this Deed despite any calculation by the Council under paragraph (a) or (b).

**Bank Guarantee** means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by:

- (a) one of the following trading banks:
  - (i) Australia and New Zealand Banking Group Limited,
  - (ii) Commonwealth Bank of Australia,
  - (iii) Macquarie Bank Limited,
  - (iv) National Australia Bank Limited,
  - (v) St George Bank Limited,
  - (vi) Westpac Banking Corporation,
  - (vii) Bank of China (Australia) Limited, or
- (b) any other financial institution approved by the Council in its absolute discretion.

**Base GFA** means the GFA for each Building (excluding any Incentive GFA) and as identified in **Schedule 3A**.

**Bills** means a bill of exchange as defined in the *Bills of Exchange Act 1909* (Cth), but does not include a cheque.

**Building** means a building proposed to be constructed on the Land, but excludes marketing suites or other buildings which are not intended to remain on the Land indefinitely.

**Building A** means the commercial “Building A” subject of the Concept Masterplan and as generally shown on the plan at Annexure B.

**Building B** means the commercial “Building B” subject of the Concept Masterplan and as generally shown on the plan at Annexure B.

**Building C** means the commercial “Building C” and as generally shown at on the plan at Annexure B and which is subject of the Building C Development Application.

**Building C Development Application** means the Development Application for that part of the Development described in Schedule 2 as Building C.

**Building D** means the commercial “Building D” subject of the Concept Masterplan and as generally shown on the plan at Annexure B.

**Building E** means the commercial “Building E” subject of the Concept Masterplan and as generally shown on the plan at Annexure B.

**Building F** means the commercial “Building F” subject of the Concept Masterplan and as generally shown on the plan at Annexure B. **Business Day** means any day except for Saturday or Sunday or a day which is a public holiday in Sydney.

**Cash Deposit** has the same meaning as given to that term in clause 1.4 of Schedule 10.

**Cash Deposit Account** has the same meaning as given to that term in clause 1.4 of Schedule 10.

**Compliance Certificate** means a certificate referred to in section 6.4(e) of the EP&A Act.

**Concept Masterplan** means the proposed masterplan as generally shown at **Annexure B** and which is subject of the Concept Masterplan Development Application.

**Concept Masterplan Development Application** means the Development Application for that part of the Development described in Schedule 2 as the Concept Masterplan Development.

**Consent Authority** means, in relation to an Application, the Authority having the function to determine the Application.

**Construction Certificate** has the same meaning as section 6.4(a) of the EP&A Act (or if the Former Building and Subdivision Provisions apply, section 109C(1)(b) of the EP&A Act).

**Contribution Land** means the land to be dedicated or the interest in land to be transferred (as the case may be) by the Developer as described in Table 1 of Schedule 3 and as generally shown on the plan attached at **Annexure A**.

**Contribution Works** means each of the works to be undertaken by the Developer as described in Table 2 of Schedule 3.

**Contribution Works Certifier** means:

- (a) such person with the appropriate qualifications to provide the required certification and appointed by the Developer (at its cost) with the agreement of the Council; and

(b) in the case of the Road Works only, the Council.

**Contributions** means the Monetary Contribution, the Additional Monetary Contribution, the Contribution Land and the Contribution Works to be provided by the Developer to Council in accordance with this Deed.

**Costs** includes all costs, charges and expenses reasonably incurred in relation to the subject matter, including those incurred in connection with advisers.

**Court** means the New South Wales Land and Environment Court or any other court of competent jurisdiction.

**CPI** means the Sydney Consumer Price Index (All Groups) published by the Commonwealth Statistician, or if that index no longer exists, any similar index which the Council determines in its sole discretion.

**Deed** means this Deed.

**Defects Liability Period** means the period of 12 months commencing on the date of Handover of the Contribution Works in accordance with clause 1.7(b) of Schedule 4.

**Development** means the development described in clause 2 of Schedule 2

**Development Application** has the same meaning as in the EP&A Act.

**Development Consent** means each 'Development Consent' as that term is defined in the EP&A Act or an approval under Part 5 of the EP&A Act and includes any Modification granted with respect to the Development Consent.

**Encumbrance**, in relation to the Contribution Land, means any:

- (a) security for the payment of money or performance of obligations, including a mortgage, charge, lien, pledge, trust, power or title retention;
- (b) right, interest or arrangement which has the effect of giving another person a preference, priority or advantage over creditors including any right of set-off;
- (c) right that a person (other than the owner) has to remove something from land (known as a profit à prendre), easement, public right of way, restrictive or positive covenant, lease, or licence to use or occupy; or
- (d) third party right or interest or any right arising as a consequence of the enforcement of a judgment,

or any agreement to create any of them or allow them to exist, in respect of that Contribution Land.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979* (NSW).

**EP&A Regulation** means the *Environmental Planning and Assessment Regulation 2000* (NSW).

**Explanatory Note** means the explanatory note relating to and publicly notified with this Planning Agreement, as required by clause 25E of the EP&A Regulation.

**Former Building and Subdivision Provisions** has the same meaning as in clause 18 of the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*.

**GST** has the meaning it has in the GST Act.

**GST Act** means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

**Handover** means, with respect to any Contribution Works, the time Council takes possession of and assumes responsibility for the work in accordance with Schedule 4 of this Deed.

**IFSR Rate** means the agreed rate of \$260.00 per sqm of incentive floor area and height available for commercial development under clause 6.9 of the *Ryde Local Environmental Plan 2014*.

**Incentive GFA** means the incentive floor area available for commercial development under the Planning Controls for each Building and which is identified in **Schedule 3A**.

**Insurer** means an insurer that is licensed by the Australian Prudential Regulatory Authority (APRA) to operate in Australia or has an investment grade rating from an industry recognised rating agency such as Moodies, Standard & Poors or Bests.

**Interest Rate** in relation to interest payable on any payment due under this Deed means the rate which is the Bank Bill Rate plus a margin of 2% per annum.

**Item** means the object of a Contribution specified in Column 1 of the tables in Schedule 3.

**Land** means the land described in clause 1 of Schedule 2 or any subsequent Subdivision of that land.

**Land Plan of Subdivision** means the draft plan attached at Annexure C.

**Law** means:

- (a) the common law including principles of equity; and
- (b) the requirements of all statutes, rules, ordinances, codes, regulations, proclamations, by-laws or consents by an Authority.

**Legal Costs** means legal costs and expenses reasonably incurred.

**Legal Challenge** means proceedings in a Court in which a declaration that a Development Consent or Approval in relation to the Development is invalid, and includes, but is not limited to, any proceedings in which such a declaration is sought which are heard on remitter from another Court following an Appeal.

**LEP** means the Ryde Local Environmental Plan 2014.

**Macquarie Park Access Network** means the Access Network as described in Part 4.5 of the Ryde Development Control Plan

**Modification** means a "*modification*" of a Development Consent within the meaning of section 4.55 of the EP&A Act.

**Monetary Contribution** means the amount of \$2,118,225.00, indexed in accordance with increases in the CPI from the date of this Deed to the date of payment.

**Occupation Certificate** means a certificate referred to in section 6.4(c) of the EP&A Act (or if the Former Building and Subdivision Provisions apply, section 109C(1)(c) of the EP&A Act) and which may be interim or final.

**Party** means a Party to this Deed, and includes their successors and assigns.

**Pedestrian Link Works** means Items 4, 5 and 6 in Table 2 of Schedule 3.

**Permitted Encumbrance** means each of:

- (a) easements benefitting statutory authorities, encroachments authorised by Approvals and environmental management requirements;

- (b) any of the following:
  - (i) an Encumbrance (other than a mortgage, charge, pledge, lien, security interest, title retention, contractual right of set-off, or any other security agreement or arrangement in favour of any person); and
  - (ii) such other agreement or arrangement,
 the Council (acting reasonably) agrees in writing are permitted encumbrances; and
- (c) any Encumbrance that does not prevent the future use of the relevant land for the public purpose for which it is to be dedicated under this Deed, unless the Encumbrance is a charge arising as a result of unpaid taxes or charge.

**Planning Agreement** means this Deed.

**Planning Controls** means:

- (a) Council's Development Control Plan 2014 adopted on 28 May 2013 and in the form as at the date of this Deed;
- (b) Council's Local Environmental Plan 2014 and in the form as at the date of this Deed.

**Practical Completion** means in relation to each Contribution Work, the point of time at which the Council issues a Compliance Certificate for the works in accordance with any Development Consent granted for the works.

**Public Domain Manual** means the *City of Ryde Public Domain Technical Manual Section 6 – Macquarie Park Corridor* adopted on 20 January 2016 and in the form as at the date of this Deed.

**Public Park** means that park that is shown in the general location on the plan at Annexure A (but does not form part of the Land).

**Public Road** has the same meaning as in the *Roads Act 1993*.

**Real Property Act** means the *Real Property Act 1900*.

**Register** means the Torrens title register maintained under the Real Property Act.

**Remediation** has the same meaning as in the *Contaminated Land Management Act 1997* No. 140 (NSW).

**Remediation Action Plan** means any plan approved by a Site Auditor for the remediation of any part of the Land, including by way of adoption and implementation of an environmental management plan, if required for the purpose of obtaining any Approval.

**RMS** means the NSW Roads and Maritime Services.

**Road Works** means Items 1, 2 and 3 in Table 2 of Schedule 3.

**Site Auditor** has the same meaning as in *Contaminated Land Management Act 1997* No 140 (NSW).

**Standard Requirements** means a requirement in order to comply with the Building Code of Australia, any applicable Australian Standard, any requirement, standard or specification applied by an Authority other than Council, the Works Specifications, the Public Domain Manual, the Planning Controls and any other engineering requirement to ensure a work is functional and suitable for its intended purpose.

**Subdivision** has the meaning given to "subdivision of land" in section 6.2 of the EP&A Act (formerly section 4B) and Subdivide has a similar meaning.

**Subdivision Certificate** has the meaning given to it in the EP&A Act.

**Suspension Expiry Date** means the date on which the Suspension Period ends.

**Suspension Period** means the period of time from and including the date on which a document initiating a Legal Challenge has been served on the Council and the Developer and ending on:

- (a) subject to paragraphs (b) and (c), the date on which:
  - (i) the Legal Challenge is discontinued;
  - (ii) final orders (apart from any orders as to costs) are made in the Legal Challenge; or
  - (iii) for any other reason, the Legal Challenge no longer includes an application for a declaration that the Development Consent or Approval for the Development is invalid;whichever is the earlier;
- (b) subject to paragraph (c), if an Appeal Notice is filed and served in connection with final orders in the Legal Challenge or an Appeal from the Legal Challenge (apart from any orders as to costs), the date on which:
  - (i) the Appeal is discontinued;
  - (ii) final orders (apart from any orders as to costs) are made in the Appeal; or
  - (iii) for any other reason, the Appeal no longer includes an appeal in respect of a Court decision regarding the validity of the Development Consent whichever is earlier,unless the orders in the Appeal require the Legal Challenge to be remitted to another Court in relation to the validity of the Development Consent or Approval for the Development, in which case paragraph (a) re-applies; or
- (c) the date which is 15 Business Days after the date on which the period of time allowed for filing an Appeal Notice described in paragraph (b) has expired, if no valid Appeal Notice has been filed and served by that first-mentioned date.

For the avoidance of doubt, the Suspension Period continues if paragraph (b) applies.

**Taxes** means taxes, levies, imposts, deductions, charges and duties (including stamp and transaction duties), excluding GST (which is dealt with at clause 14), together with any related interest, penalties, fines and expenses in connection with them, except if imposed on, or calculated having regard to, net income of a person but excluding any liability arising to the extent caused by any act or omission of the Council.

**Total GFA** means the total GFA available for commercial development for each Building taking into account the Base GFA and Incentive GFA and as identified in **Schedule 3A**.

**Works Specifications** means those specifications for the Contribution Works attached at **Annexure D**.

## 1.2 General

In this Deed:

- (a) headings are for convenience only and do not affect interpretation;
- and unless the context indicates a contrary intention:

- (b) **"person"** includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
  - (c) a reference to a Party includes that Party's executors, administrators, successors and permitted assigns, including persons taking by way of novation;
  - (d) a reference to a document (including this Deed) is to that document as varied, novated, ratified or replaced from time to time;
  - (e) a reference to a statute includes its delegated legislation and a reference to a statute or delegated legislation or a provision of either includes consolidations, amendments, re-enactments, replacements and substitutions;
  - (f) a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
  - (g) a reference to a Party, clause, schedule, exhibit, attachment or annexure is a reference to a Party, clause, schedule, exhibit, attachment or annexure to or of this Deed, and a reference to this Deed includes all schedules, exhibits, attachments and annexures to it;
  - (h) if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;
  - (i) **"includes"** in any form is not a word of limitation;
  - (j) a reference to **"\$"** or **"dollar"** is to Australian currency;
  - (k) no rule of construction applies to the disadvantage of a Party because that Party was responsible for the preparation of this Deed; and
  - (l) any capitalised term used, but not defined in this Deed, will have the meaning ascribed to it under, and by virtue of, the EP&A Act.
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## **2. Planning Agreement**

### **2.1 Commencement**

- (a) Subject to clause 2.1(b), this Deed commences on the execution of this Deed by all Parties.
- (b) Notwithstanding clause 2.1(a), the obligations under clause 3 of this Deed take effect on the date the first Development Consent is granted for the Development.

### **2.2 Planning agreement under the EP&A Act**

This Deed constitutes a planning agreement within the meaning of section 7.4 of the EP&A Act.

### **2.3 Application of the Planning Agreement**

This Deed applies to:

- (a) the Land; and
- (b) the Development.

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## **3. Development Contributions**

### **3.1 Payment or Delivery of Contributions – Works and Land**

- (a) Subject to clause 3.4, the Parties agree that the Developer must (at its Cost and risk):

- (i) undertake the Contribution Works in accordance with Schedule 3 and Schedule 4; and
  - (ii) dedicate or transfer (as the case may be) the Contribution Land to Council in accordance with Schedule 3 and Schedule 5.
- (b) The Parties agree that the provision of the Contribution Works and the dedication of the Contribution Land will serve the public purposes set out in Column 2 in the Tables to Schedule 3.

### 3.2 Monetary Contributions

- (a) The Developer is to pay to the Council the Monetary Contribution.
- (b) The Monetary Contribution must be paid prior to:
  - (i) the dedication of either Items 1 or 2 of Table 1 in Schedule 3 as a Public Road forming part of the Contribution Land; or
  - (ii) the issue of an Occupation Certificate for Building C.
- (c) The Council must provide the Developer with a tax invoice within ten Business Days of being requested to do so by the Developer and the Monetary Contribution must be paid by the Developer to Council by bank cheque. If the Developer does not pay the Monetary Contribution by the due date specified on the tax invoice, the Council may issue any further tax invoices to account for increases in accordance with CPI that apply as at the date of issue of the replacement tax invoice.
- (d) The Monetary Contribution is to be used by Council towards the embellishment of Public Parks and Open Spaces in Macquarie Park; and/or the Macquarie Park Access Network at Council's unfettered discretion.

### 3.3 Additional Monetary Contribution

- (a) If any Approved Building GFA is more than the Total GFA for that Building, the Developer will pay the Additional Monetary Contribution, calculated using the following formula:

$$\text{Additional Monetary Contribution} = (AB\ GFA - T\ GFA) \times IFSR\ Rate$$

Where:

T GFA = Total GFA

AB GFA = Approved Building GFA

IFSR Rate = the agreed rate of \$260.00 per sqm of Incentive GFA and height available for commercial development under clause 6.9 of the *Ryde Local Environmental Plan 2014*.

- (b) The Additional Monetary Contribution must be indexed in accordance with increases in the CPI from the date of this Deed to the date of payment.
- (c) The Additional Monetary Contribution for each Building must be paid prior to the issue of a Construction Certificate for that Building.



### 3.4 Total GFA

Nothing in this Deed, including **Schedule 3A**, seeks to limit the determination of a Development Consent by a Consent Authority for the Development in relation to the Total GFA or height for a Building.

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## 4. Application of s7.11, s7.12 and s7.24 of the EP&A Act

### 4.1 Application of s7.11, s7.12 and s7.24 of the EP&A Act

- (a) This Deed does not exclude the application of sections 7.12 or 7.24 of the EP&A Act to the Development.
- (b) This Deed partially excludes the application of section 7.11 of the EP&A Act to the Development to the extent that, subject to clause 4.1(c):
  - (i) subject to clause 4.1(b)(ii) if any Approved Building GFA is less than the Total GFA for that Building, development contributions payable in accordance with a condition imposed under section 7.11 of the EP&A Act for that Building will be reduced by an amount that is calculated using the following formula:

$$\text{Reduction Amount} = (T \text{ GFA} - AB \text{ GFA}) \times IFSR \text{ Rate}$$

Where:

T GFA = Total GFA

AB GFA = Approved Building GFA

IFSR Rate = the agreed rate of \$260.00 per sqm of Incentive GFA and height available for commercial development under clause 6.9 of the *Ryde Local Environmental Plan 2014* but indexed in accordance with the CPI that was applied at the date of payment of the Monetary Contribution.

- (ii) if any Approved Building GFA is less than the Base GFA for that Building, development contributions payable in accordance with a condition imposed under section 7.11 of the EP&A Act for that Building will be reduced by an amount that is calculated using the following formula:

$$\text{Reduction Amount} = (I \text{ GFA}) \times IFSR \text{ Rate}$$

Where:

I GFA = Incentive GFA

IFSR Rate = the agreed rate of \$260.00 per sqm of Incentive GFA and height available for commercial development under clause 6.9 of the *Ryde Local Environmental Plan 2014* but indexed in accordance with the CPI that was applied at the date of payment of the Monetary Contribution.

- (c) Notwithstanding clause 4.1(b), the parties agree and acknowledge that the total reduction in development contributions for the whole of the Development must not exceed the amount of the Monetary Contribution.
- (d) If development contributions payable in connection with the construction of a Building have been reduced in accordance with clause 4.1(b) and the Developer proposes, at any time prior to the issue of an Occupation Certificate for that Building, to Modify the Development Consent for a Building or lodge a further Development Application that

will have the effect of increasing the Approved Building GFA for that Building, the Developer agrees:

- (i) that the development contributions payable under the relevant Development Consent may be increased by an amount equivalent to the increased floor space multiplied by the IFSR Rate, indexed in the same way as other development contributions payable under the Development Consent;
  - (ii) to include in any application a request to modify the condition of Development Consent that imposed the reduced contribution rate, so that the contributions payable are increased accordingly; and
  - (iii) that it will not object to or appeal the imposition or modification of any condition that has the effect of adjusting the development contributions payable under the relevant Development Consent in accordance with this clause 4.1(d).
- (e) For the avoidance of doubt, nothing in this clause 4.1 affects the Developer's obligation under this Deed to carry out the Contribution Works.

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## **5. Caveat**

### **5.1 Caveatable Interest**

The Developer acknowledges and agrees that when this Deed is executed the Council is deemed to have acquired, and the Developer is deemed to have granted, an equitable estate and interest in the Land for the purposes of section 74F(1) of the Real Property Act and consequently the Council has a sufficient interest in the Land in respect of which to lodge with NSW Land Registry Services a caveat notifying that interest.

### **5.2 Caveat Prior to Registration**

The Developer acknowledges that:

- (a) The Council may lodge a caveat restricting transfer of the Land to protect its rights under this Deed, and the Developer will not object to the Council lodging a caveat in the relevant folio of the Register for the Land, and nor (subject to the provisions of this clause 5) will the Developer seek to remove any caveat lodged by the Council.
- (b) The Council (as the Caveator) will provide any consent the Developer may reasonably require to enable this Deed or any Dealing that is not inconsistent with this Deed to be registered against the title to the Land.
- (c) The Council will promptly, following registration of this Deed, do all things reasonably necessary to remove the caveat from the title to the Land.

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## **6. Registration of this Deed**

### **6.1 Ownership of the Land**

The Developer represents and warrants that it is the legal owner of part of the Land as at the date of this Deed.

### **6.2 Registration on title**

The Developer agrees to promptly do all things that are necessary to procure the registration of this Deed in the relevant folio of the Register for the Land in accordance with section 7.6 of the EP&A Act and in accordance with Schedule 8.

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## **7. Release and Discharge**

The Council agrees to release and discharge this Deed and remove any caveat lodged by the Council pursuant to clause 5 on the release and discharge terms contained in Schedule 9 to this Deed.

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## **8. Breaches to be rectified**

- (a) If the Council considers that the Developer has defaulted on the performance of any of its obligations under this Deed, then the Council may give written notice to the Developer which:
  - (i) identifies the nature of the breach; and
  - (ii) specifies that the breach must be rectified by the Developer within a reasonable period of time which must not be less than 20 Business Days (except in the case of an emergency or where there is an issue of public safety where less time may be specified) and what action must be taken to rectify that breach.
- (b) If the Council gives a written notice under clause 8(a) then the provisions in Schedule 6 will apply.

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## **9. Security**

The Developer has agreed to provide security to the Council for performance of its obligations under this Deed including:

- (a) provision of Bank Guarantees on the terms and conditions of Schedule 10;
- (b) Council being provided with the right to compulsorily acquire the Contribution Land pursuant to clause 1.3 of Schedule 5 in the event of breach by the Developer to dedicate or transfer the Contribution Land; and
- (c) lodgement of a caveat and registration of this document on title pursuant to clauses 5 and 6.

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## **10. Assignment and other dealings**

The Developer agrees that the provisions of Schedule 11 apply in relation to any proposed assignment or dealing in relation to the Land (or any part of it) or of an interest in this Deed.

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## **11. Review of Deed**

The Parties may agree to review this Deed at any time. Any review or modification will be conducted in the circumstances and in the manner determined by the Parties.

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## **12. Dispute resolution**

The Parties agree that any disputes under or in relation to this Deed will be resolved in accordance with the procedures set out in Schedule 7.

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## **13. Overdue payments**

### **13.1 Interest on overdue money**

The Developer agrees to pay interest to the Council on any amount payable by it under this Deed from when it becomes due for payment, during the period that it remains unpaid, on demand or at times determined by the Council, calculated on daily balances. The rate to be applied to each daily balance is the Interest Rate.

### **13.2 Compounding**

Interest which is not paid when due for payment may be capitalised by the Council at intervals which the Council determines from time to time or, if no determination is made, then on the first day of each month. Interest is payable on capitalised interest at the rate and in the manner referred to in this clause 13.

### **13.3 Interest on liability merged in judgment or order**

If a liability under this Deed becomes merged in a judgment or order, then the Developer agrees to pay interest to the Council on the amount of that liability as an independent obligation. This interest accrues from the date the liability becomes due for payment both before and after the judgment or order until it is paid, at a rate that is the higher of the rate payable under the judgment or order and the rate referred to in this clause 13.

For the avoidance of doubt, if a liability under this Deed becomes merged in a judgment or order then the Developer will only be required to pay either interest payable under the judgment or order or interest calculated under this clause 13 but not both.

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## **14. GST**

### **14.1 Interpretation**

- (a) Except where the context suggests otherwise, terms used in this clause 14.1 have the meanings given to those terms by the GST Act.
- (b) Any part of a supply that is treated as a separate supply for GST purposes (including attributing GST payable to tax periods) will be treated as a separate supply for the purposes of this clause 14.1.
- (c) A reference to something done (including a supply made) by a Party includes a reference to something done by any entity through which that Party acts.

### **14.2 Consideration GST exclusive**

Unless otherwise expressly stated, all sums payable or consideration to be provided under this Deed are exclusive of GST.

### **14.3 GST not payable on Contributions**

The Parties agree, in accordance with Class Ruling CR 2013/13 published by the Commissioner, that Contributions required to be made under this Deed are exempt from GST.

### **14.4 Additional amount of GST payable**

- (a) Subject to clause 14.4(b), if GST is imposed on any supply made under or in accordance with this Deed, the Developer must pay the GST or pay to the Council an additional amount equal to the GST payable on or for the taxable supply, whichever is appropriate in the circumstances.

- (b) If GST is payable on any supply made by the Developer in accordance with clause 1.4 of Schedule 4, for which the Council provides consideration, the Council must pay to the Developer an additional amount equal to the GST payable on or for the taxable supply. PROVIDED HOWEVER that the Council's obligation to pay to the Developer any such GST is limited to the GST payable on the cost of any variation, being a variation determined in accordance with that clause 1.4.
- (c) The supplier must deliver a tax invoice or an adjustment note to the recipient of a taxable supply before the supplier is entitled to payment of an amount under clause 14.4.

#### **14.5 No merger**

This clause will not merge on completion or termination of this Deed.

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### **15. Explanatory Note**

The Explanatory Note must not be used to assist in construing this Deed.

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## **16. Notices**

### **16.1 Form**

Any notice, consent, information, application or request that must or may be given or made to a Party under this Deed is only given or made if it is in writing and delivered or posted to that Party at its address set out below or emailed to that Party at the email address set out below:

#### **Council**

Name: Council of the City of Ryde  
Address: 1 Devlin Street, Ryde NSW 2112  
Email: cityofryde@ryde.nsw.gov.au  
For the attention of: General Manager

#### **Developer**

Name: John Holland Macquarie Park Land Custodian Pty Ltd  
Address: Level 5, 380 St Kilda Road, Melbourne, Victoria, 3004  
Email: gerard.kodomichalos@jhgc.com.au  
For the attention of: Company Secretary

### **16.2 Change of address**

If a Party gives another Party 3 Business Days' notice of a change of its address or email address, any notice, consent, information, application, or request is only given or made by that other Party if it is delivered, posted emailed to the latest address or email address.

### **16.3 Receipt**

Any notice, consent, information, application or request is to be treated as given or made at the following time:

- (a) if it is delivered, when it is left at the relevant address;
- (b) if it is sent by post, 2 Business Days after it is posted; and
- (c) if it is sent by email, as soon as the sender receives confirmation of an error free transmission to the correct email address.

#### **16.4 Receipt - next Business Day**

If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a Business Day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next Business Day.

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### **17. Schedules and Annexures to this Deed**

The Parties agree:

- (a) that all the Schedules and Annexures form part of this Deed; and
- (b) to comply with the provisions of those Schedules and Annexures.

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### **18. General provisions**

The Parties agree that the miscellaneous and general provisions set out in Schedule 12 to this Deed apply.

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### **19. Obligations under this Planning Agreement**

- (a) Subject to clauses 19(e) to (i), where a Legal Challenge is commenced the Parties' obligations under this Deed are immediately suspended and the Developer shall not have any obligation to make any Contributions under this Deed until the expiration of the Suspension Period or where clause 19(e) applies.
- (b) Subject to clause 19(c), where any Legal Challenge is commenced and/or where the Court declares or orders any Approval to be invalid, the Parties agree to:
  - (i) meet, no later than 5 Business Days after the date of service of commencement of the Legal Challenge and after any declaration or order that Approval is invalid, to discuss in good faith:
    - (A) the suspension of the Parties rights and obligations under this Agreement; and
    - (B) their intentions in relation to that declaration or order, including, without limitation, any intention to Appeal that declaration; and
  - (ii) consult regularly with the other in relation to any Appeal and must respond within a reasonable period to each other's questions, queries and enquiries and generally keep each other informed regarding the progress of any such Appeal.
- (c) The Parties will not be required to meet or consult pursuant to clause 19(b) in circumstances where any of the Parties receives legal advice that it should not so meet or consult with the other Party in connection with any such declaration or Appeal.
- (d) The Parties agree that any discussions held between the Parties under this clause 19 are confidential and that a common interest between them exists for the purposes of legal professional privilege in connection with those discussions.
- (e) Notwithstanding clause 19(a), the Developer may elect at its Cost and risk to proceed with the Development, in which circumstances, clauses 19(a) and 19(b) will not apply and the Developer must continue to comply with all obligations under this Deed.

- (f) If this Deed is terminated as the result of any Appeal the parties will meet in accordance with clause 19(b) to discuss any matters that may need to be addressed as a result of the commencement of the Contribution Works.
- (g) If any Approval is declared invalid, the parties will meet in accordance with clause 19(b) of this Deed to discuss their respective rights and obligations under this Deed as a consequence of that determination.
- (h) If the Developer elects to proceed with the Development notwithstanding the commencement of any Legal Challenge, then the Developer is liable for and indemnifies Council against all liability, loss, Costs and expenses (including Legal Costs) arising from or incurred in connection with the Developer proceeding with the Development despite the Legal Challenge.
- (i) The Parties agree that if this clause 19 applies and there is a suspension of the Parties' obligations under this Deed, any Contribution Works that have been commenced, but not completed, will be left in a state that is safe to the public before those Contribution Works cease notwithstanding the commencement of any Suspension Period.
- (j) This clause 19 will not merge on completion or termination of this Deed.

## Schedule 1 - Section 7.4 Requirements

The Parties acknowledge and agree that the table set out below provides for certain terms, conditions and procedures for the purpose of the Planning Agreement complying with the EP&A Act.

Requirement under the EP&A Act	This Planning Agreement
<p><b>Planning instrument and/or development application - (Section 7.4(1))</b></p> <p>The Developer has:</p> <p>(a) sought a change to an environmental planning instrument.</p> <p>(b) made, or proposes to make, a Development Application.</p> <p>(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</p>	<p>(a) No</p> <p>(b) Yes (the Developer has made the Building C Development Application and Concept Masterplan Development Application and also proposes to make further Development Applications for stages of the Development)</p> <p>(c) Not applicable</p>
<p><b>Description of land to which this Deed applies - (Section 7.4(3)(a))</b></p>	<p>The Land described in clause 1 of Schedule 2.</p>
<p><b>Description of change to the environmental planning instrument or the development to which this Deed applies - (Section 7.4(3)(b))</b></p> <p>Describe:</p> <p>(a) the proposed change to the environmental planning instrument to which this Deed applies; and</p> <p>(b) the development to which this Deed applies.</p>	<p>(a) Not applicable</p> <p>(b) The Development described in clause 2 of Schedule 2</p>
<p><b>The scope, timing and manner of delivery of contribution required by this planning agreement - (Section 7.4(3)(c))</b></p>	<p>As set out in clause 3, Schedule 3 - Contributions Schedule, Schedule 4 – Contribution Works Procedures and Schedule 5 – Contribution Land Procedures.</p>
<p><b>Applicability of Section 7.11 of the EP&amp;A Act - (Section 7.4(3)(d))</b></p>	<p>The application of section 7.11 of the EP&amp;A Act is partially excluded so that contributions may be reduced if the Developer is unable to achieve the Incentive GFA for each Building.</p>
<p><b>Applicability of Section 7.12 of the EP&amp;A Act - (Section 7.4(3)(d))</b></p>	<p>The application of section 7.12 of the EP&amp;A Act is not excluded.</p>
<p><b>Applicability of Section 7.24 of the EP&amp;A Act - (Section 7.4(3)(d))</b></p>	<p>The application of section 7.24 of the EP&amp;A Act is not excluded in respect of the Development.</p>



Requirement under the EP&A Act	This Planning Agreement
<p><b>Consideration of benefits under this Deed if section 7.11 applies</b> - (Section 7.4(3)(e))</p> <p>Are the benefits under this Deed to be taken into consideration if Section 7.11 of the EP&amp;A Act is not excluded?</p>	<p>Not applicable. The application of section 7.11 is partially excluded.</p>
<p><b>Mechanism for Dispute resolution</b> - (Section 7.4(3)(f))</p> <p>Does this Deed provides a mechanism for the resolution of disputes under the agreement?</p>	<p>Refer to clause 12 and Schedule 7.</p>
<p><b>Enforcement of this Deed</b> (Section 7.4(3)(g) and section 7.6)</p> <p>This Deed provides for enforcement by a suitable means in the event of a breach.</p>	<p>Refer to clauses 8 and 9, clause 1.3 in Schedule 5, Schedule 6 and Schedule 10.</p>
<p><b>Registration of this Deed</b></p> <p>The Parties agree that this Deed will be registered</p>	<p>See clause 6 and Schedule 8.</p>
<p><b>No obligation to grant consent or exercise functions</b> - (Section 7.4(9))</p> <p>The Parties acknowledge that this Deed does not impose an obligation on a planning authority to grant a Development Consent, or to exercise any function under the EP&amp;A Act in relation to a change to an environmental planning instrument.</p>	<p>Refer to clause 1.8 of Schedule 12.</p>

## Schedule 2 - Description of the Land and the Development

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### 1. Land

Means proposed Lot 2 in the Land Plan of Subdivision of Lot 102 in Deposited Plan 1130630 known as 45-61 Waterloo Road, Macquarie Park.

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### 2. Development

- (a) **Building C Development:** Building C to be constructed on the Land, being a multi-storey Building to be used for mixed use commercial and retail; and
- (b) **Concept Masterplan Development:** Future development of the Land for Buildings known as Building A, B, D, E and F including associated infrastructure, site layout, building envelopes, distribution of gross floor area, maximum parking provisions and staging.

## Schedule 3 - Contributions Schedule

### 1.1 Contributions Tables

**Table 1 – Contribution Land**

<u>Column 1 – Item</u>	<u>Column 2 – Public Purpose</u>	<u>Column 3 – Manner and Extent</u>	<u>Column 4 - Date Contribution Land is to be dedicated</u>
1. Stage 1 Road Land	Public Roads	The Developer to dedicate as Public Road, in accordance with Schedule 5, the land identified as Roads 1 (Area 2A) and 3 (Area 2B, Part 1) generally in the locations shown on the plan at Annexure A.	Prior to the issue of an Occupation Certificate for Building C.
2. Stage 2 Road Land –Upgrade of Waterloo Road Intersection	Public Roads	The Developer to dedicate the land required for the upgrading of the Waterloo Road Intersection shown as “Intersection 1” on the plan at Annexure A.	Prior to the issue of an Occupation Certificate for Building C.
3. Stage 3 Road Land	Public Roads	The Developer to dedicate as Public Road, in accordance with Schedule 5, the land identified as Roads 3 (Area 2B, Part 2), 4, 5, 6 and 7 and generally in the locations shown on the plan at Annexure A.	<p>(a) For Road 4, prior to the issue of an Occupation Certificate for Building D;</p> <p>(b) For Roads 5 and 6, prior to the issue of an Occupation Certificate for Building E;</p> <p>(c) For Road 7 and Road 3 (Area 2B Part 2), prior to the issue of an Occupation Certificate for Building F.</p>
4. Stage 1 Pedestrian Link	Pedestrian pathways	The Developer to grant an easement, in accordance with Schedule 5, for public pedestrian access over the land identified as Pedestrian Link 1 and generally in the location shown on the plan at Annexure A.	Prior to the issue of an Occupation Certificate for either Building C or Building B, whichever is constructed later.

<b><u>Column 1 – Item</u></b>	<b><u>Column 2 – Public Purpose</u></b>	<b><u>Column 3 – Manner and Extent</u></b>	<b><u>Column 4 - Date Contribution Land is to be dedicated</u></b>
5. Stage 2 Pedestrian Link	Pedestrian pathways	The Developer to grant an easement, in accordance with Schedule 5, for public pedestrian access over the land identified as Pedestrian Link 2 and generally in the location shown on the plan at Annexure A.	Prior to the issue of an Occupation Certificate for Building D.
6. Stage 3 Pedestrian Link	Pedestrian pathways	The Developer to grant an easement, in accordance with Schedule 5, for public pedestrian access over the land identified as Pedestrian Link 3 and generally in the location shown on the plan at Annexure A.	Prior to the issue of an Occupation Certificate for either Building E or Building F, whichever is constructed later.

**Table 2 - Contribution Works**

<b><u>Column 1 – Item</u></b>	<b><u>Column 2 – Public Purpose</u></b>	<b><u>Column 3 – Manner and Extent</u></b>	<b><u>Column 4 - Date Contribution Works are to be Practically Complete</u></b>
1. Stage 1 Road Works	Road Works – Public Roads	The Developer to construct, in accordance with Schedule 4, Roads 1 (Area 2A) and Road 3 (Area 2B, Part 1) generally in the locations shown on the plan attached to this Schedule.	Prior to the issue of an Occupation Certificate for Building C.
2. Stage 2 Road Works – Upgrade of Waterloo Road Intersection	Road Works – Public Roads	<p>(a) Substage 1: The Developer to construct, in accordance with Schedule 4, the first substage of the upgrading of the Waterloo Road Intersection shown as Intersection 1 on the plan at Annexure A and limited to the left in / left out traffic movements in connection with Building C; and</p> <p>(b) Substage 2: If approved by the consent authority and RMS, the Developer to construct, in accordance with Schedule 4, the second substage of the upgrading of the Waterloo Road Intersection shown as Intersection 1 on the plan at Annexure A, excluding any overhead pedestrian bridge structures. For the avoidance of doubt, the Developer is not obliged to deliver Substage 2 if RMS or the consent authority do not approve the works.</p>	<p>(a) For Substage 1, prior to the issue of an Occupation Certificate for Building C; and</p> <p>(b) For Substage 2, prior to the issue of an Occupation Certificate for the later of Building D or Building A. For the avoidance of doubt, the Developer is not obliged to deliver Substage 2 if RMS or the consent authority do not approve the works.</p>
3. Stage 3 Road Works	Road Works – Public Roads	The Developer to construct, in accordance with Schedule 4, Roads 3 (Area 2B, Part 2) 4, 5, 6 and 7 and generally in the locations shown on the plan at Annexure A.	<p>(a) For Road 4, prior to the issue of an Occupation Certificate for Building D;</p> <p>(b) For Roads 5 and 6, prior to the issue of an Occupation Certificate for Building E; and</p> <p>(c) For Roads 7 and Road 3 (Area 2B Part 2), prior to the issue of an Occupation Certificate for Building F.</p>

<b><u>Column 1 – Item</u></b>	<b><u>Column 2 – Public Purpose</u></b>	<b><u>Column 3 – Manner and Extent</u></b>	<b><u>Column 4 - Date Contribution Works are to be Practically Complete</u></b>
4. Stage 1 Pedestrian Link Works	Pedestrian pathways	The Developer to construct, in accordance with Schedule 4, a pedestrian pathway, being Pedestrian Link 1 and generally in the location shown on the plan at Annexure A.	Prior to the issue of an Occupation Certificate for either Building C or Building B, whichever is the later in time Building.
5. Stage 2 Pedestrian Link Works	Pedestrian pathways	The Developer to construct, in accordance with Schedule 4, a pedestrian pathway, being Pedestrian Link 2 and generally in the location shown on the plan at Annexure A.	Prior the issue of an Occupation Certificate for Building D.
6. Stage 3 Pedestrian Link Works	Pedestrian pathways	The Developer to construct, in accordance with Schedule 4, a pedestrian pathway, being Pedestrian Link3 and generally in the location shown on the plan at Annexure A.	Prior to the issue of an Occupation Certificate for either Building E or Building F, whichever is the later in time Building.

### Schedule 3A – GFA Table

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1. As at the date of this Deed, the Total GFA is anticipated as follows:

Column 1	Column 2	Column 3	Column 4	Column 5
Building	Net Building Site Area (sqm)	Base GFA (sqm)	Incentive GFA allocated per Building (sqm)	Total GFA per Building(sqm)
A	4,000	9,040	2,480.00	11,520
B	5,488	12,403	5,418.00	17,821
C	10,227	23,113	14,219.00	37,332
D	4,308	9,736	10,065.00	19,801
E	3,857	8,717	5,682.00	14,399
F	4,108	9,284	6,917.00	16,201
<b>Totals</b>	<b>31,988 sqm</b>	<b>72,293 sqm</b>	<b>44,781 sqm</b>	<b>117,074 sqm</b>

2. The parties agree that nothing in this Deed, including Schedule 3A, seeks to limit the determination of a Development Consent by a Consent Authority for the Development in relation to the Total GFA or height for a Building.

## **Schedule 4 - Contribution Works Procedures**

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This Schedule 4 applies to all Contribution Works.

### **1.1 Approvals and Design responsibility**

- (a) The Developer must at its Cost and risk:
  - (i) prepare all Applications and submit such application to Council and obtain all Approvals necessary to carry out the Contribution Works and which have not already been obtained; and
  - (ii) comply with all conditions of all Approvals for the Contributions Works.
- (b) The Developer agrees to procure the design of the Contribution Works in accordance with this Deed and the Development Consent.

### **1.2 Design phase**

- (a) The Developer acknowledges and agrees that prior to the grant of Development Consent for any part of the Contributions Works, the Council may require the design for those works to be adjusted so that it is consistent with the Standard Requirements.
- (b) If the Council does not provide any of Council's policies, standards and specifications forming part of the Standard Requirements, the Developer must request those documents from the Council.

### **1.3 Construction Drawings**

- (a) Prior to obtaining a Construction Certificate for any part of the Contributions Works, the Developer must provide construction drawings to Council.
- (b) The Council may, by notice in writing and acting reasonably, approve, vary or direct a variation to the construction drawings so as to reflect the Standard Requirements.
- (c) The Developer must comply with any direction given by the Council under clause 1.3(b) of this Schedule.
- (d) For the avoidance of doubt, any approval of the construction drawings provided by the Council under this Agreement, does not constitute the grant of any Construction Certificate or other building certification under the EP&A Act.

### **1.4 Other Variations**

- (a) Prior to the grant of a Construction Certificate for any part of the Contribution Works, the Council may request a change to the design for those works that will result in a material variation to the Contribution Works or the area of the Contribution Land.
- (b) If the amendment requested under clause 1.4(a) of this Schedule is inconsistent with the Standard Requirements the Developer will provide an estimate of the cost of such variation to Council, acting reasonably and in accordance with market practice.
- (c) The estimated costs of the variation provided by the Developer under clause 1.4(a) must be accompanied by:
  - (i) a report prepared by a quantity surveyor for any works, and



- (ii) a valuation report for any additional Contribution Land, identifying any compensation claimed for the land calculated in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*, and taking into account any adjustment to contributions that will be available to the Developer under clause 4.1 of this Deed.
- (d) If, after receiving the estimated costs of the variation, the Council determines to proceed with the variation, the Developer must accept and carry out the works in accordance with the variation including obtaining any Approvals required for the variation.
- (e) On Practical Completion of the item of Contribution Works that has been varied, Council must pay the costs of the variation, up to and not exceeding the estimated costs under clause 1.4(b) of this Schedule, provided that:
  - (i) a Compliance Certificate has been issued by Council for the relevant work;
  - (ii) the Developer provides to Council a tax invoice for the payment of the costs;
  - (iii) the Developer provides documentary evidence to Council of the costs incurred by the Developer in completing the relevant work, including an itemised account specifying the costs of the variation; and
  - (iv) any additional Contribution Land has been dedicated to Council.
- (f) For the avoidance of doubt:
  - (i) this clause does not apply to a variation that is required to reflect the Standard Requirements;
  - (ii) nothing in this clause requires the Council to pay the cost of any variation that is required by another Authority, even if that requirement is recommended in a report prepared by Council to the Consent Authority, or if it is imposed as a condition of Development Consent;
  - (iii) the Council is not exempt from paying for variations under this clause (being material variations that are not required to reflect the Standard Requirements), if the variation requested by Council is imposed as a condition of Development Consent by the Consent Authority;
  - (iv) the Developer must pay the additional costs resulting from any variation required to reflect the Standard Requirements, or any other variation that is not required by Council under this clause 1.4; and
  - (v) nothing in this clause prevents the Council from requesting a variation to the design of the Contribution Works that will have no or negligible effect on the cost of those works, or will not result in a material variation to the works, subject to:
    - A. that request being made at least 6 months prior to Practical Completion of the works;
    - B. the request does not result in a requirement to obtain a Modification to the Development Consent or an Approval;
    - C. the request does not result in a requirement to obtain a new Development Consent or Approval; or

D. the request not causing a material delay to the Developer obtaining an Occupation Certificate for a Building or achieving Practical Completion of the Works.

(vi) the Developer must comply with any request made by the Council in accordance with clause 1.4(f)(v) of this Schedule.

## **1.5 Construction phase**

- (a) Subject to clause 1.5(b) of this Schedule, the Developer must procure the execution and completion of the Contribution Works in a good and workmanlike manner and so that they are diligently progressed to Practical Completion, and in accordance with:
  - (i) the Approvals;
  - (ii) any Development Program provided to the Council under this Schedule;
  - (iii) the requirements of all Laws, including without limitation, workplace health and safety legislation; and
  - (iv) its other obligations under this Deed.
- (b) The Developer must not commence construction of any of the Contribution Works until it has given the Council copies of all Approvals necessary for the construction of the Contribution Works.

## **1.6 Review of Contribution Works and Construction Documents**

The Developer acknowledges and agrees that:

- (a) the Council may but is not obliged to critically analyse the plans and specifications of the Contribution Works;
- (b) the Council is not responsible for any errors, omissions or non-compliance with any Law or the requirement of any Authority by reason of agreeing to the plans and specifications of the Contribution Works;
- (c) the Council is not liable for any liability, loss or Cost incurred by the Developer because of any defect in the design or construction of any part of the Contribution Works other than a defect caused by the Council; and
- (d) no comment, review or information supplied to the Developer by the Council alters or alleviates the Developer from its obligation to construct and complete the Contribution Works in accordance with this Deed.

## **1.7 Developer responsibilities**

- (a) The Developer is responsible for the delivery and care of the Contribution Works at all times prior to Handover of the Contribution Works.
- (b) Subject to clause 1.19 of this Schedule, the Council accepts Handover and assumes responsibility for the Contribution Works:
  - (i) following dedication to Council of that part of the Contribution Land on which the Contribution Works are located; or
  - (ii) in the case of the Pedestrian Link Works that are not located on land to be dedicated to Council, when the Developer provides documentary evidence to

Council that easements on terms required under Schedule 5 have been registered against the title to the relevant land.

- (c) Prior to the dedication of the Contribution Land on which the Contribution Works are located, or the registration of relevant easements, as the case may be, the Developer is responsible for:
  - (i) providing all things and taking all measures reasonably within its control to protect people and property in relation to the Land where failure to do so may render the Council or the Developer liable under the Law; and
  - (ii) taking any urgent action in relation to the Land necessary to protect people and the consequences of any failure to take such action where failure to do so may render the Council or the Developer liable under the Law.

## 1.8 Damage

If the Developer or the employees or agents of the Developer damage any public utilities and services or property on or adjacent to the Land, the Developer must promptly make good the damage and pay any compensation which the Law requires the Developer to pay.

## 1.9 Quality of Material and Work

The Developer must procure the Contribution Works to be carried out:

- (a) using good quality materials, which must be suitable for the purpose for which they are required under this Deed;
- (b) in a proper and tradesman-like manner;
- (c) without the use of asbestos in any form;
- (d) in compliance with relevant standards determined by Australian Standards Limited, the Building Code of Australia and any relevant manufacturers' standards; and
- (e) so that the Contribution Works, when completed, are suitable for the purpose for which they are required as contemplated by the relevant Approvals.

## 1.10 Inspection

- (a) Council may enter the Land to inspect the progress of the Contribution Works, subject to:
  - (i) the terms of any contract for the construction of the Contribution Works (**Construction Contract**) (save for any clause of the Construction Contract which prevents Council from accessing the Land);
  - (ii) giving reasonable notice to the Developer;
  - (iii) complying with all reasonable directions of the Developer;
  - (iv) exercising its right under this clause entirely at its own risk in all respects; and
  - (v) being accompanied by the Developer or its nominee, or as otherwise agreed.
- (b) Council may, within 5 Business Days of carrying out an inspection, notify the Developer of any defect or non-compliance in the Contribution Works and direct the

Developer to carry out work to rectify that defect or non-compliance. Such work may include, but is not limited to:

- (i) removal of defective or non-complying material from the Contribution Land;
  - (ii) demolishing defective or non-complying work;
  - (iii) reconstructing, replacing or correcting any defective or non-complying work; and
  - (iv) not delivering any defective or non-complying material to the site of the Contribution Works.
- (c) If the Council has issued a direction to carry out further work under clause 1.10(b) of this Schedule, the Developer must, at the Developer's cost, rectify the defect or non-compliance specified in the notice within the time period specified in the notice.
- (d) If the Developer fails to comply with a direction to carry out work given under clause 1.10(b) of this Schedule, Council will be entitled to refuse to accept Handover of the Contribution Works (or the relevant part of the Contribution Works) in accordance with this Deed.

#### **1.11 Risk**

The Developer undertakes the Contribution Works entirely at its own risk.

#### **1.12 Insurance**

- (a) The Developer must ensure that there is effected and maintained insurance policies covering such risks, and on terms, reasonably acceptable to the Council (acting reasonably) including:
- (i) physical loss, damage or destruction of each aspect of the Contribution Works (including any associated temporary works);
  - (ii) third party liability;
  - (iii) contractors; and
  - (iv) professional indemnity insurance with respect to design works only.
- (b) The policies must provide cover for the period from the date of the commencement of construction of the Contribution Works until the end of the Defects Liability Period for each and every aspect of the Contribution Works.

#### **1.13 Amount of property insurance**

The insurance cover under clause 1.12 of this Schedule in relation to any works insurance must be for an amount not less than the full insurable value of the relevant Contribution Works on a full reinstatement and replacement basis (including extra costs of reinstatement, costs of demolition and removal of debris, and professional fees).

#### **1.14 Insurance generally**

All insurances which the Developer is required by clause 1.12 of this Schedule to effect and maintain:

- (a) must be with an Insurer; and

- (b) must not in any respect limit or derogate from the liabilities or obligations of the Developer under this Deed.

#### **1.15 Providing proof of insurance**

Whenever reasonably requested in writing by the Council, the Developer must give the Council certificates of the insurance policies which the Developer is required by clause 1.12 of this Schedule to effect and maintain.

#### **1.16 Premiums**

The Developer must punctually pay all premiums in respect of all insurances required under clause 1.12 of this Schedule.

#### **1.17 Additional Obligations**

The Developer must:

- (a) not do or omit to do anything which if done or not done is likely to vitiate, impair, derogate or prejudice any insurance or is likely to prejudice any claim under any insurance policy required under this Deed;
- (b) if necessary, rectify anything which might prejudice any insurance cover;
- (c) reinstate an insurance policy if it lapses;
- (d) immediately notify the Council in writing if an insurer gives notice of cancellation in respect of any insurance policy; and
- (e) give full, true and particular information to the insurer of all matters and things the non-disclosure of which might in any way prejudice or affect any such insurance cover or the payment of all or any benefits under the insurance.

#### **1.18 Application of insurance proceeds**

If all or any part of the Contribution Works are damaged or destroyed prior to Practical Completion thereof:

- (a) all insurance proceeds in respect of that damage or destruction must be applied to repair or reinstate the Contribution Works, except if the damage or destruction is caused by the Council;
- (b) if the insurance proceeds received under the insurances in respect of the damage or destruction are less than the cost of repairing or replacing the Contribution Works (or those insurances are void or unenforceable and there are no proceeds), the Developer must complete the repair and replacement of the Contribution Works using its own funds; and
- (c) if the insurance proceeds received under the insurances in respect of the damage or destruction exceed the costs of repairing or replacing the Contribution Works, the Developer will be entitled to keep that excess.

#### **1.19 Rectification**

- (a) At any time during the Defects Liability Period (in respect of a Contribution Work), the Council may inspect the Contribution Work for the purpose of ascertaining what defects and omissions (if any) in the Contribution Work are required to be made good by the Developer.

- (b) The Council may, acting reasonably, give notice to the Developer that:
  - (i) states that part of the Contribution Work that is defective, giving details;
  - (ii) specifies the works which the Council considers are required to rectify the defect;
  - (iii) provides a reasonable estimate of the Costs and Legal Costs to rectify such works, including particulars of how those Costs and Legal Costs were calculated; and
  - (iv) allows the Developer a reasonable period to rectify such works.
- (c) The Developer must rectify any defects or omissions in the Contribution Work which are identified in a notice issued in accordance with clause 1.19 (b) of this Schedule.
- (d) If the Developer fails to complete or rectify such works within the period required by a notice issued under clause 1.19 (b) of this Schedule then the Council may have such works completed or rectified and the Developer must reimburse the Council promptly following any demand by the Council for all Costs and Legal Costs reasonably incurred by the Council in completing or rectifying such works that are not satisfied by the calling up of a Bank Guarantee under Schedule 10.
- (e) The Developer indemnifies the Council for all monies payable by the Developer to the Council pursuant to clause 1.19 (d) of this Schedule that are not satisfied by the calling up of a Bank Guarantee under Schedule 10, provided that the Council takes any reasonable action to mitigate the costs incurred and the indemnity excludes any Costs or Legal Costs arising due to the negligence of Council.
- (f) The indemnity in clause 1.19 (e) of this Schedule is a continuing obligation, separate and independent from the Developer's other obligations and survives completion, rescission or termination of this Deed. The Developer must pay on demand any amount it must pay under the indemnity in clause 1.19(e) of this Schedule.

## **1.20 Development Program**

- (a) If requested by Council, the Developer must provide an updated Development Program to the Council from time to time as the Development progresses, and as a minimum must provide an updated program:
  - (i) as soon as possible upon lodgement of an Application for construction of a Building with the relevant Consent Authority;
  - (ii) whenever there are delays in the Development which materially impact on the milestones identified in the previous Development Program provided to Council which relate to the Practical Completion and Handover of Contribution Works and dedication of Contribution Land; and
  - (iii) no less than 6 months before the Developer lodges an Application for an Occupation Certificate for any Building with the relevant Consent Authority.
- (b) The Council is not to disclose the Development Program referred to in clause 1.20(a) of this Schedule to any third party unless required by law or in any other circumstances, with the consent of the Developer.

## 1.21 Remediation

- (a) The Developer must, at its Cost, carry out any Remediation of the Contribution Land in accordance with the *Contaminated Land Management Act 1997*, any Remediation Action Plan and any other legislation and guidelines relating to the Remediation.
- (b) Prior to the dedication of the Contribution Land to Council, the Developer must:
  - (i) provide to Council a Site Audit Report or, as the case may be, a preliminary investigation report prepared by a Site Auditor, confirming that the Contribution Land is suitable for its intended purpose; and
  - (ii) satisfy any conditions in the Site Auditor's statement, including any measures required to be implemented to ensure any ongoing monitoring obligations.
- (c) The Council agrees that the Developer will be released from any liability for contamination (as defined under the *Contaminated Land Management Act 1997*) of the Contribution Land provided that it has completed Remediation as required under this clause and a Site Audit Report confirms that the Contribution Land is suitable for its intended purpose.

## Schedule 5 - Contribution Land Procedures

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### 1.1 Dedication and Creation of Easements

- (a) In relation to the Public Roads that form part of the Contribution Land (**Public Road Contribution Land**), the Developer must at its Cost and risk cause the Public Road Contribution Land to be dedicated to Council and opened as public road in accordance with section 9 of the *Roads Act 1993*, by including on the relevant Subdivision plan to be registered, a statement of intention to dedicate that land as Public Road. The Public Road Contribution Land will be taken to have been dedicated once the Subdivision plan bearing the statement of intention referred to in this subclause has been registered in accordance with the Real Property Act.
- (b) In relation to the Pedestrian Links that form part of the Contribution Land (**Pedestrian Link Contribution Land**):
  - (i) as required, create such easements on the Pedestrian Link Contribution Land on the terms identified in clause 1.2 of this Schedule 5 (**Relevant Easements**); and
  - (ii) procure NSW Land Registry Services to register the Relevant Easements.

### 1.2 Pedestrian Thoroughfare Easements

- (a) The Developer must register against the title to the Land, easements in gross burdening those parts of the Land identified in Items 4, 5 and 6 in Table 1 of Schedule 3 (**Pedestrian Link Contribution Land**) permitting public access to the Pedestrian Link Contribution Land and generally in accordance with the following terms (in which the term Easement Site means the Pedestrian Link Contribution Land):
  - (i) The owner of the Easement Site grants to the Council and members of the public full and free right to go, pass and repass over the Easement Site at all times:
    - (A) with or without companion animals (as defined in the *Companion Animals Act 1998*) or other small pet animals; and
    - (B) on foot without vehicles (other than wheelchairs or other disabled access aids).
  - (ii) The owner of the Easement Site must, to the satisfaction of Council, acting reasonably:
    - (A) keep the Easement Site (including any services in, on or under the Easement Site) in good repair and condition;
    - (B) keep the Easement Site clean and free from rubbish; and
    - (C) maintain public liability insurance in the amount of \$20,000,000 covering the use of the Easement Site in accordance with the terms of this easement.
  - (iii) The owner of the Easement Site must ensure that any rules made by an owner's corporation relating to the Easement Site have been approved by the Council, acting reasonably.



- (iv) If any member or members of the public loiter or congregate, for any purpose which the owner of the Easement Site, not acting unreasonably, considers to be a nuisance or a safety risk, the owner may either remove those members of the public, or arrange for their removal by an appropriate authority.
- (v) The owner of the Easement Site may (but is not obliged to) erect safety signage and any other appropriate signage and may erect CCTV cameras in the Easement Site. If the owner of the Easement Site erects CCTV cameras in the Easement Site, the owner is under no obligation to operate them or to maintain them in an operational condition.
- (vi) The owner of the Easement Site may (but is not obliged to) engage security personnel to monitor and control the behaviour of the public including but not limited to prohibiting smoking, consumption of alcohol, passage of animals, bicycles and skateboards and the like in accordance with any rules made by an owner's corporation relating to the Easement Site. If the owner of the Easement Site engages security personnel there is nothing requiring the owner to maintain the engagement of the security personnel.
- (vii) The owner of the Easement Site may with the Council's prior written consent (except in the case of an emergency, in which case the Council's prior written consent is not required) temporarily close or temporarily restrict access through all or part of the Easement Site for the time and to the extent necessary but only on reasonable grounds for the purposes of:
  - (A) construction, construction access, repairs, maintenance, replacement and alteration to the Easement Site or any improvements in, on or under the Easement Site; or
  - (B) security, public safety or evacuation of the Easement Site and adjoining buildings.
- (viii) Subject to ensuring the provision of access in accordance with above clause (i) of this easement, the owner of the Easement Site may, provided any necessary planning approvals are obtained:
  - (A) carry out works in the Easement Site for the purposes of maintaining, replacing or enhancing the Easement Site; and
  - (B) install or erect works of art or street furniture or any other similar improvements at ground level within the Easement Site.
- (ix) The Council is solely empowered to release this easement.
- (x) This easement may only be varied by written agreement between the Council and the owner of the Easement Site.
- (b) Any requirement to register an easement against the title to the Land will be satisfied when the Developer provides to the Council a copy of the relevant title search showing the registration of the instrument.

### **1.3 Acquisition of Contribution Land**

- (a) If the Developer does not transfer or grant to the Council the interests in land as required by this Deed (including the dedication and transfer of the Contribution Land to Council (as the case may be)), the Council may compulsorily acquire the relevant land, in which case the Developer consents to the Council compulsorily acquiring that land for compensation in the amount of \$1.00 without having to follow the pre-

acquisition procedures in the *Land Acquisition (Just Terms Compensation) Act 1991*, and may call upon a Bank Guarantee provided under Schedule 10 to cover the Council's reasonable Costs and Legal Costs of the acquisition or transfer.

- (b) Clause 1.3(a) of this Schedule constitutes an agreement for the purposes of s30 of the *Land Acquisition (Just Terms Compensation) Act 1991*.
- (c) Except as otherwise agreed between the Developer and the Council, the Developer must ensure that the Contribution Land is free of all Encumbrances (other than Permitted Encumbrances) and affectations (including any charge or liability for rates, Taxes and charges), on the date that the Council will acquire the Contribution Land in accordance with this clause.
- (d) The Developer indemnifies and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of the whole or any part of the relevant interest in land under this clause.
- (e) The Developer must pay the Council, promptly on demand, an amount equivalent to all reasonable Costs and Legal Costs incurred by the Council acquiring the whole or any part of the relevant interest in land under this clause.

#### **1.4 Access**

The Council is to grant to the Developer its officers, employees, agents and contractors a legal right to enter and occupy any land owned or controlled by the Council, including any part of the Land dedicated to Council pursuant to this Deed, to enable the Developer to carry out any work on the Contribution Land for the purposes of maintaining any Contribution Work or rectifying any defect in a Contribution Work in accordance with this Deed.

## Schedule 6 - Notification and rectification of breach

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### 1. Notice of breach

#### 1.1 Developer's Response to Notice

- (a) Promptly upon receipt of a notice under clause 8, the Developer must either:
  - (i) rectify the breach identified in that notice within the time period specified in that notice; or
  - (ii) notify the Council in writing that it does not agree that the breach identified in that notice has occurred, and refer the matter for dispute resolution in accordance with clause 12 and Schedule 7.
- (b) In the absence of a manifest error on the face of the notice, nothing in clause 1.1(a) of this Schedule will constrain or limit the Council's rights of recourse under this Deed.

#### 1.2 Rights of the Council after Giving Notice

- (a) If:
  - (i) the Developer does not take either of the actions outlined in clause 1.1 (a) of this Schedule; or
  - (ii) any dispute notified by the Developer is resolved in favour of the Council,then the Council may take any or all of the actions available to it under this Deed including:
  - (i) taking any action under clause 2.1 of this Schedule;
  - (ii) calling on a Bank Guarantee under Schedule 10;
  - (iii) issuing a further notice to the Developer which:
    - A. identifies the nature of the breach; and
    - B. specifies that the breach must be rectified by the Developer within a reasonable period of time which must not be less than 20 Business Days (except in the case of an emergency or where there is an issue of public safety where less time may be specified) of the Council's notice,and the provisions of clauses 1.1 and 1.2 of this Schedule will apply in respect of that notice (with the necessary changes having been made) and if the Developer does not take either of the actions outlined in clause 1.1(a) of this Schedule then the Council may have recourse against the Developer in relation to the breach.
- (b) The rights of the Council under this Deed, and any action taken by it as referred to in this clause 1.2(a) of this Schedule or otherwise, are without derogation from the other rights and remedies available to the Council under this Deed, at law and in equity in relation to any default of the Developer.

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## 2. Council may rectify breach

### 2.1 Council may perform Developer's obligations

- (a) This clause applies only if the Council has first complied with clause 1 of this Schedule.
- (b) Before exercising its rights under the remainder of this clause, the Council will give at least 20 Business Days' (except in the case of an emergency or where there is an issue of public safety where less time may be specified) written notice to the Developer of its intention to exercise those rights.
- (c) The Council may (but is not obliged to):
  - (i) perform the Developer's obligations where the Developer fails to:
    - A. rectify the breach identified in the notice referred to in clause 8 within the time period specified in that notice; or
    - B. notify the Council in writing that it does not agree that the breach identified in the notice referred to in clause 8 has occurred and refer the matter for dispute resolution in accordance with clause 12 and Schedule 7;
  - (ii) rectify any breach of this Deed; and
  - (iii) otherwise do anything which the Developer should have done under this Deed in relation to the Developer's obligation subject of the notice under this Schedule 8.
- (d) Without limiting this clause, the Developer agrees that the Council, its employees, agents and contractors, may enter onto the Land and do whatever is necessary to remedy the breach, in the absolute discretion of the Council, subject to compliance with the reasonable directions of the Developer relating to work, health and safety and compliance with all Laws.
- (e) The Developer indemnifies and will keep the Council indemnified from and against all claims, actions, demands, losses, damages, Costs and Legal Costs (**Claim**) reasonably incurred by the Council or for which the Council may become liable in the exercise or purported exercise of the rights of the Council under this clause, except in the event that such Claim is caused by or contributed to by the negligence of the Council or where the Council has exercised its rights in breach of this Deed and provided that the Council takes any reasonable action to mitigate the costs incurred, and Council may call on any Bank Guarantee provided to it under Schedule 10 and in accordance with Schedule 10 to satisfy any such Claim.

## Schedule 7 - Dispute Resolution

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### 1.1 Not commence

A Party must not commence any court proceedings relating to a dispute unless it complies with the provisions of this Schedule.

### 1.2 Written notice of dispute

A Party claiming that a dispute has arisen under or in relation to this Deed must give written notice to the other Party specifying the nature of the dispute.

### 1.3 Attempt to resolve

On receipt of notice under clause 1.2 of this Schedule, the Parties must endeavour in good faith to resolve the dispute expeditiously using informal dispute resolution techniques such as mediation, expert evaluation or other techniques agreed by them.

### 1.4 Mediation

If the Parties do not agree within 10 Business Days of receipt of notice under clause 1.2 of this Schedule (or any further period agreed in writing by them) as to:

- (a) the dispute resolution technique and procedures to be adopted;
- (b) the timetable for all steps in those procedures; or
- (c) the selection and compensation of the independent person required for such technique,

the Parties must mediate the dispute in accordance with the Mediation Rules of the Law Society of NSW. The Parties must request the president of the Law Society of NSW or the president's nominee to select the mediator and determine the mediator's remuneration.

### 1.5 Expert evaluation generally

- (a) If the Parties agree under clause 1.3 of this Schedule that expert evaluation is the appropriate dispute resolution technique, expert evaluation must be carried out in accordance with this clause.
- (b) Where the Parties are not able to agree on an appropriate expert, the expert is to be appointed by the President of the appropriate institute or association.
- (c) If the Parties cannot agree on which institute or association is appropriate in the circumstances (within the same 10 Business Days), either Party may refer the selection of the institute or association to the President of the Bar Association of New South Wales to select the most appropriate institute or association.
- (d) The institutes or associations from which the expert may be appointed are:
  - (i) if an architect: the Royal Australian Institute of Architects, New South Wales Chapter;

- (ii) if an engineer: Engineers Australia;
  - (iii) if a valuer: the Australian Property Institute Limited ACN 608 309 128, New South Wales Division;
  - (iv) if an expert in decontamination: Engineers Australia - Environmental College;
  - (v) if an expert in insurance: the Australian and New Zealand Institute of Insurance and Finance, New South Wales Branch;
  - (vi) if a real estate agent: the Real Estate Institute of New South Wales;
  - (vii) if a quantity surveyor: the Australian Institute of Quantity Surveyors, New South Wales Chapter;
  - (viii) if a barrister: the New South Wales Bar Association;
  - (ix) if an accountant: the Institute of Chartered Accountants, New South Wales Division; and
  - (x) if a solicitor or mediator: the Law Society of New South Wales.
- (e) If:
- (i) more than two types of experts are required to determine the dispute; or
  - (ii) the Parties agree to appoint a lead expert; or
  - (iii) the President of the Bar Association exercising his or her functions in accordance with clause 1.5(c) of this Schedule considers the appointment of a lead expert appropriate
- then the Parties must appoint a lead expert.
- (f) The lead expert must be a solicitor who has practised for not less than 15 years and who has not less than 5 years' experience in alternative dispute resolution. The lead expert must be agreed by the Parties and failing agreement will be appointed by the President of the Law Society of New South Wales.
- (g) If a lead expert is appointed the functions of that person are:
- (i) to determine the type of expert required to determine the dispute;
  - (ii) in the absence of agreement between the Parties as to the identity of the expert, to request the appropriate institute or association referred to in clause 1.5(b) of this Schedule ("Institutes and associations") to appoint an expert;
  - (iii) to determine the questions to be put to the expert and, if there is more than one expert, to co-ordinate and determine the timing of each expert determination;

- (iv) if the dispute requires determination by an expert solicitor, to perform that function;
  - (v) if the expert determinations obtained are ambiguous, contradictory or in conflict, to determine the ambiguity, contradiction or conflict;
  - (vi) on receipt of the expert determinations to deliver to the Parties a final determination of the dispute; and
  - (vii) to determine any question of procedure concerning the dispute resolution process.
- (h) The expert is to be engaged on his standard terms of engagement subject to any amendments required to ensure consistency with this clause.
- (i) Both Parties may, within 20 Business Days of the date of appointment of the expert, make written submissions to the expert on the matter the subject of the dispute. If a Party makes a written submission to the expert, it must give a copy of the submission to the other Party at the same time as it gives the submission to the expert. Submissions must include all particulars upon which a Party seeks to rely in support of its position in relation to the dispute. The expert will determine the procedure for determining the dispute.
- (j) When any dispute or difference referred to in this clause has been referred for determination, the Parties will each use their best endeavours to make available to the expert all facts and circumstances which the expert may require to settle or determine the dispute or difference and must ensure that their respective employees, agents and consultants are available to appear at any hearing or enquiry called for by the expert. The Parties record their agreement that the hearing be concluded within 20 Business Days, and the expert's decision given within 20 Business, of the date of appointment of the expert, and shall use their best endeavours to see that these time frames are met.
- (k) The expert's decision is final and binding on the Parties but only if the value of the dispute (monetary or otherwise) is below \$500,000. In the event that the dispute is more than \$500,000, then any Party may commence court proceedings in relation to the dispute. The cost of the expert's decision is to be borne by the Parties in the shares as the expert determines and in the absence of a determination equally between the Parties.
- (l) The expert will also determine the amount of the costs and expenses of the reference of such dispute to him. In default of such decision, those costs and expenses will be borne by the Parties in equal shares.

## 1.6 Court proceedings

If the dispute is not resolved within 60 Business Days after notice is given under clause 1.2 of this Schedule, then any Party which has complied with the provisions of this Schedule, may in writing terminate any dispute resolution process undertaken under this clause and may then commence court proceedings in relation to the dispute.

**1.7 Not use information**

The Parties acknowledge the purpose of any exchange of information or documents or the making of any offer of settlement under the provisions of this Schedule, is to attempt to settle the dispute. No Party may use any information or documents obtained through any dispute resolution process undertaken under the provisions of this Schedule for any purpose other than in an attempt to settle the dispute.

**1.8 No prejudice**

The provisions of this Schedule do not prejudice the right of a Party to institute court proceedings for urgent injunctive or declaratory relief in relation to any matter arising out of or relating to this Deed.

**1.9 Costs**

The costs of appointing a mediator under this Schedule, will be borne equally by the Parties. Each Party will be responsible for its own Legal Costs with respect to any dispute resolution process.



## **Schedule 8 - Registration of Deed**

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- (a) The Developer consents to the registration of this Deed and agrees to arrange the production of certificates of title for the Land for the purposes of registration of this Deed on request.
- (b) The Developer will obtain all consents to the registration of this Deed on the title to the Land as are necessary and in particular the consent of any mortgagee or lessee who has a registered interest in the Land.
- (c) The Developer must lodge this Deed with NSW Land Registry Services for registration within 20 Business Days of execution of this Deed.
- (d) The Developer must promptly comply with any requisitions that may be raised with regard to registration of the Deed from NSW Land Registry Services.
- (e) The Developer will notify the Council following registration of the Deed by the Council and forward a copy of the relevant Dealing to the Council.
- (f) The Developer must pay the Council's reasonable Costs associated with registering this Deed upon receipt of a notice from the Council as to the amount of those Costs.

## Schedule 9 - Release and Discharge Terms

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- (a) Once the Council is satisfied that the Developer has fully complied with all of its obligations under this Deed, at the Developer's request (and Cost), the Council must within ten (10) Business Days of being requested to do so by the Developer:
  - (i) provide a full release and discharge of this Deed with respect to the whole of the Land and documentation required to remove the notation of this Deed on title to the Land in registrable form; and
  - (ii) should the Council not already have done so, sign such documentation as is necessary to remove any caveat lodged by the Council in relation to the Land pursuant to clause 5 of this Deed.
- (b) Despite clause (a) of this Schedule, from time to time, the Developer may request and the Council is to provide a release and discharge of this Deed so that it may remove the notation of this Deed from the Register in respect of any part of the Land, provided that:
  - (i) all obligations under clause 3 of this Deed for the relevant stage of the Development have been met;
  - (ii) the Developer has provided the Council with Bank Guarantees in accordance with Schedule 10 for the purpose of rectifying any defects in the Contribution Works as required by Schedule 4;
  - (iii) the Monetary Contribution and any Additional Monetary Contribution have been paid;
  - (iv) the Council is satisfied that all adjustments to development contributions payable under section 7.11 of the EP&A Act have been made in accordance with clause 4.1 for a Building and an Occupation Certificate has been issued for any Building in that stage; and
  - (v) the Developer is not otherwise in default of any of its obligations under this Deed (as determined by the Council (acting reasonably), at the time of the Developer's request, unless the Council waives the default.
- (c) For the avoidance of doubt, a release under clause (b) of this Schedule does not operate as a release from any outstanding obligation under this Deed, and is intended only to allow removal of the notation of this Deed from the Register in respect of the relevant part of the Land.

## Schedule 10 – Security

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### 1. Bank Guarantees

#### 1.1 Bank Guarantees

On execution of this Deed:

- (a) the Developer must provide a Bank Guarantee in the amount of the Monetary Contribution (**Monetary Contribution Guarantee**), as security against the obligation under this Deed to pay the Monetary Contribution; and
- (b) the Developer must provide a Bank Guarantee in the amount of the greater of:
  - (i) 50% of the value of the Agreed Contribution Works Value; or
  - (ii) \$5,000,000(**Contribution Works Guarantee**),  
as security against the obligation under this Deed to pay any Additional Monetary Contribution, carry out and deliver the Contribution Works, including rectification of defects and the costs of transferring the Contribution Land to Council.

#### 1.2 Adjustment of Bank Guarantee Amounts

- (a) On each Adjustment Date the Monetary Contribution Guarantee is to be adjusted to cover a revised amount (**Revised Bank Guarantee Amount**) as determined in accordance with the following formula:

$$RBA = \frac{(BA \times A)}{B}$$

where:

**RBA** is the Revised Bank Guarantee Amount applicable from the relevant Adjustment Date;

**BA** is the amount of the Bank Guarantee that is current on the relevant Adjustment Date;

**A** is the CPI published immediately before the relevant Adjustment Date;

**B** is the CPI published immediately before the date of this Deed and, in the case of subsequent adjustments, the immediately preceding Adjustment Date.

No increase or other change will be made to the amount of the Bank Guarantee where B is greater than A.

- (b) The Council must give the Developer written notice of the Revised Bank Guarantee Amounts to apply from the relevant Adjustment Date.
- (c) The Developer must give the Council replacement or further Bank Guarantees so that the Council holds Bank Guarantees for an amount equal to the Revised Bank Guarantee Amounts no later than 15 Business Days after receipt of a notice given under clause 1.2(b) of this Schedule.
- (d) Prior to the issue of the first Construction Certificate for each stage of the Development, the Developer must provide to Council an estimate of the costs of

construction of the Contribution Works in that stage certified by a qualified quantity surveyor. If Council, acting reasonably, considers that the Contribution Works Guarantee will not be sufficient to cover the costs of those works, Council may require an adjustment of the Contribution Works Guarantee and the Developer must provide any additional security as required by Council prior to the issue of a Construction Certificate.

### 1.3 Expiry of Bank Guarantees

- (a) If, despite the requirements of this Deed, any Bank Guarantee provided by the Developer is expressed as expiring on a certain date, the Developer must provide the Council with a replacement Bank Guarantee 20 Business Days prior to the expiry of the Bank Guarantee.
- (b) If the Developer fails to provide the Council with a replacement Bank Guarantee in accordance with clause 1.3(a) of this Schedule the Council may call on the full amount of such Bank Guarantee after giving 10 Business Days prior written notice to the Developer.

### 1.4 Cash deposit

- (a) If the Council makes demand under any Bank Guarantee pursuant to clause 1.3 of this Schedule, the Council must hold the full amount so paid to the Council as a cash deposit (**Cash Deposit**) in a separate account opened with any body corporate that is an ADI (authorised deposit-taking institution) for the purposes of the *Banking Act*, 1959 in the name of the Council and with beneficial ownership vesting at all times in the Council (**Cash Deposit Account**). The Cash Deposit will operate to secure the same obligations under this Deed that the relevant Bank Guarantee secured.
- (b) As beneficial owner of the Cash Deposit, the Council may, at any time and without notice to the Developer, withdraw money (including accrued interest) from the Cash Deposit Account and retain that money absolutely to satisfy or reimburse the Council for any liability, loss, cost, charge or expense incurred by the Council because of failure by the Developer to comply with those of the Developer's obligations under this Deed that the relevant Bank Guarantee secured.
- (c) All Costs, charges, duties and Taxes payable in connection with the Cash Deposit Account or interest accruing on moneys credited to the Cash Deposit Account may be satisfied by the Council withdrawing money from the Cash Deposit Account and applying the money for that purpose.
- (d) If no moneys are, or may become, payable to the Council under this Deed in connection with the obligations under this Deed secured by the relevant Bank Guarantee and the Developer has satisfied all of its obligations under this Deed which were secured by the relevant Bank Guarantee, the Council must pay the balance of the Cash Deposit Account, less all Costs, charges, duties and Taxes payable in connection with such payment, to the Developer.
- (e) For the avoidance of doubt, the Developer has no right to require the Council to release the Cash Deposit until the Council is reasonably satisfied that no moneys are, or may become, payable to the Council under this Deed in relation to obligations secured by the relevant Bank Guarantee.

### 1.5 Release of Cash Deposit

The Council must release the Cash Deposit to the Developer if the Developer provides the Council with a replacement Bank Guarantee complying with the requirements of clause 1.3(a) of this Schedule.

## **1.6 Claims under Bank Guarantees**

- (a) The Developer agrees that the Council may, after giving at least 10 Business Days prior written notice to the Developer, make claims (in full or in part):
  - (i) under the Monetary Contribution Guarantee provided by the Developer, in the event that the Developer breaches its obligation to pay the Monetary Contribution in accordance with this Deed; or
  - (ii) under the Contribution Works Guarantee provided by the Developer in the event that:
    - (A) the Developer breaches its obligations to pay any Additional Monetary Contribution in accordance with this Deed; or
    - (B) the Developer breaches its obligation to carry out and complete any of the Contribution Works in accordance with this Deed; or
    - (C) the Developer breaches its obligation to transfer the Contribution Land in accordance with this Deed; or
    - (D) the Developer breaches its obligation to rectify defects in or maintain any Contribution Works in accordance with Schedule 4, and

a notice has been issued by Council requiring the Developer to remedy the breach in accordance with the requirements of Schedule 6, and the breach remains unremedied following the expiry of the rectification period specified in that notice.
- (b) The Council may retain and use any money it has obtained by making a claim under this clause in its discretion to compensate the Council for the Developer's breach of those obligations.

## **1.7 No limitation of obligations**

The provision of the Bank Guarantees do not:

- (a) relieve the Developer from any of its obligations under any other provision of this Deed; or
- (b) limit the right of the Council to recover from the Developer in full all money payable to the Council under this Deed, including without limitation, interest on any such amounts or damages or other losses incurred by the Council.

## **1.8 Release of Monetary Contribution Guarantee**

The Monetary Contribution Guarantee will be released by Council to the Developer within 10 Business Days after the Monetary Contribution has been paid.

## **1.9 Replacement Contribution Works Guarantee**

- (a) The Parties agree that the Contribution Works Guarantee will be a rolling Bank Guarantee and will apply to the Contribution Works in each stage of the Development.
- (b) If the Council claims under the Contribution Works Guarantee, in accordance with clause 1.6 of this Schedule, the Developer must provide a replacement Bank

Guarantee in the same amount to the Council within 10 Business Days of receiving notice from the Council that the claim has been made.

#### **1.10 Reduction and Release of the Contribution Works Guarantee**

- (a) The Developer may by written notice to the Council, upon Practical Completion of the final Contribution Works, request a reduction of the Contribution Works Guarantee.
- (b) If Council (acting reasonably) is satisfied that the relevant Contribution Works have achieved Practical Completion, then the Council must release to the Developer 90% of the Contribution Works Guarantee.
- (c) The Developer acknowledges and agrees that, to secure the Developer's obligations during the Defects Liability Period for each of the Contribution Works, 10% of the Contribution Works Guarantee will be retained by Council on Practical Completion of the final Contribution Works.
- (d) For the purposes of achieving the retention of 10% of the Contribution Works Guarantee in accordance with clause 1.10(c) of this Schedule, the Developer must, if necessary, provide a replacement Bank Guarantee to the Council, after which the Council will release the Contribution Works Guarantee.
- (e) The Contribution Works Guarantee (as adjusted in accordance with this clause) will be released by Council to the Developer at the end of any Defects Liability Period, subject to any rectification works being required during that period being completed.

---

#### **2. Restriction on issue of Certificates**

- (a) For the purposes of section 6.10 of the EP&A Act and any associated regulations (or if the Former Building and Subdivision Provisions apply, 109J(1)(c1) of the EP&A Act) an Occupation Certificate must not be issued for any Building unless the obligations to deliver Contribution Works and dedicate Contribution Land that, in accordance with Schedule 3, must be satisfied prior to the issue of an Occupation Certificate for that Building have been completed to the satisfaction of Council.
- (b) For the purposes of sections 6.8 and 6.10 of the EP&A Act and any associated regulations (or if the Former Building and Subdivision Provisions apply, section 109F and section 109J(1)(c1) of the EP&A Act, and clause 146A of the EP&A Regulation), prior to the issue of any Construction Certificate or Occupation Certificate for the Development, the Developer must satisfy the certifier that any Bank Guarantees required under clause 1 of this Schedule have been provided to the Council and have been adjusted as required.

## Schedule 11 - Assignment and Dealing

---

### 1.1 Developer's proposed assignment of rights

- (a) Unless the matters specified in clause 1.1(b) of this Schedule are satisfied, the Developer is not to assign or novate to any person their rights or uncompleted obligations under this Deed.
- (b) The Developer must not assign or novate to any person its rights or uncompleted obligations under this Deed unless the prior written consent of Council is obtained. The Council must not unreasonably withhold its consent in circumstances where the following matters have been satisfied:
  - (i) the Developer has, at no cost to the Council, first procured the execution by the person to whom the rights or uncompleted obligations under this Deed are to be assigned or novated (**incoming party**), of a deed in favour of the Council in the form similar to Schedule 13, completed in a manner satisfactory to the Council. Such deed includes covenants that the incoming party:
    - A. will perform the relevant obligations of the Developer under this Deed; and
    - B. is bound by the terms and conditions of this Deed as if the incoming party had executed the Deed;
  - (ii) the Developer is not in breach of this Deed with respect to the relevant part of the Land in case of an assignment or novation of and interest in part of the Land only, unless the breach is waived by the Council;
  - (iii) the incoming party provides to the satisfaction of Council (acting reasonably) a Bank Guarantee and any other documents required under Schedule 10 to secure the outstanding obligations under this Deed;
  - (iv) the incoming party provides to the satisfaction of Council (acting reasonably) copies of insurances or any other documents required under this Deed for the carrying out of any outstanding Contribution Works; and
  - (v) the Developer and the incoming party pay Council's reasonable costs in relation to the novation deed and assignment.

### 1.2 Right of Developer to sell Land

- (a) The Developer must not sell or transfer the whole or any part of the Land or any of its interest in the Land (and must procure that the whole or any part of the Land is not sold or transferred) unless before any such sale, transfer or disposal of any such part of the Land or such part of the interest in the Land to another person (**Transferee**) the Developer obtains Council's prior written consent. The Council must not unreasonably withhold its consent in circumstances where the requirements specified in clause 1.1(b) of this Schedule are satisfied.
- (b) This clause does not apply to the transfer of any part of the Land, in respect of which the Council has provided a release and discharge of this Deed in accordance with Schedule 9.

### 1.3 Council's Costs

The Developer must pay to the Council (or reimburse the Council on demand) for all reasonable Costs and Legal Costs incurred by the Council in connection with any assignment or dealing proposed under clauses 1.1 or 1.2 of this Schedule.

**1.4 Council's assignment of rights**

Council may assign its rights under this Deed to any successor in title.

**1.5 Council to act promptly**

The Council must act promptly in dealing with any application made by the Developer in respect of any proposed assignment or dealing proposed under clauses 1.1 or 1.2 of this Schedule.



## Schedule 12 – General Provisions

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### 1.1 Approvals and Consent

Except as otherwise set out in this Deed, and subject to any statutory obligations, a Party will not unreasonably withhold an approval or consent to be given under this Deed but may give its approval or consent subject to any conditions reasonably determined by that Party.

### 1.2 Costs

- (a) Unless otherwise specified in this Deed, Council's reasonable Costs and Legal Costs relating to this Deed are to be borne by the Developer and are payable on demand.
- (b) Without limiting clause 1.2(a) of this Schedule, the Developer agrees to pay or reimburse the Council on demand for:
  - (i) Costs and Legal Costs of the Council reasonably incurred in connection with:
    - A. the drafting, negotiating, execution and registration of this Deed, including the cost of any legal advice obtained in connection with the drafting, negotiation, execution or registration of this Deed;
    - B. exercising, enforcing or preserving, or attempting to exercise, enforce or preserve, rights under this Deed, including in connection with the Developer default; and
    - C. any waiver, variation, release or discharge of this Deed; and
  - (ii) Taxes and fees (including, without limitation, registration fees and stamp duty) and fines and penalties in respect of fees which may be payable or determined to be payable in connection with this Deed or a payment or receipt or any transaction contemplated by this Deed.

### 1.3 Effect of terms and conditions in Schedules and Annexures

The Parties agree to comply with the terms and conditions contained in the Schedules and Annexures as if those terms and conditions were expressly set out in full in the operative parts of this Deed.

### 1.4 Entire agreement

To the extent permitted by law, in relation to its subject matter only, this Deed:

- (a) embodies the entire understanding of the Parties, and constitutes the entire terms agreed by the Parties; and
- (b) supersedes any prior written or other agreement of the Parties.

### 1.5 Further acts

Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Deed and all transactions incidental to it.

## 1.6 Governing Law and jurisdiction

This Deed is governed by the law of New South Wales. The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them. The Parties will not object to the exercise of jurisdiction by those courts on any basis.

## 1.7 Enforcement

- (a) This Deed may be enforced by any Party in any court of competent jurisdiction.
- (b) For the avoidance of doubt, nothing in this Deed prevents:
  - (i) a Party from bringing proceedings in the Court to enforce any aspect of this Deed or any matter to which this Deed relates; and
  - (ii) an Authority or the Council from exercising any function under the EP&A Act or any other Law relating to the enforcement of any aspect of this Deed or any matter to which this Deed relates.

## 1.8 No fetter

Nothing in this Deed is to be construed as requiring an Authority (including the Council) to do anything that would cause it to be in breach of any of its obligations at Law, and without limitation:

- (a) nothing in this Deed is to be construed as limiting or fettering in any way the exercise of any statutory discretion or duty; and
- (b) nothing in this Deed imposes any obligation on an Authority to:
  - (i) grant any Development Consent; or
  - (ii) exercise any function or power under the EP&A Act in relation to a change, or a proposed change, in an environmental planning instrument.

## 1.9 Representations and warranties

- (a) Each Party individually represents and warrants that:
  - (i) **(power)** it has power to enter into this Deed and comply with its obligations under the Deed;
  - (ii) **(no contravention or exceeding power)** this Deed does not contravene its constituent documents (if any) or any law or obligation by which it is bound or to which any of its assets are subject, or cause a limitation on its powers or the powers of its officers to be exceeded;
  - (iii) **(authorisations)** it has in full force and effect the authorisations necessary for it to enter into this Deed, to comply with its obligations and exercise its rights under this Deed and to allow this Deed to be enforced;
  - (iv) **(validity of obligations)** its obligations under this Deed are valid and binding and are enforceable against it in accordance with the terms of the Deed;
  - (v) **(no immunity)** it does not have immunity from the jurisdiction of a court or from legal process; and

(vi) **(benefit)** it benefits by entering into this Deed to which it is a Party.

- (b) Each Party acknowledges that each other Party has entered into this Deed in reliance on the representations and warranties in this this clause.

#### **1.10 Severability**

- (a) If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- (b) If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Deed, but the rest of this Deed is not affected.

#### **1.11 Modification**

No modification of this Deed will be of any force or effect unless it is in writing and signed by the Parties as a Deed.

#### **1.12 Waiver**

- (a) The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Deed, does not amount to a waiver of any obligation of, or a breach of obligation by, another Party.
- (b) A waiver by a Party is only effective if it is in writing.
- (c) A written waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

#### **1.13 Confidentiality**

The Parties agree that the terms of this Deed are not confidential and this Deed may be treated as a public Deed and exhibited or reported without restriction by any Party.

#### **1.14 Release and indemnity**

- (a) The Developer agrees that the obligation to provide the Contributions is at the risk of the Developer. The Developer releases the Council from any Claim, liability or loss arising from, and Costs and Legal Costs incurred in connection with, the Developer's obligation to provide the Contributions.
- (b) The Developer indemnifies the Council against all liabilities or loss arising from, and any Costs and Legal Costs reasonably incurred in connection with the Council reasonably enforcing the Developer's obligation to provide the Contributions in accordance with this Deed and/or the Council reasonably exercising the Council's rights under or by virtue of this Deed, provided that the Council takes any reasonable action to mitigate the costs incurred and the indemnity excludes any Costs or Legal Costs arising due to the negligence of Council.
- (c) The indemnity in clause 1.14(b) of this Schedule is a continuing obligation, independent of the Developer's other obligations under this Deed and continues after this Deed ends.

- (d) It is not necessary for a Party to incur expense or to make any payment before enforcing a right of indemnity conferred by this clause.
- (e) A Party must pay on demand any amount it must pay under an indemnity in this clause.

## Novation Deed

*[Planning Authority]*  
Council

*[Developer]*  
Transferor

**[Insert Transferee's name]**  
Transferee

Novation Deed made at \_\_\_\_\_ on \_\_\_\_\_

Parties                    [insert]  
                                 (Council)  
                                 [insert]  
                                 (Transferor)

[Insert Transferee's name] of [insert] (Transferee)

**Recitals**

- A            The Council and the Transferor are parties to the Original Agreement.
- B            The Transferor is defined as the Developer under the terms of the Original Agreement.
- C            The Original Agreement relates to the whole of the Land.
- D            [Drafting note. Use this paragraph if all or part of the obligations are to be assigned (but no land is to be transferred)] The Transferor wishes to assign [Drafting note. Insert 'all' or 'part of' as relevant] its rights and obligations under the Original Agreement to the Transferee

[or]

[Drafting Note. Use this paragraph if the whole of the Land is to be transferred] The Transferor wishes to transfer the whole of the Land to the Transferee

[or]

[Drafting Note. Use this paragraph if part of the Land is to be transferred] The Transferor wishes to transfer part of the Land to the Transferee.

- E            [Drafting Note. Use this paragraph if the whole of the Land is to be transferred] The parties to this Deed have agreed to the novation of all of the Transferor's obligations under the Original Agreement to the Transferee.

[or]

[Drafting Note. Use this paragraph if part of the Land is to be transferred] The parties to this Deed have agreed to the novation of the part of the Transferor's obligations under the Original Agreement that are relevant to the part of the Land to be transferred, to the Transferee.

**This deed provides**

**1. Definitions and interpretation**

**1.1 Definitions**

**Effective Date** means [insert].

**Land** has the meaning given to that term in the Original Agreement.

**Original Agreement** means the voluntary planning agreement dated [insert] and made between the Council and the Transferor.

[Drafting note. Use this paragraph if all of the obligations are to be assigned or all of the Land is to be transferred] **Required Obligations** means all of the obligations imposed on the Developer under the terms of the Original Agreement.

[Drafting note. Use this definition if part of the obligations are to be assigned (but no land is to be transferred)] **Required Obligations** means [insert details of specific obligations to be assigned].

[Drafting Note. Use this definition if part of the Land is to be transferred] **Required Obligations** means the obligations imposed on the Developer under the terms of the Original Agreement that are relevant to the Transfer Land

**Transfer Land** means [Insert details of land to be transferred to Transferee]

**Transferor** means [insert].

## 1.2 References to certain general terms

In this deed unless the contrary intention appears:

- (a) a reference to this deed or another instrument includes any variation or replacement of them;
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (c) the singular includes the plural and vice versa;
- (d) the word person includes a firm, body corporate, an unincorporated association or an authority;
- (e) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation, persons taking by novation) and assigns;
- (f) an agreement, representation or warranty on the part of or in favour of two or more persons binds or is for the benefit of them jointly and severally;
- (g) a reference to anything (including, without limitation, any amount) is a reference to the whole or any part of it and a reference to a group of persons is a reference to anyone or more of them;
- (h) "include" in any form when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar nature; and
- (i) capitalised terms which are used in this deed but are not otherwise defined have the meaning given to them in the Original Agreement.

## 1.3 Headings

Headings are inserted for convenience and do not affect the interpretation of this deed.

---

## 2. Novation

## **2.1 Original Agreement**

Subject to clause 2.4 and with effect from the Effective Date:

- (a) the Transferee is substituted for the Transferor as a party to the Original Agreement insofar as the Original Agreement relates to the Required Obligations, and agrees to perform the Required Obligations;
- (b) the Transferee will be bound by the Original Agreement, and will be entitled to the benefit of the Original Agreement, as if the Transferee was a party to the Original Agreement instead of the Transferor insofar as the Original Agreement relates to the Required Obligations; and
- (c) the Transferor is released and discharged from all obligations and liabilities, and from all claims (whether for Costs, Legal Costs, damages, fees or otherwise), arising under the Original Agreement insofar as the Original Agreement relates to the Required Obligations.

## **2.2 Performance by Transferee**

The Transferee must perform all of the Required Obligations under the Original Agreement as if named as the Transferor, whether or not the relevant obligations relate to works performed prior to the date of this Deed, including, but not limited to:

- (a) the delivery of all relevant public benefits to Council (including the Contribution Amounts, Contribution Lands and Contribution Works); and
- (b) the provision of all relevant Guarantees to Council.

## **2.3 Release of Guarantees**

The parties expressly acknowledge and agree that:

- (a) Council will release any Guarantee provided to Council by the Transferor under the provisions of the Original Agreement to the Transferor (or as the Transferor otherwise directs in writing) promptly and in any event within 14 days of the provision of replacement Guarantee by the Transferee; and
- (b) Nothing in this clause 2.3 will be read or construed as a waiver of any right held by Council relating to or arising from the performance of the Original Agreement by the Transferor before the date of this Deed.

## **2.4 Liability before Effective Date**

Notwithstanding clause 2.1, the Transferor is not released, relieved or discharged from liability under the Original Agreement before the Effective Date, or any breach of any provision of the Original Agreement by the Transferor occurring before the Effective Date (to the extent that it is not remedied by the Effective Date) in so far as the Original Agreement relates to the Required Obligations.

## **3. Affirmation of the Original Agreement**

The Original Agreement will be read and construed subject to this deed, and in all other respects the provisions of the Original Agreement are ratified and confirmed, and, subject to



the variation and novation contained in this deed, the Original Agreement will continue in full force and effect.

---

**4. GST**

Where a supply made under this deed gives rise to a liability for GST, the Transferee must pay the GST or pay to the Council or the Transferor an additional amount equal to the GST payable on or for the taxable supply, whichever is appropriate in the circumstances. Terms used in this clause have the meanings in the *A New Tax System (Goods and Services Tax) Act 1999*.

---

**5. Stamp duty and costs**

- (a) The Transferor and the Transferee are jointly and severally liable for the Council's reasonable Legal Costs, of and incidental to the negotiation, preparation and execution of this deed, and must reimburse the Council for such Legal Costs promptly on demand.
  - (b) The Transferee will pay all stamp duty arising directly or indirectly from this Deed.
- 

**6. Further acts**

- (a) Each party will take all steps, execute all deeds and do everything reasonably required by any other party to give effect to any of the actions contemplated by this deed.
  - (b) This deed binds each party which signs it even if other parties do not, or if the execution by other parties is defective, void or voidable.
- 

**7. Governing law**

This deed is governed by the law in force in the place specified in the New South Wales and the parties submit to the non-exclusive jurisdiction of the courts of that place.

---

**8. Counterparts**

This deed may consist of a number of counterparts and the counterparts taken together constitute one and the same instrument.

*[insert Appropriate execution clauses for the parties to the Novation Deed]*

## Executed as a Deed

**EXECUTED** for and on behalf of )  
**COUNCIL OF THE CITY OF RYDE** by )  
its authorised delegate pursuant to Section 377 )  
of the Local Government Act 1993 in the )  
presence of: )

---

Witness (signature):

---

Signature:

---

Name (printed):

---

Name:

Position:

**EXECUTED** for and on behalf of **John** )  
**Holland Macquarie Park Land Custodian** )  
**Pty Ltd** )  
)  
)

---

Witness (signature):

---

Signature:

---

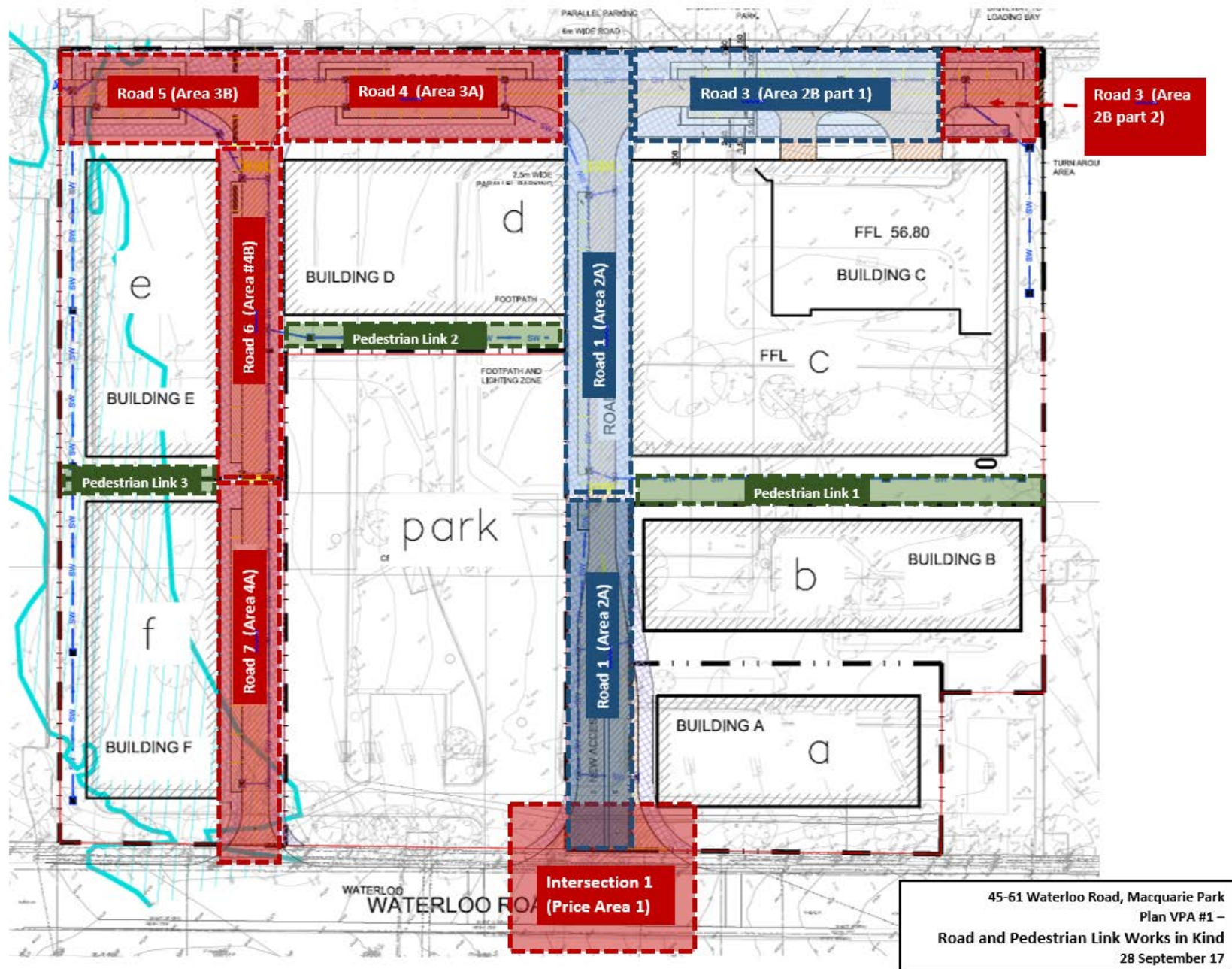
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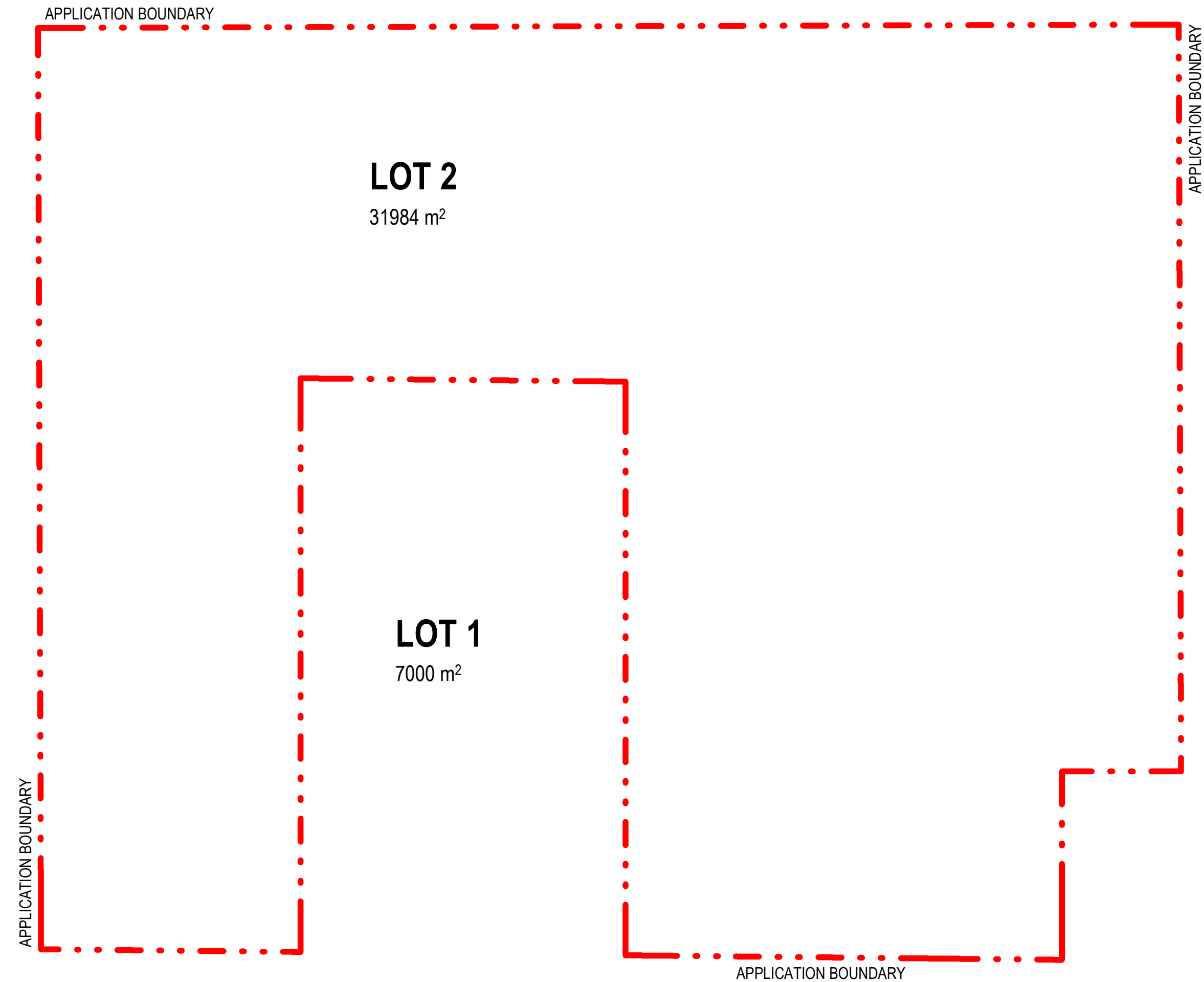
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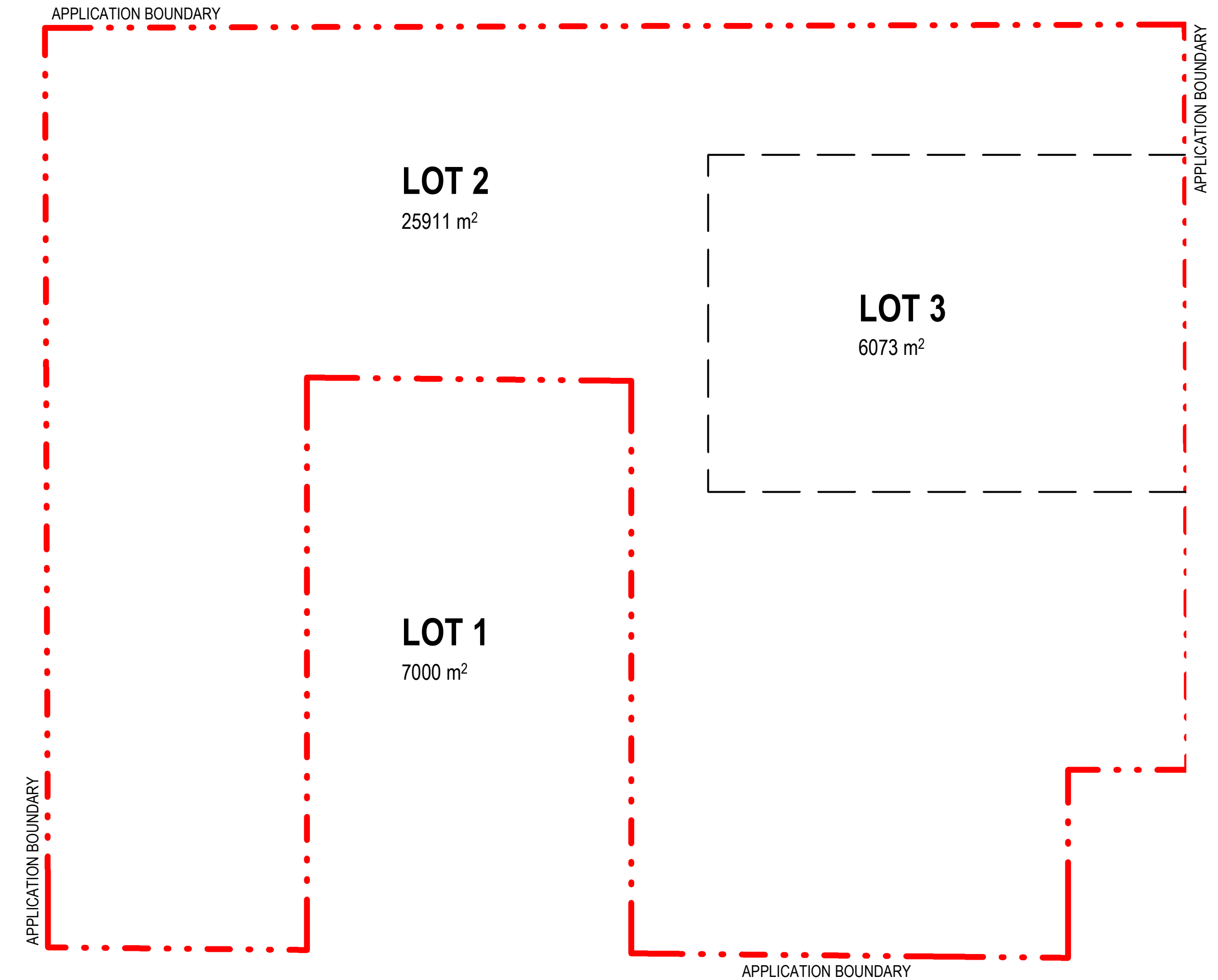
## Annexure A - Contribution Land



## Annexure B - Concept Masterplan



1 SITE LOTS EXISTING  
SCALE: 1:750



**SITE LOTS PROPOSED  
(INDICATIVE)**

2

SCALE: 1 : 750



**Do not scale drawings. Verify all dimensions on site**

[illegible]

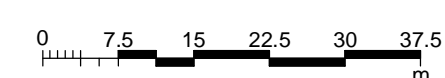
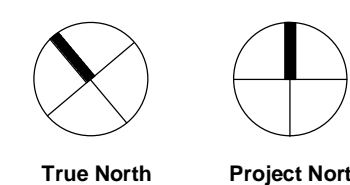
Developer/Contractor



JOHN HOLLAND

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## DEVELOPMENT APPLICATION



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**Architectus Sydney**  
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F (61 2) 8252 8600  
[sydney@architectus.com.au](mailto:sydney@architectus.com.au)  
**ABN 90 131 245 684**

checked	CZ/RP	scale	1 : 750@A1
drawn	QH	project no	170456.00

project

---

# Macquarie Park - Masterplan

drawing

---

Site Lots Existing & Proposed

drawing no.	issue
<b>MPM-ARC-DRW-ARC-0032</b>	<b>A</b>

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Annexure C - Land Plan of Subdivision





The site plan for Building C shows a large rectangular building footprint with a central courtyard. The building is labeled "BUILDING C" and has a finished floor level (FFL) of 56.80. The surrounding area includes parking spaces, access roads, and landscaping. The plan also shows the location of Building D to the west and a temporary turning head for vehicles B99 to the east. The site is bounded by a temporary jersey barrier kerb and a temporary turning head for vehicles B99. The plan includes various annotations such as "KG", "KO", "PR", "VD", "ES", "GB", "RL", and "FSL" with associated elevations and percentages. The plan is oriented with North at the top.

- [illegible]

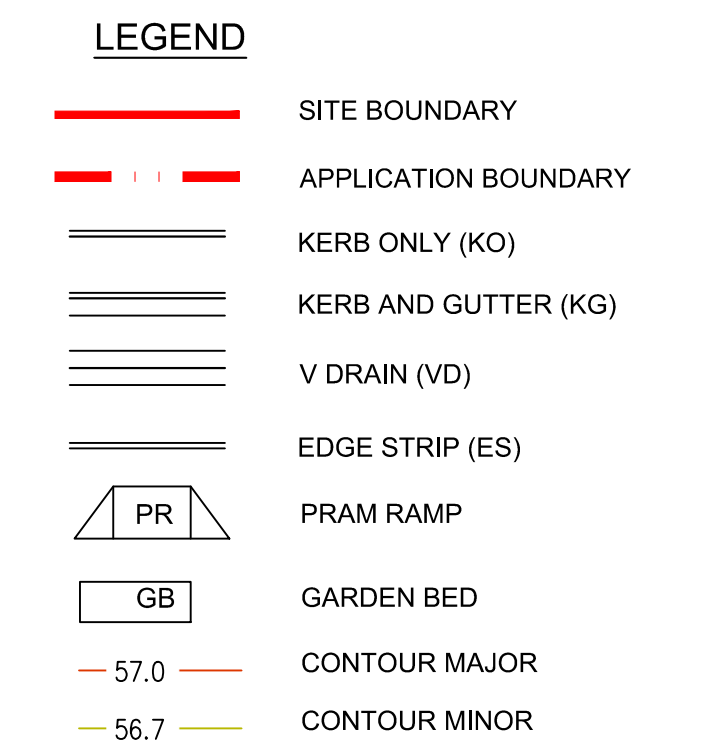


**John  
Holland**

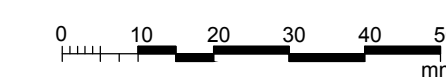
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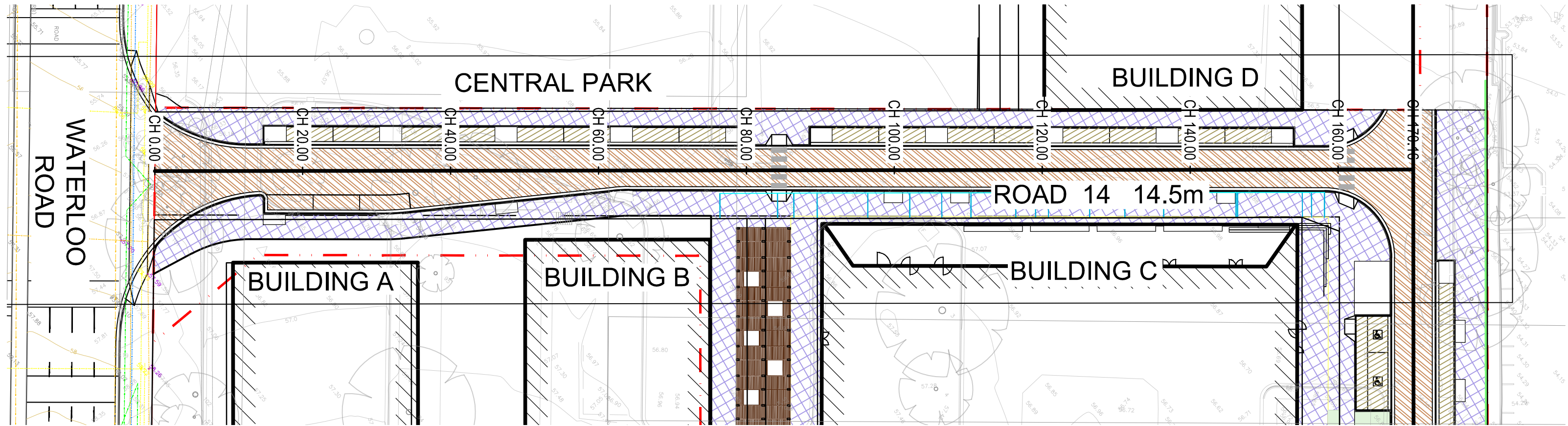
**JOHN HOLLAND**  
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Pyrmont NSW 2009  
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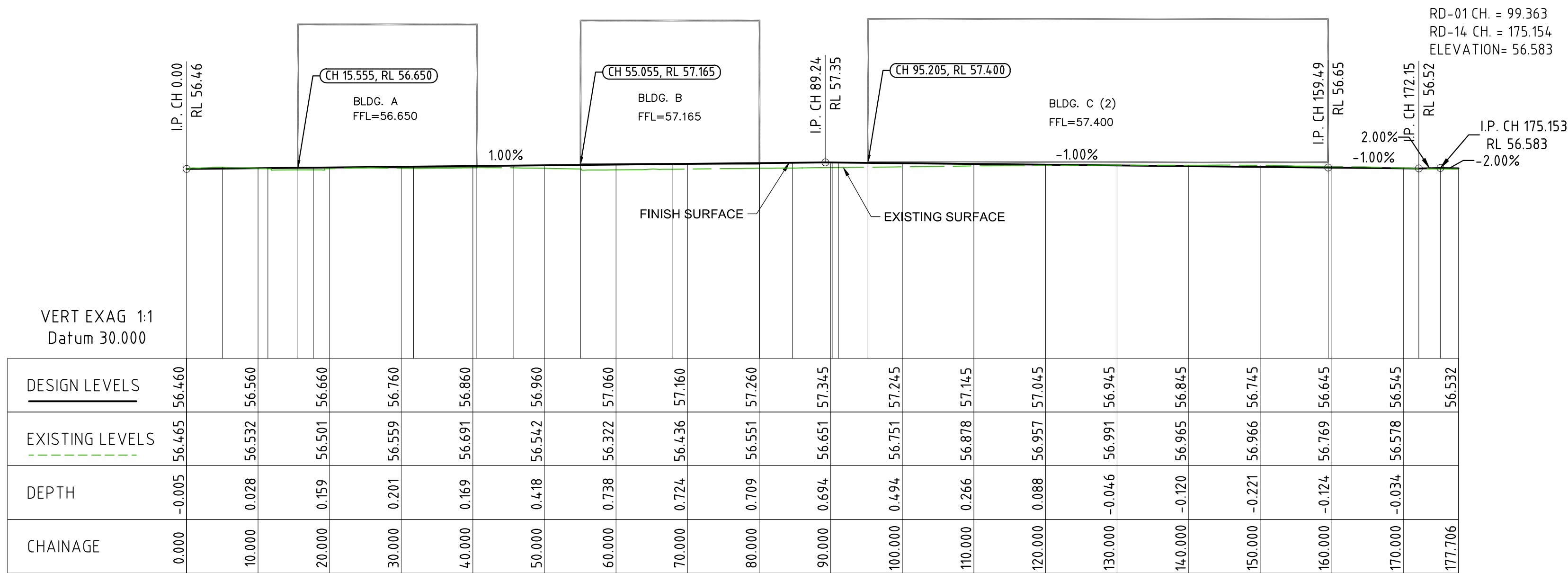
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PLAN - ROAD 14



ROAD 14 LONG SECTION

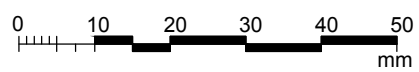
NOTES:  
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issue	amendment	date
A	Issue for DA Approval	13.08.17
B	Issue for Coordination	15.12.17
C	Issue for Tender	15.01.18
D	Tender Addendum	14.02.18
G	ISSUED FOR CONTRACT	15.03.18
H	VPA ISSUED	20.07.18

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drawn IM project no 5443

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project 45 WATERLOO ROAD

drawing ROAD 14 LONG SECTION  
14.5M WIDE

drawing no. MP1-ENS-DRW-CIV-5602 issue H

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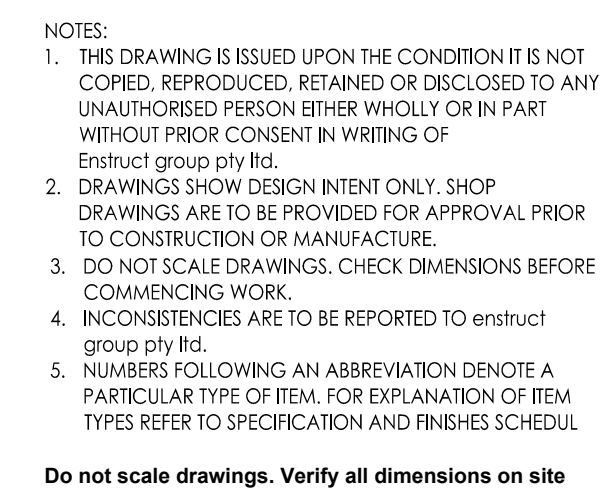
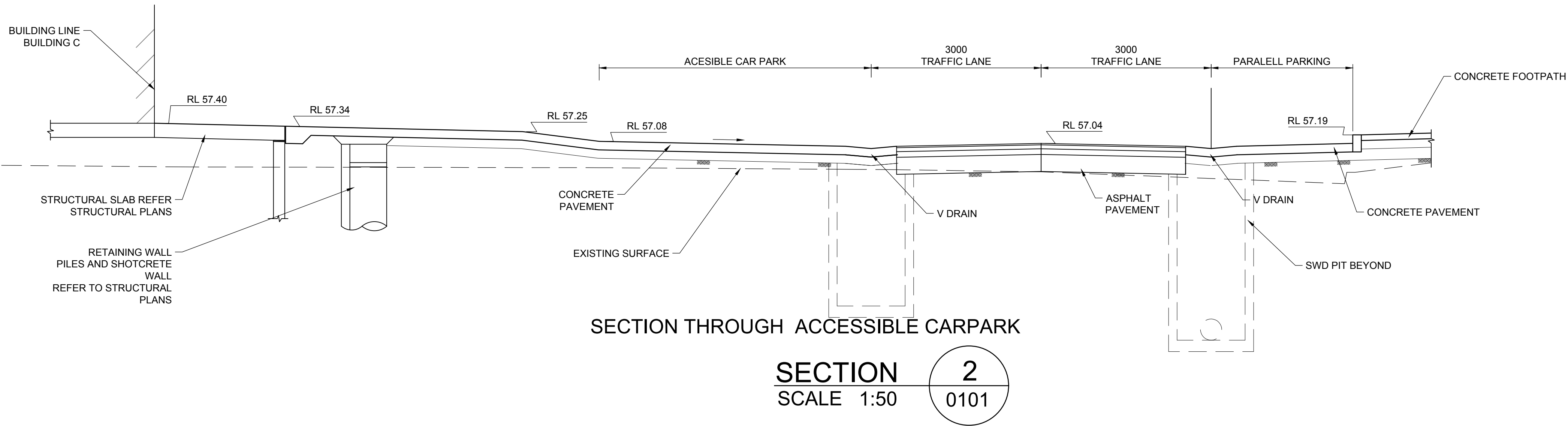








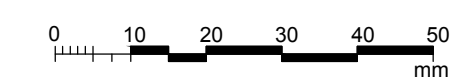


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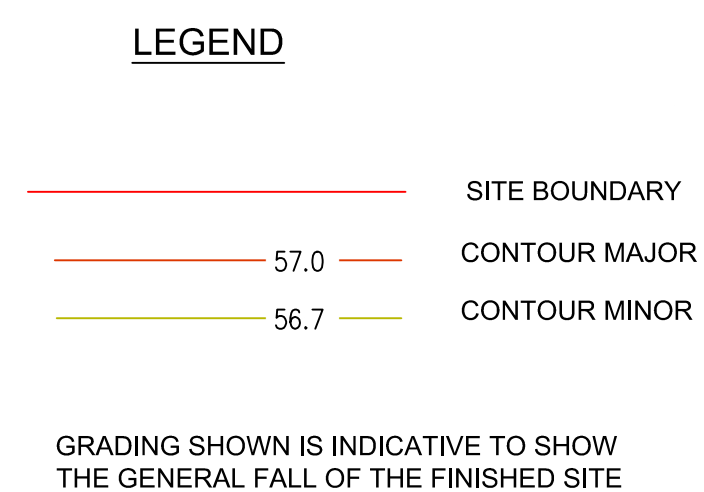
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issue	F

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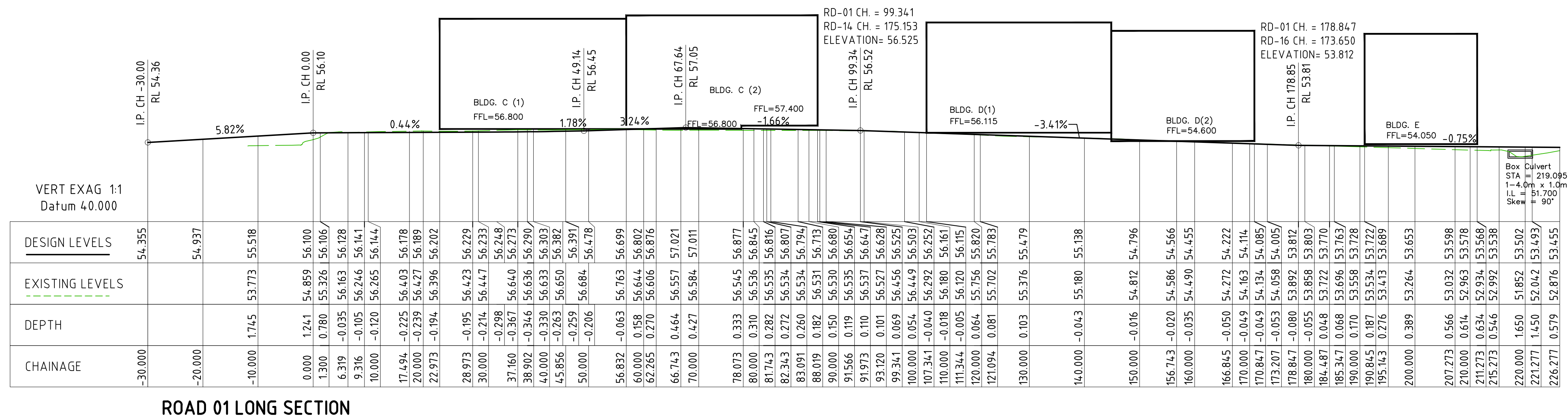
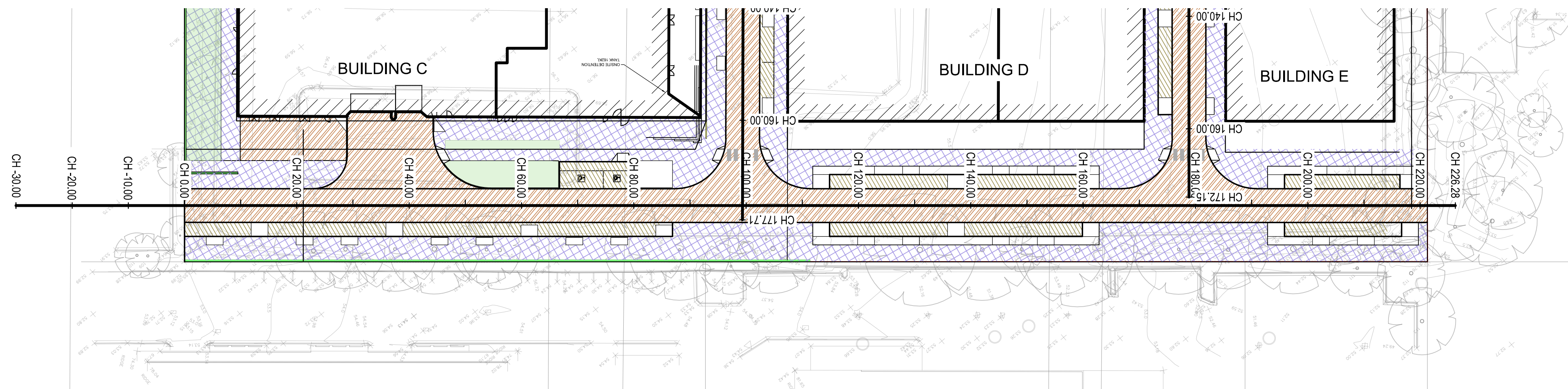


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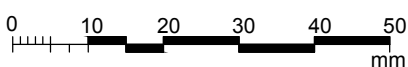
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drawing

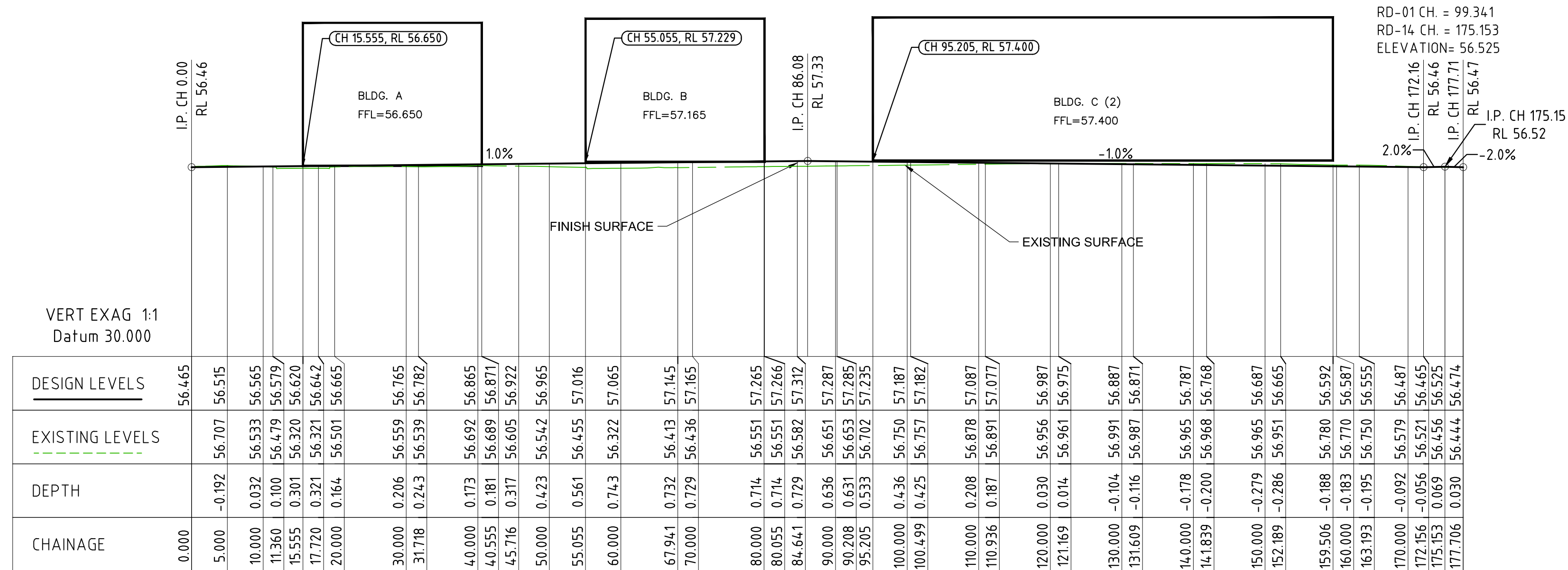
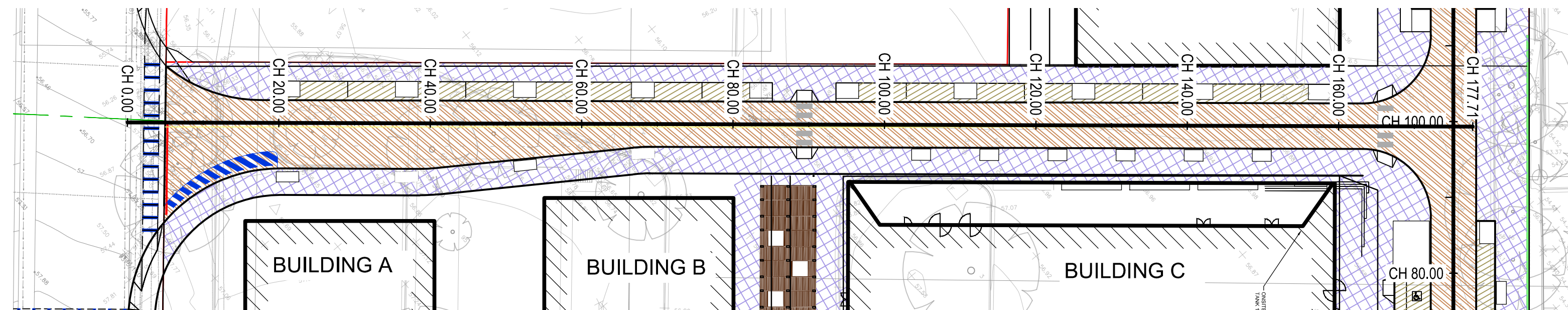
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ROAD 14 LONG SECTION

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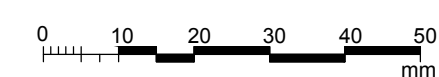
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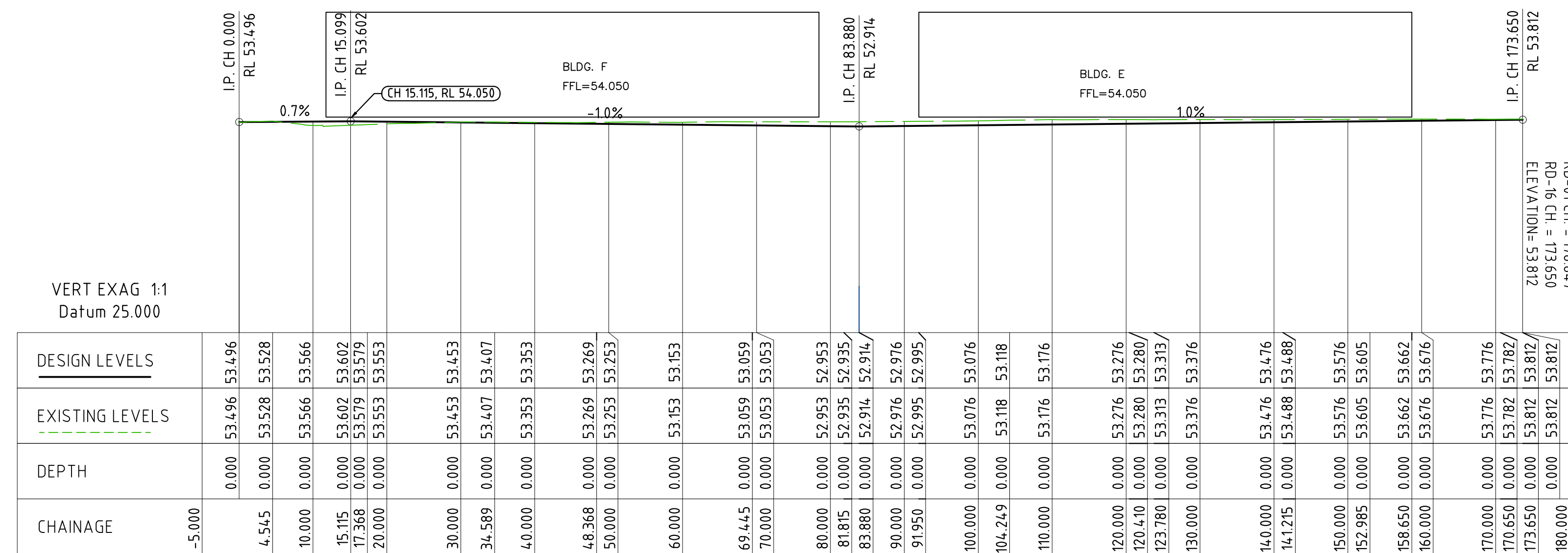
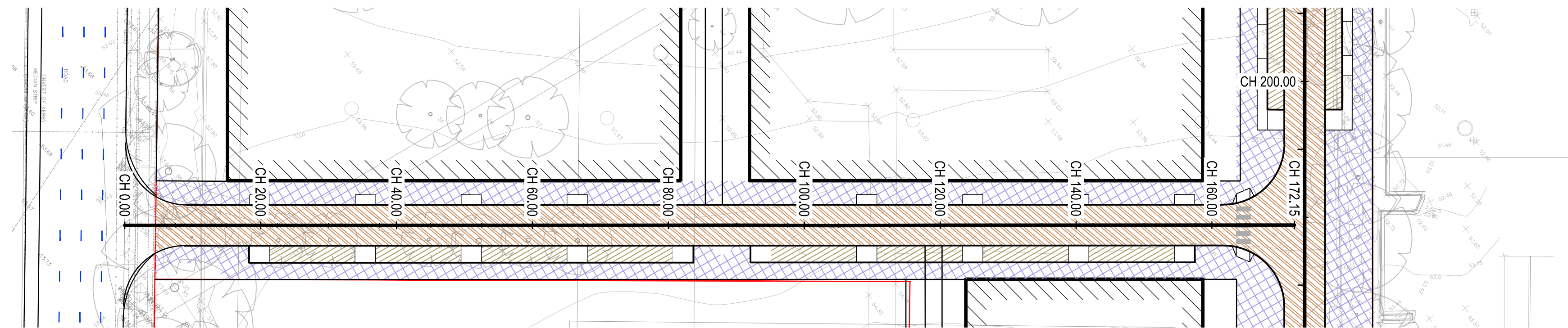
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ROAD 14 LONG SECTION

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## ROAD 16 LONG SECTION

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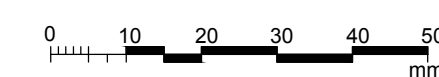
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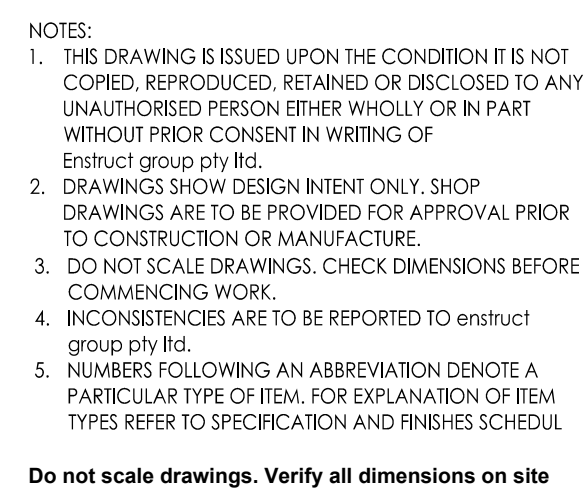
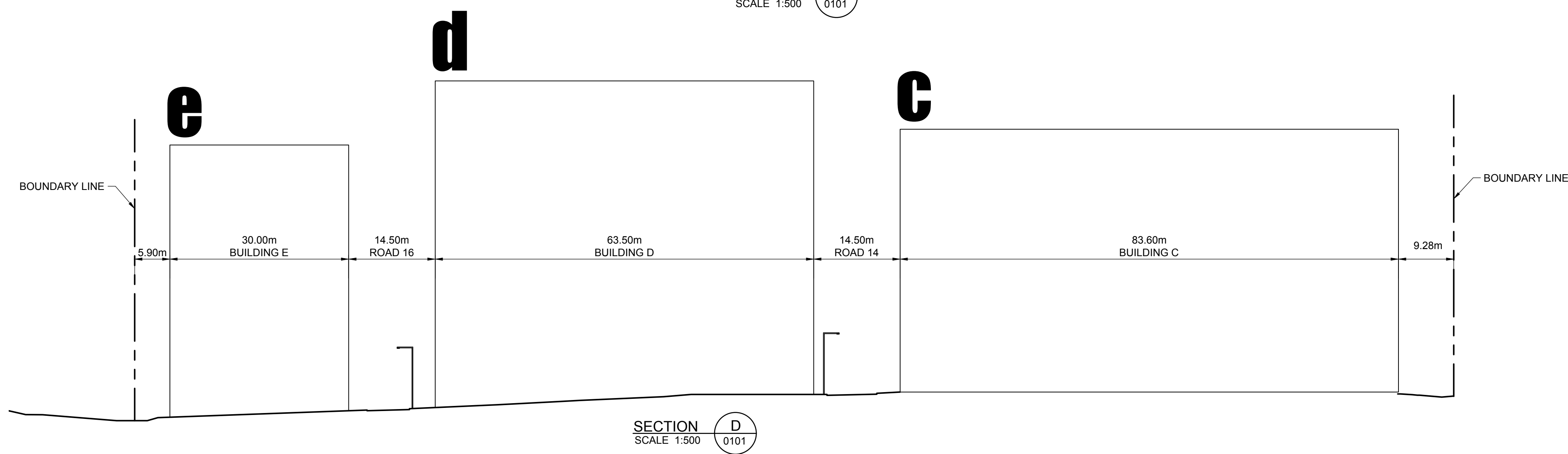
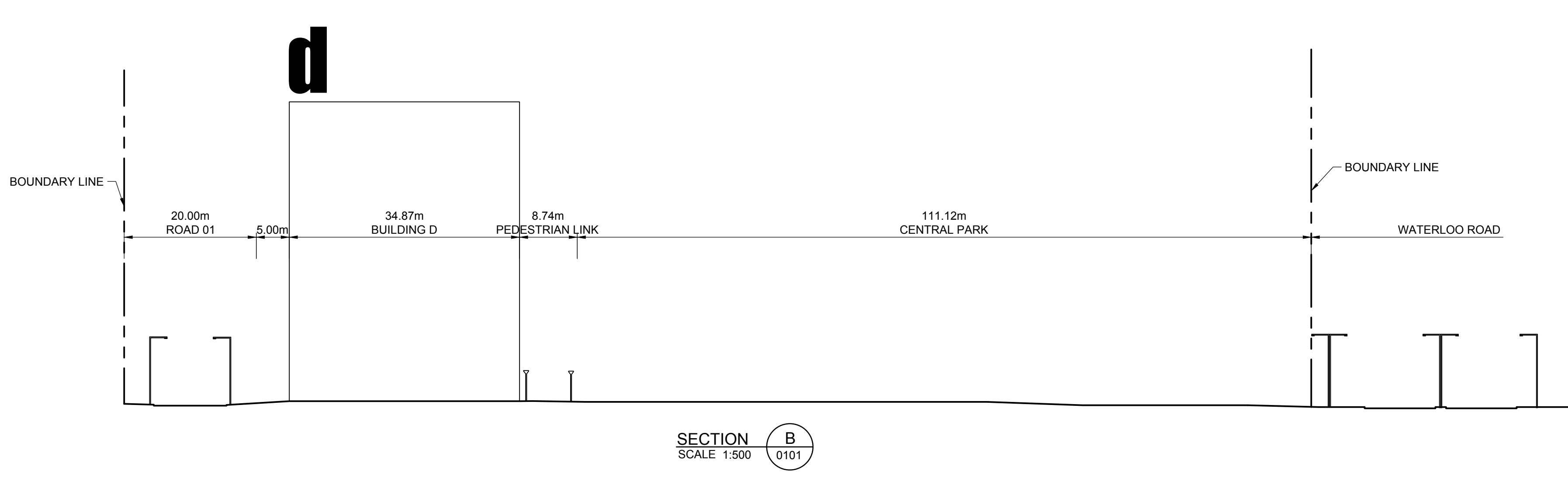
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ROAD 16 LONG SECTION

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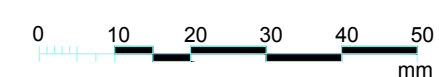
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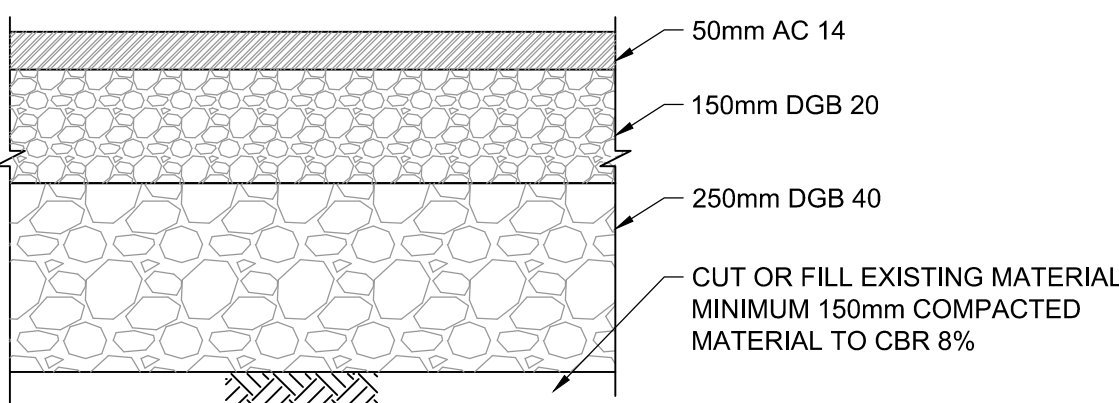




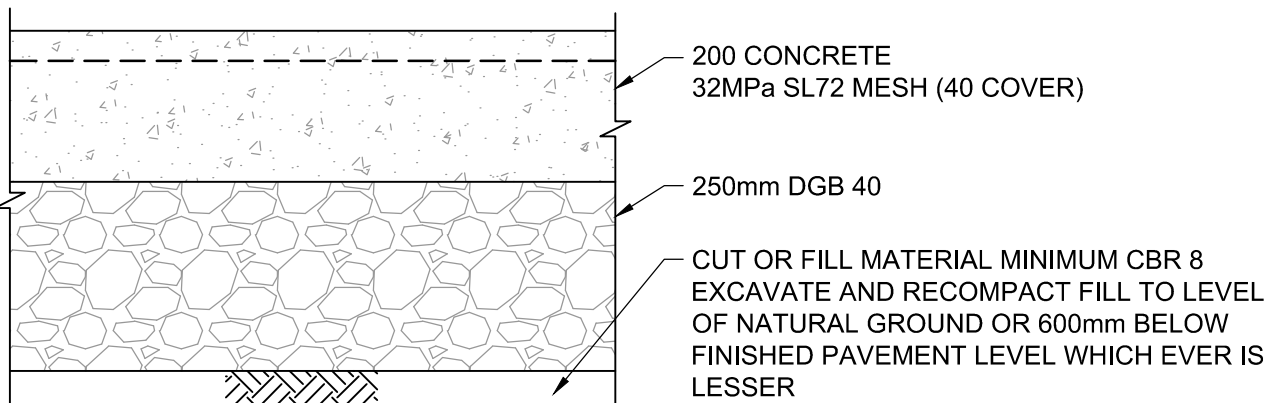
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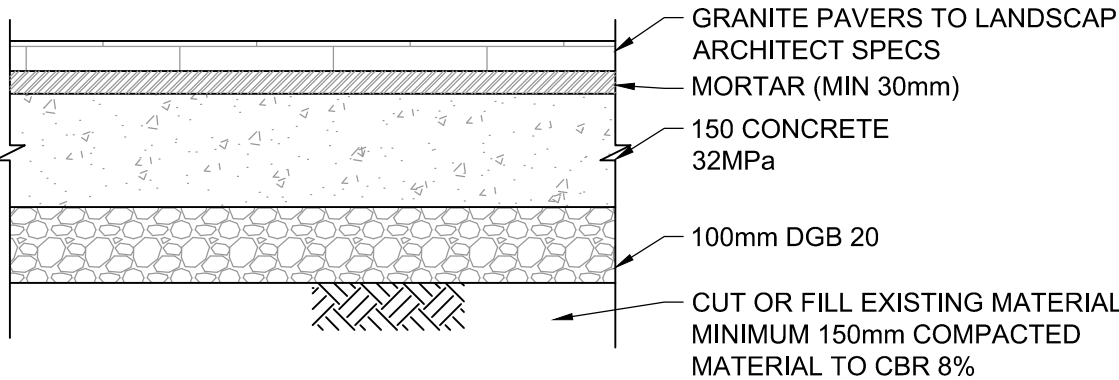
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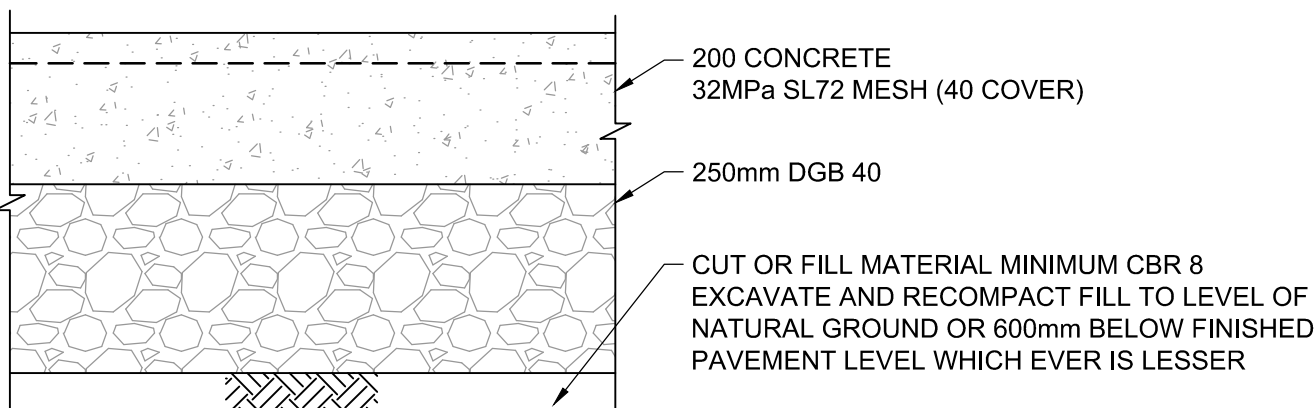
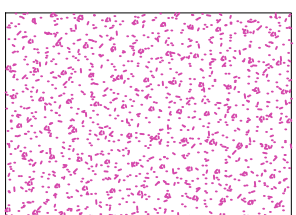
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SCALE 1:10



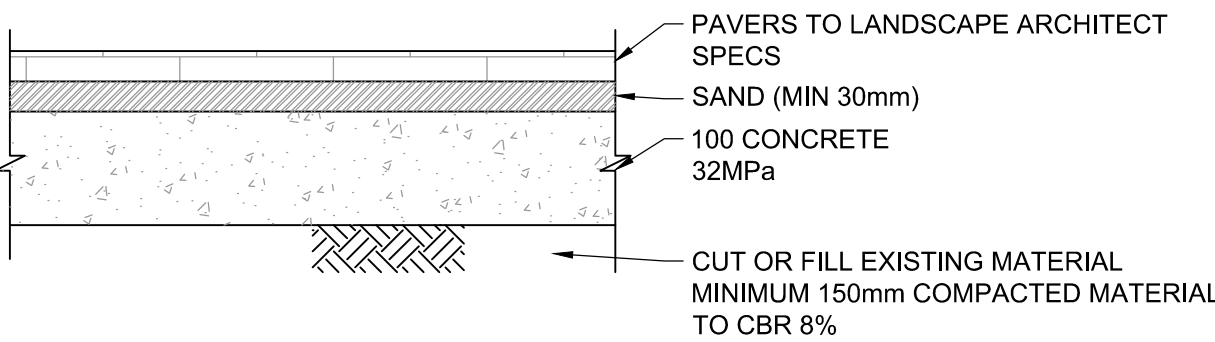
PAVEMENT 2 - CONCRETE PARKING  
SCALE 1:10



PAVEMENT 3 - CONCRETE UNIT PAVING  
SCALE 1:10



**PAVEMENT 4 - CONCRETE DRIVEWAY**  
SCALE 1:10



PAVEMENT 5 - FOOTPATH PAVING  
SCALE 1:10

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PAVEMENT PLAN AND DETAILS

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# 1 Proposed Development

## 1.1 Development Location



**Figure 5: City of Ryde Macquarie Park Map (Source: Macquarie Park Public Domain TM)**

Figure 5 highlights the location of the proposed development, site access road from the existing entrance with Waterloo Road, a pedestrian and cycle link to the south of Building C and an access road to the north of Building C.



## 1.2 Proposed Local Roads

The Access Network Structure Plan shown in Figure 6 provides a clear hierarchy of street types, including the extension of existing streets and a network of new streets (20 m and 14.5 m) and pedestrian links (2.5 m). For this development, the following roads are planned:

- Road 1 – 20 m local road.
- Roads 14 (Murrell St.) & 16 (Pocock St.) – 14.5 m internal access roads.

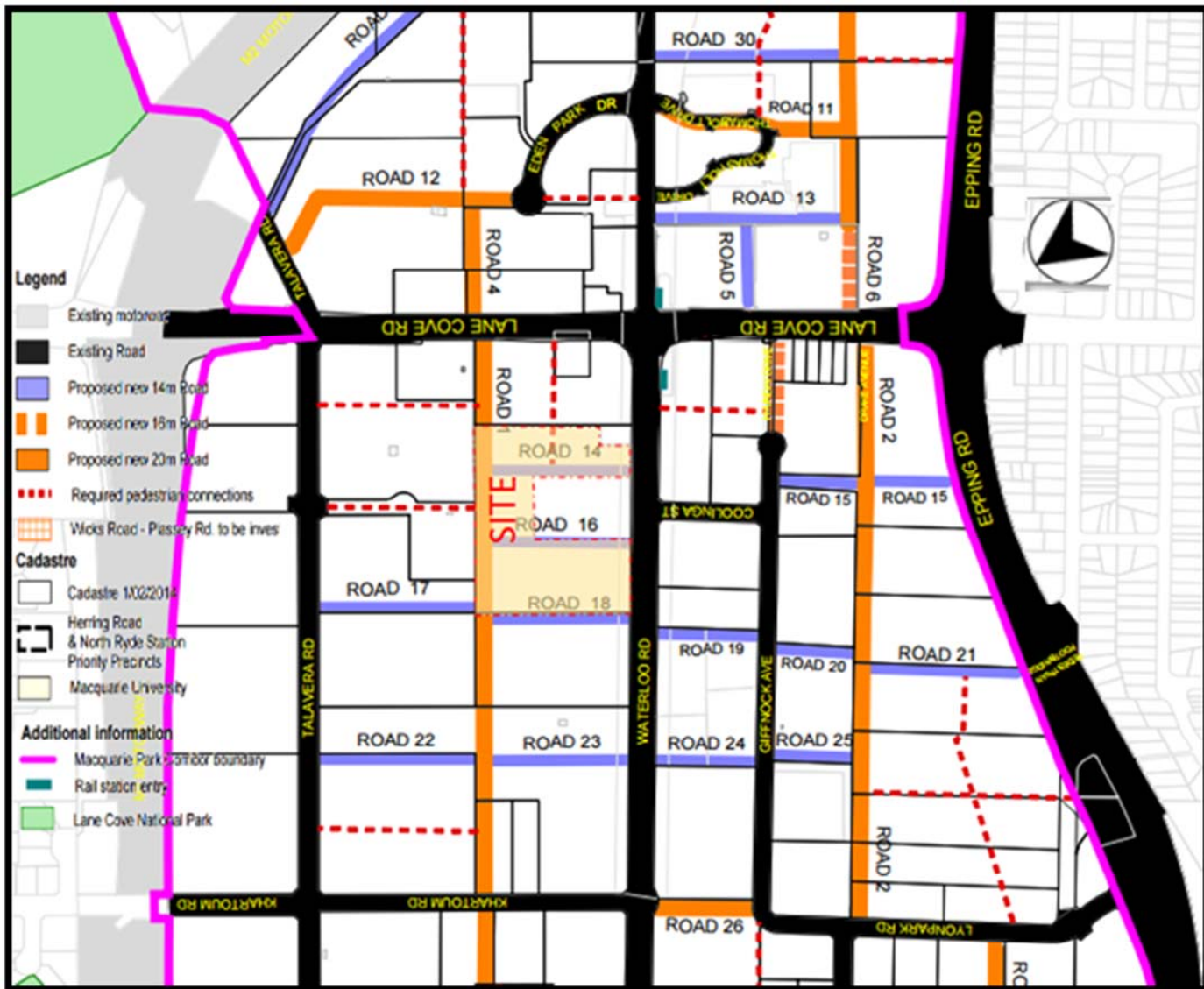


Figure 6: Urban Structural Plan (Source: City of Ryde DCP 2014)

Enabling works for Building C involve the construction of Road 14 and partial construction of Road 1, as shown on the pavement plan in Appendix B. Road drainage will be provided for newly constructed roads.

## 2 Development Guidelines

The following guidelines were considered for the proposed development.

### 2.1 ROADS

#### 2.1.1 City of Ryde DCP 2014 – Part: 8.5 Public Civil Works

**Table 1: City of Ryde DCP Development Guidelines**

Section	Description
Section 2.3	Design of Footpath Paving
Section 2.4	Design of Kerb & Gutter
Section 2.4.15	Pavement Thickness
Section 2.4.18	Materials
Section 2.4.20	Compacting and Trimming
Section 3.2	Traffic Calming Devices

#### 2.1.2 State Authorities

**Table 2: RMS Design Guidelines**

Authority	Guideline
Roads and Maritime Services, NSW	Sprayed Sealing Guide, 1992.

#### 2.1.3 Others

**Table 3: Other Pavement Design Guidelines**

Authority	Guideline
AUSTROADS	• Guide to Pavement Technology.
	• APRG report 21: A Guide to the Design of New Pavement for Light Traffic.
	• AP-G17/04: A Guide to the Structural Design of Road Pavements.
	• AP-T36/06: Pavement Design for Light Traffic: A supplement to Austroads Pavement Design Guide.
ARRB-SR41 – Australian Road Research Board, Special Report No. 41 –	• A Structural Design Guide for Flexible Residential Street Pavements, 1989.
Cement and Concrete Association of Australia	• CACA – T51 – Concrete Pavement Design for Residential Streets.

Australian Standards	<ul style="list-style-type: none"> <li>AS 1289: Methods of testing soils for engineering purposes.</li> </ul>
Concrete Masonry Association of Australia	<ul style="list-style-type: none"> <li>CMAA – T44 – Concrete Segmental Pavements – Guide to Specifying</li> <li>CMAA – T45 – Concrete Segmental Pavements – Design Guide for Residential Access Ways and Roads</li> <li>CMAA – T46 – Concrete Segmental Pavements – Detailing Guide.</li> </ul>
Clay Brick and Paver Institute	<ul style="list-style-type: none"> <li>Design Manual 1 – Clay Segmental Pavements, A Design and Construction Guide for Sites Subjected to Vehicular and Pedestrian Traffic</li> </ul>

## 2.2 STORMWATER

### 2.2.1 Council's DCP Part 8.2 – Stormwater and Floodplain Management

Part 8.2 of City of Ryde Council's Development Control Plan (DCP) aims to ensure that all developments undertaken within the Ryde City LGA adhere to the following:

- The collection and conveyance of stormwater runoff on property is undertaken in a manner to preserve the amenity of the land, prevent damage to property and without jeopardising public safety.*
- The discharge of stormwater runoff from property is undertaken in a controlled and sustainable manner that is not detrimental to downstream areas.*
- The collective impact of stormwater runoff from a development to the public drainage network and waterways, in terms of environmental impacts and capacity to convey stormwater, is minimised or prevented wherever possible.*

### 2.2.2 Council's Stormwater and Floodplain Management Technical Manual

The following key requirements apply to Building C regarding the provision of an on-site stormwater detention (OSD) system:

- OSD must be designed to ensure that the level of stormwater runoff discharged from the area of a development must not to exceed the peak stormwater*



*discharge arising from the post-developed works, during a 5 year average recurrence interval (ARI) storm event.*

- *OSD must be designed to ensure that post-development flows are restricted to pre-development levels.*
- *In consideration of the occurrence of overland flow near the site from both the minor and major storm events, the minimum freeboard requirement for commercial developments with respect to adjoining ground level is 0.15 m.*

### **2.2.3 Council's DCP Part 8.1 – Construction Activities**

The objectives of Part 8.1 of Council's DCP are:

- *To encourage consideration of Ecologically Sustainable Development and Site Management when developing a site;*
- *To ensure adequate controls are in place on or near a site to minimise the impact of construction activities on adjoining properties;*
- *To provide requirements and advice to applicants regarding site management;*
- *To improve water quality of creeks and receiving waters (Lane Cove River & Parramatta River); and*
- *To ensure public health and safety is maintained.*

### **2.2.4 Council's WSUD Guidelines**

The management objectives of water sensitive urban design (WSUD) for the City of Ryde are:

- *Protection and enhancement of natural water systems (creeks and rivers etc.)*
- *Treatment of urban stormwater to meet water quality objectives for reuse and/or discharge to receiving waters*
- *Matching the natural water runoff regime as closely as possible (where appropriate)*
- *Reducing potable water demand through water efficient fittings and appliances,*

- *Rainwater harvesting and wastewater reuse*
- *Minimising wastewater generation and maximising treatment to a standard suitable for effluent reuse opportunities and/or to release to receiving waters*
- *Integrating stormwater management into the landscape, creating multiple use corridors that maximise the visual and recreational amenity of urban development*

### **2.2.5 WSUD Requirements**

WSUD principles are to be incorporated into the stormwater infrastructure of the proposed development to minimise stormwater pollution leaving the site and entering downstream watercourses.

Part 8.2 of Council's DCP recommends the following pollution retention criteria for new developments in the City of Ryde LGA:

**Table 1. WSUD Stormwater Quality Performance Targets**

Pollutant	Target
Gross Pollutants	90%
Total Suspended Solids	85%
Total Phosphorous	60%
Total Nitrogen	45%