

Attachment L

**Draft Planning Agreement – 903-921 Bourke
Street, Waterloo and Explanatory Note**

EXPLANATORY NOTE PURSUANT TO REGULATION 25E OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

903-921 BOURKE STREET, WATERLOO

Planning Proposal: 903-921 Bourke Street Waterloo

Background

The purpose of this Explanatory Note is to provide a summary to support the notification of a draft Planning Agreement.

In late 2015, the Council of the City of Sydney commenced a process to amend the planning controls that apply to the Danks Street South Precinct under Sydney Local Environmental Plan 2012 (**SLEP 2012**). The Danks Street South Precinct is in Waterloo, bounded by Bourke Street, Danks Street, Morehead Street and McEvoy Street, and includes land at 903-921 Bourke Street, Waterloo (**Land**).

A Planning Proposal has been prepared for the precinct to facilitate its redevelopment by revising the heights of buildings to better match the existing permissible Floor Space Ratio (FSR) under SLEP 2012. The Planning Proposal is supported by a draft development control plan which provides detailed planning controls for building envelopes and setbacks, preferred land uses and public domain layout – which includes a new park, streets and a plaza on the Land

The purpose of this explanatory note is to provide a summary to support the notification of a Planning Agreement, under Section 7.4 of the *Environmental Planning and Assessment Act 1979* (**Act**).

This explanatory note has been prepared jointly by the parties as required by Reg 25E of the *Environmental Planning and Assessment Regulation 2000* (**Regulation**).

The public benefits do not in any way exclude the developer or owner (as the case may be) from paying monies under s.7.11, 7.12 or 7.24 of the Act.

This explanatory note is not to be used to assist in construing the Planning Agreement.

1. Parties to the Planning Agreement

The parties to the Planning Agreement are Dahua Group Waterloo Project Pty Ltd (**Owner**) and the Council of the City of Sydney (**Council**).

2. Description of the Subject Land

The Planning Agreement applies to 903-921 Bourke Street, Waterloo being Lot 102 in DP 1203640.

3. Summary of the Objectives, Nature and Effect of the Proposed Agreement

The objective of the Planning Agreement is to secure public benefits in connection with the Planning Proposal for the Land.

The nature of the Planning Agreement is to secure:

- The dedication and embellishment of land for public infrastructure being:
 - Footway widening to Bourke and McEvoy Streets
 - Through site links and public square surrounding the heritage listed Sydney Water Valve House
 - New public streets and shared zones
 - Plaza in stratum (basement below)

- New public park
- A monetary contribution towards community infrastructure in the Green Square Town Centre where there is additional Community Floorspace sought under Clause 6.14 of Sydney Local Environmental Plan 2012 not expended on the land dedications and embellishment works identified above.

The effect of the proposed agreement is for the public benefits to be delivered in a timely manner with the development of the land

4. Assessment of the Merits of the Proposed Agreement

(a) How the Planning Agreement promotes the public interest and one or more of the objects of the Act

The Planning Agreement promotes the objects of the Act, in particular objects identified in Section 1.3 (c) and 1.3(g) of the Act which is to promote the orderly and economic use and development of land and to promote good design and amenity of the built environment. The Planning Agreement will provide a contribution towards community infrastructure which will support and service the existing and future population and will contribute to greater amenity and infrastructure in the immediate vicinity of the site as part of the Green Square urban renewal area.

(b) How the Planning Agreement promotes the elements of the Council's charter

The Planning Agreement promotes a number of elements of the Council's charter under section 8 of the *Local Government Act* 1993 (NSW). In particular, the Planning Agreement through the delivery of the public benefits allows Council to:

- (i) provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively;
- (ii) exercise community leadership;
- (iii) properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development;
- (iv) in its capacity as the custodian and trustee of public assets, effectively plan for, account for and manage the assets for which it is responsible;
- (v) engage in long-term strategic planning on behalf of the local community; and
- (vi) keep the local community and the State government (and through it, the wider community) informed about its activities.

(c) The impact of the Planning Agreement on the public or any section of the public

The Planning Agreement will benefit the public and local community as it will improve community infrastructure in the immediate vicinity of the site as part of the Green Square urban renewal area.

This Planning Agreement is in accordance with the relevant provisions of the Planning Proposal and site specific development control plan (site specific DCP) for the Land.

(d) Whether the Planning Agreement conforms with Council's capital works program

Yes. The Planning Agreement conforms to Council's capital works program.

(e) The planning purpose or purposes of the Planning Agreement

The Planning Agreement will serve the planning purpose by enhancing the public domain and local infrastructure to reflect the changing nature of the area and the needs of the anticipated incoming population.

It is considered that the Planning Agreement provides for a reasonable means by which to achieve these planning purposes given the extent of the statutory tools that are available to Council by which it can deliver the proposed public benefits.

(f) Compliance of certain requirements prior to issue of construction, occupation or subdivision certificates.

The following requirements of the Planning Agreement must be complied with before:

- (i) A construction certificate is issued:** Submission to the City of the Guarantee to secure the Developer's Works.
- (ii) An occupation certificate is issued:** Dedication of the Transfer Land and Completion of the Developer's Works.
- (iii) A subdivision certificate is issued:** Nil.

Planning Agreement 903-921 Bourke Street, Waterloo

The Council of the City of Sydney

and

Dahua Group Waterloo Project Pty Ltd

ABN 79 602 597 697

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THIS PLANNING AGREEMENT is made on

2018.

BETWEEN:

- (1) **The Council of the City of Sydney** ABN 22 636 550 790 of Town Hall House, 456 Kent Street, SYDNEY NSW 2000 (the **City**); and
- (2) **Dahua Group Waterloo Project Pty Ltd** ABN 79 602 597 697 of Suite 2, Level 20 – 201-217 Elizabeth Street, SYDNEY 2000 (the **Developer**).

BACKGROUND

- (A) The Developer is the owner of the Land and intends to undertake the Development on the Land.
- (B) The Developer has offered to enter into this document with the City to provide the Public Benefits on the terms of this document.

THE PARTIES AGREE AS FOLLOWS:

1. **INTERPRETATION**

1.1 **Definitions**

The following definitions apply in this document.

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

Adverse Affection has the same meaning as in Part 3 of Schedule 3 of the *Conveyancing (Sale of Land) Regulation 2010 (NSW)*.

Attributed Value means the value the City and the Developer agree is to be attributed to each element of the Public Benefits as at the date of this document, as set out in clause 1 of Schedule 3 of this document.

Authorisation means:

- (a) an approval, authorisation, consent, declaration, exemption, permit, licence, notarisation or waiver, however it is described, and including any condition attached to it; and
- (b) in relation to anything that could be prohibited or restricted by law if a Government Agency acts in any way within a specified period, the expiry of that period without that action being taken,

including any renewal or amendment.

Business Day means a day (other than a Saturday, Sunday or public holiday) on which banks are open for general banking business in Sydney, Australia.

City's Personal Information means Personal Information to which the Developer, or any third party engaged by the Developer, has access directly or indirectly in connection with this document, including the Personal Information of any personnel, customer or supplier of the City (other than the Developer).

City's Policies means all policies and procedures relevant to the provision of the Public Benefits, as notified by the City in writing to the Developer.

City's Representative means the person named in Item 3 of Schedule 1 or his/her delegate.

Completion means the point at which the Developer's Works are complete except for minor defects:

- (a) the existence of which do not prevent the Developer's Works being reasonably capable of being used for their intended purpose;
- (b) which the Developer has grounds for not promptly rectifying; and
- (c) rectification of which will not affect the immediate and convenient use of the Developer's Works for their intended purpose.

Completion Notice means a notice issued by the Developer in accordance with clause 6.1.

Confidential Information means:

- (a) information of a party (**disclosing party**) that is:
 - (i) made available by or on behalf of the disclosing party to the other party (**receiving party**), or is otherwise obtained by or on behalf of the receiving party; and
 - (ii) by its nature confidential or the receiving party knows, or ought reasonably to know, is confidential.

Confidential Information may be made available or obtained directly or indirectly, and before, on or after the date of this document.

Confidential Information does not include information that:

- (a) is in or enters the public domain through no fault of the receiving party or any of its officers, employees or agents;
- (b) is or was made available to the receiving party by a person (other than the disclosing party) who is not or was not then under an obligation of confidence to the disclosing party in relation to that information; or
- (c) is or was developed by the receiving party independently of the disclosing party and any of its officers, employees or agents.

Construction Certificate has the same meaning as in the Act.

Contamination has the meaning given to that word in the *Contaminated Land Management Act 1997* (NSW).

Corporations Act means the *Corporations Act 2001* (Cth).

Dealing means selling, transferring, assigning, novating, mortgaging, charging, or encumbering and, where appearing, **Deal** has the same meaning.

Defect means any error, omission, defect, non-conformity, discrepancy, shrinkage, blemish in appearance or other fault in the Public Benefits or any other matter which prevents the Public Benefits from complying with the terms of this document.

Defects Liability Period means in relation to the Public Benefits the period of 12 months from the date on which the Developer's Works reach Completion.

Developer's Representative means the person named in Item 4 of Schedule 1 or his/her delegate.

Developer's Works means those parts of the Public Benefit described as "Developer's Works" in clause 1 of Schedule 3, to be delivered by the Developer in accordance with this document and which includes any required connections or transitions to existing public infrastructure (roads, footways, shared zones, parks and the like) and may include works outside the Land, removal of retaining walls and general make good of the existing public infrastructure.

Development means the development of the Land by the Developer described at Item 2 of Schedule 1.

Development Application means a development application for the Land which includes all plans, reports models, photomontages, material boards (as amended supplemented) submitted to the consent authority before the determination of any such application.

Development Consent means a consent granted to a Development Application and includes all modifications made under section 4.55 of the Act.

Dispute means any dispute or difference between the parties arising out of, relating to or in connection with this document, including any dispute or difference as to the formation, validity, existence or termination of this document.

Environmental Laws means all laws and legislation relating to environmental protection, building, planning, health, safety or work health and safety matters and includes the following:

- (a) the *Work Health and Safety Act 2011 (NSW)*;
- (b) the *Protection of the Environment Operations Act 1997 (NSW)*; and
- (c) the *Contaminated Land Management Act 1997 (NSW)*.

Government Agency means:

- (a) a government or government department or other body;
- (b) a governmental, semi-governmental or judicial person; or
- (c) a person (whether autonomous or not) who is charged with the administration of a law.

Gross Floor Area has the meaning given to that term in the *Sydney Local Environment Plan* in effect at the date of this document.

GST means the same as in the GST Act.

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

Guarantee means an irrevocable unconditional bank guarantee or documentary performance bond for the Guarantee Amount which must:

- (a) be denominated in Australian dollars;
- (b) be an unconditional undertaking;
- (c) be signed and issued by a bank licensed to carry on business in Australia, an Australian Prudential Regulation Authority (APRA) regulated authorised deposit taking institution or an insurer authorised by APRA to conduct new or renewal insurance business in Australia having at all times an investment grade security rating from an industry recognised rating agency of at least:
 - (i) BBB + (Standard & Poors and Fitch);
 - (ii) Baa 1 (Moody's); or
 - (iii) Bbb (Bests);
- (d) be issued on behalf of the Developer;
- (e) have no expiry or end date;
- (f) state the beneficiary as the City;
- (g) be irrevocable;
- (h) state the Guarantee Amount as the minimum amount required by this document to be lodged as security;
- (i) state the purpose of the security as required in accordance with this document; and
- (j) be on such other terms approved by the City.

Guarantee Amount(s) means a Guarantee or Guarantees for the total amount listed in Item 6 of Schedule 1 of this document.

Guarantee Amount(s) Due Date means the date or milestone by which the Developer must provide the Guarantee Amount to the City, set out at Item 7 of Schedule 1.

Index Number means the Consumer Price Index (Sydney all groups) published by the Australian Bureau of Statistics from time to time.

Insolvency Event means:

- (a) having a controller, receiver, manager, administrator, provisional liquidator, liquidator or analogous person appointed;

- (b) an application being made to a court for an order to appoint a controller, provisional liquidator, trustee for creditors or in bankruptcy or analogous person to the person or any of the person's property
- (c) the person being taken under section 459F(1) of the Corporations Act to have failed to comply with a statutory demand;
- (d) an application being made to a court for an order for its winding up;
- (e) an order being made, or the person passing a resolution, for its winding up;
- (f) the person:
 - (i) suspending payment of its debts, ceasing (or threatening to cease) to carry on all or a material part of its business, stating that it is unable to pay its debts or being or becoming otherwise insolvent; or
 - (ii) being unable to pay its debts or otherwise insolvent;
- (g) the person taking any step toward entering into a compromise or arrangement with, or assignment for the benefit of, any of its members or creditors;
- (h) a court or other authority enforcing any judgment or order against the person for the payment of money or the recovery of any property; or
- (i) any analogous event under the laws of any applicable jurisdiction,

unless this takes place as part of a solvent reconstruction, amalgamation, merger or consolidation that has been approved by the other party.

Land means the land described in Item 1 of Schedule 1 of this document.

Laws means all applicable laws, regulations, industry codes and standards, including all Environmental Laws.

Monetary Contribution means that part of the Public Benefits described as "Monetary Contribution" in clause 1 of Schedule 3 to be paid by the Developer to the City in accordance with this document.

Occupation Certificate has the same meaning as in the Act.

Personal Information has the meaning set out in the *Privacy Act 1988* (Cth).

Permitted Encumbrances means the encumbrances described at Schedule 4.

Personnel means the Developer's officers, employees, agents, contractors or subcontractors.

Planning Proposal means the planning proposal to amend the building height, active street frontage, road reservation and design excellence provisions for the Danks Street, Bourke Street, McEvoy Street and Morehead Street, Waterloo precinct (Department of Planning and Environment Ref: PP_2016_SYDNE_011_00) dated 22-06-2018.

Privacy Laws means the *Privacy Act 1988* (Cth), the *Privacy and Personal Information Protection Act 1998* (NSW), the *Spam Act 2003* (Cth), the *Do Not Call Register Act 2006* (Cth) and any other applicable legislation, principles, industry codes and policies relating to the handling of Personal Information.

Proposed Development means a mixed use development including retail, commercial and residential apartments, and new public infrastructure for roads, footpaths, through site links, plazas and parks.

Public Benefits means the provision of benefits to the community by the Developer in the form and at the times specified in Schedule 3.

Quantity Surveyor means a qualified independent and practising quantity surveyor with at least five years' experience in the assessment of building and construction costs.

Quantity Surveyor's Assessment means the assessment by the Quantity Surveyor of the cost to deliver the Developer's Works.

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

Standards means the policies, procedures and standards for carrying out the Developer's Works, listed non-exhaustively at clause 6 of Schedule 3.

Subdivision of Land has the same meaning as in the Act.

Tax means a tax, levy, duty, rate, charge, deduction or withholding, however it is described, that is imposed by law or by a Government Agency, together with any related interest, penalty, fine or other charge.

Transfer Land means land forming part of the Public Benefit that is to be either dedicated or transferred to the City in accordance with Schedule 3 of this document.

1.2 **Rules for interpreting this document**

Headings are for convenience only, and do not affect interpretation. The following rules also apply in interpreting this document, except where the context makes it clear that a rule is not intended to apply.

(a) A reference to:

- (i) a legislative provision or legislation (including subordinate legislation) is to that provision or legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
- (ii) a document (including this document) or agreement, or a provision of a document (including this document) or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated;
- (iii) a party to this document or to any other document or agreement includes a permitted substitute or a permitted assign of that party;

- (iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and
- (v) anything (including a right, obligation or concept) includes each part of it.
- (b) A singular word includes the plural, and vice versa.
- (c) A word which suggests one gender includes the other genders.
- (d) If a word or phrase is defined, any other grammatical form of that word or phrase has a corresponding meaning.
- (e) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- (f) A reference to **including** means "including, without limitation".
- (g) A reference to **dollars** or **\$** is to an amount in Australian currency.
- (h) A reference to **this document** includes the agreement recorded by this document.
- (i) Words defined in the GST Act have the same meaning in clauses about GST.
- (j) This document is not to be interpreted against the interests of a party merely because that party proposed this document or some provision in it or because that party relies on a provision of this document to protect itself.

2. **APPLICATION OF THE ACT AND THE REGULATION**

2.1 **Application of this document**

- (a) This document is a planning agreement within the meaning of section 7.4 of the Act and applies to:
 - (i) the Land, being a single parcel of land; and
 - (ii) the Planning Proposal, which applies to multiple parcels of land.
- (b) The parties acknowledge and agree that this document does not apply to any parcels of land to which the approved Planning Proposal applies, other than the Land.

2.2 **Public Benefits to be made by Developer**

Clause 5 and Schedule 3 set out the details of the:

- (a) Public Benefits to be delivered by the Developer;
- (b) time or times by which the Developer must deliver the Public Benefits; and

(c) manner in which the Developer must deliver the Public Benefits.

2.3 **Application of sections 7.11, 7.12 and 7.24 of the Act**

The application of sections 7.11, 7.12 and 7.24 of the Act are excluded to the extent set out in Items 5 and 6 of Schedule 2 to this document.

2.4 **City rights**

This document does not impose an obligation on the City to:

- (a) grant Development Consent for the Development; or
- (b) exercise any function under the Act in relation to a change to an environmental planning instrument, including the making or revocation of an environmental planning instrument.

2.5 **Explanatory note**

The explanatory note prepared in accordance with clause 25E of the Regulation must not be used to assist in construing this document.

3. **OPERATION OF THIS PLANNING AGREEMENT**

3.1 **Commencement**

This document will commence on the date of execution of this document by all parties to this document.

4. **WARRANTIES**

4.1 **Mutual warranties**

Each party represents and warrants that:

- (a) **(power)** it has full legal capacity and power to enter into this document and to carry out the transactions that it contemplates;
- (b) **(corporate authority)** it has taken all corporate action that is necessary or desirable to authorise its entry into this document and to carry out the transactions contemplated;
- (c) **(Authorisations)** it holds each Authorisation that is necessary or desirable to:
 - (i) enable it to properly execute this document and to carry out the transactions that it contemplates;
 - (ii) ensure that this document is legal, valid, binding and admissible in evidence; or
 - (iii) enable it to properly carry on its business as it is now being conducted, and it is complying with any conditions to which any of these Authorisations is subject;

- (d) **(documents effective)** this document constitutes its legal, valid and binding obligations, enforceable against it in accordance with its terms (except to the extent limited by equitable principles and laws affecting creditors' rights generally), subject to any necessary stamping or registration;
- (e) **(solvency)** there are no reasonable grounds to suspect that it will not be able to pay its debts as and when they become due and payable; and
- (f) **(no controller)** no controller is currently appointed in relation to any of its property, or any property of any of its subsidiaries.

4.2 **Developer warranties**

- (a) The Developer warrants to the City that, at the date of this document:
 - (i) it is the registered proprietor of the Land;
 - (ii) it is legally entitled to obtain all consents and approvals that are required by this document and do all things necessary to give effect to this document;
 - (iii) all work performed by the Developer and the Personnel under this document will be performed with due care and skill and to a standard which is equal to or better than that which a well experienced person in the industry would expect to be provided by an organisation of the Developer's size and experience; and
 - (iv) it is not aware of any matter which may materially affect the Developer's ability to perform its obligations under this document.
- (b) The Developer warrants to the City that, prior to commencing delivery of the Public Benefits it will have obtained all Authorisations and insurances required under any Law to carry out its obligations under this document.

5. **PUBLIC BENEFITS**

5.1 **Developer to provide Public Benefits**

The Developer must, at its cost and risk, provide the Public Benefits to the City in accordance with this document.

6. **COMPLETION**

6.1 **Date of Completion**

The Developer must ensure that the Developer's Works reach Completion on or before the date or milestone referred to in clause 1 of Schedule 3 of this document.

6.2 **Developer completion notice**

When, in the reasonable opinion of the Developer, the Developer's Works have reached Completion, the Developer must notify the City's Representative in writing and must include in that notice:

- (a) a statement from the person with direct responsibility and supervision of that work that in their opinion the Developer's Works have reached Completion;
- (b) copies of any warranties, guarantees, maintenance information or other material reasonably required for the City to assume responsibility for the Developer's Works; and
- (c) at least three sets of the "as built" drawings of the Developer's Works, including one set in electronic format,

(Completion Notice). For the avoidance of doubt, the Developer can issue separate Completion Notices at separate times for different elements of the Developer's Works, however the Developer must ensure that Completion is achieved for the Developer's Works before the due date specified in Item 1 of Schedule 3.

6.3 **Inspection by the City**

- (a) The City's Representative must inspect the Developer's Works within 5 Business Days of the date that the Completion Notice is received by the City. The City's Representative may refuse to complete the inspection until the Completion Notice has been issued with all required documentation attached in accordance with clause 6.2. Within 10 Business Days of the date of the inspection by the City's Representative, the City must by written notice to the Developer:
 - (i) state that Completion has been achieved;
 - (ii) state that Completion has not been achieved and, if so, identify the Defects, errors or omissions which, in the opinion of the City's Representative, prevent Completion; or
 - (iii) issue a notice under clause 6.4(a).
- (b) Nothing in this clause 6.3, or any notice issued under this clause 6.3, will:
 - (i) reduce or waive in any manner the Developer's responsibility to:
 - (A) deliver the Developer's Works in accordance with this document; or
 - (B) the Developer's responsibility to correct Defects, errors or omissions, whether or not these are identified by the City; or
 - (ii) create any liability for the City in relation to any defective aspect of the Developer's Works.

6.4 **Non-completion of Public Benefits**

- (a) If the Developer makes a request by notice in writing not to complete the Public Benefits (or any part of the Public Benefits):
 - (i) the City may permit the Developer not to complete the Public Benefits (or any part of the Public Benefits) by issuing a notice in writing to the

Developer stating that completion of the items identified in that notice is not required to fulfil the Developer's obligations under this document; and

- (ii) if the City may make a claim on the Guarantee in such amount as the City considers necessary to complete the portion of Public Benefit not being delivered by the Developer.
- (b) If the Developer fails to complete the whole of the Public Benefits in the form and to the standards required under the Development Consent or this document then the City may either:
 - (i) complete the Public Benefits itself, including by exercising its right to compulsorily acquire the Transfer Land in accordance with clause 10.6 of this document; or
 - (ii) modify the Public Benefits to reasonably achieve the objectives identified in the Development Consent and this document,

and may recover all costs of and reasonably incidental to that work from the Developer. The City can claim on the Guarantee in order to exercise this right, in which case the provisions of clause 10 will apply. To the extent that the City's costs exceed the amount of the Guarantee, the City can recover this amount from the Developer as a debt due and owing to the City.

- (c) If the City exercises its rights under this clause 6.4 to complete the Public Benefits, the Developer grants the City a licence for the period necessary for the City to access the Land to carry out, or procure the carrying out, of the Public Benefits.

7. INDEMNITY

The Developer indemnifies the City against all damage, expense, loss or liability of any nature suffered or incurred by the City arising from any act or omission by the Developer (or any Personnel) in connection with the performance of the Developer's obligations under this document, except where the damage, expense, loss or liability suffered or incurred is caused by, or contributed to by, any wilful or negligent act or omission of the City (or any person engaged by the City).

8. DEFECTS LIABILITY

8.1 Security for Defects Liability Period

Until the expiry of the relevant Defects Liability Period, the City may retain from the Guarantee an amount equal to 10% of the Attributed Value of the Developer's Works as security for the Developer's performance of its obligations under this clause 8. The Developer must make any necessary arrangements to allow the provision of the Guarantee for the Defects Liability Period in accordance with this clause.

8.2 Defect in the Public Benefits

- (a) If:

- (i) the Developer is in breach of clause 4.2 of this document; or
- (ii) the City notifies the Developer of a Defect in the Public Benefits within the Defects Liability Period,

then, following written notice from the City, the Developer must promptly correct or replace (at the Developer's expense) the defective elements of the Public Benefits.

- (b) If the Developer is unable or unwilling to comply with clause 8.2(a), or fails to rectify the Defect within three months of receiving notice from the City under clause 8.2(a), the City may:
 - (i) rectify the Defect itself;
 - (ii) make a claim on the Guarantee in accordance with clause 10 for the reasonable costs of the City in rectifying the Defect; and
 - (iii) to the extent the costs incurred to rectify the Defect exceeds the Guarantee, recover the reasonable costs from the Developer as a debt due and owing to the City.
- (c) If the City requires access to the Land to rectify any Defect, the Developer grants the City and its contractors a licence for such period as is necessary for the City and its contractors to access the Land to carry out, or procure the carrying out, of the rectification works.

9. **REGISTRATION AND CAVEAT**

9.1 **Registration of this document**

- (a) The Developer:
 - (i) consents to the registration of this document at the NSW Land Registry Services on the certificate of title to the Land;
 - (ii) warrants that it has obtained all consents to the registration of this document on the certificate of title to the Land; and
 - (iii) must within 10 Business Days of a written request from the City do all things necessary to allow the City to register this document on the certificate of title to the Land, including but not limited to:
 - (A) producing any documents or letters of consent required by the Registrar-General of the NSW Land Registry Services;
 - (B) providing the production slip number when the Developer produces the certificate of title to the Land at the NSW Land Registry Services; and
 - (C) providing the City with a cheque for registration fees payable in relation to registration of this document at NSW Land Registry Services.

- (iv) The Developer must act promptly in complying with and assisting to respond to any requisitions raised by the NSW Land Registry Services that relate to registration of this document.

9.2 **Release of this document**

If the City is satisfied that the Developer has provided all Public Benefits and otherwise complied with this document then the City must promptly do all things reasonably required to remove this document from the certificate of title to the Land.

10. **ENFORCEMENT**

10.1 **Developer to provide Guarantee**

The Developer must deliver the Guarantee for the Guarantee Amount to the City by the Guarantee Amount Due Date.

10.2 **Adjustment of Guarantee Amount**

On each anniversary of the date of the Guarantee (the "Adjustment Date"), the Guarantee Amounts are to be adjusted to a revised amount by applying the following formula:

$$\mathbf{RGA} = \mathbf{GA} \times (\mathbf{A/B})$$

where:

RGA is the revised guarantee amount applicable from the relevant Adjustment Date

GA is the Guarantee Amount that is current on the relevant Adjustment Date

A is the Index Number most recently published before the relevant Adjustment Date

B is the Index Number most recently published:

- (i) before the date of the Guarantee for the first Adjustment Date; and
- (ii) before the preceding Adjustment Date for every subsequent Adjustment Date

If after the formula is applied the revised Guarantee Amount will be less than the amount held at the preceding Adjustment Date, the Guarantee Amount will not be adjusted.

10.3 **Right of City to claim on Guarantee**

- (a) The Developer agrees that the City may make an appropriation from the Guarantee in such amount as the City, acting reasonably, thinks appropriate if:

- (i) the Developer fails to comply with clause 4.2 of Schedule 3 of this document (provision of detailed design drawings and detailed costs estimate);
 - (ii) the Developer fails to comply with clause 2 of Schedule 3 (payment of Monetary Contribution);
 - (iii) the City allows the Developer not to complete the Public Benefits, or any part of them, in accordance with clause 6.4(a)(ii);
 - (iv) an Insolvency Event occurs in respect of the Developer;
 - (v) the Developer fails to deliver the Public Benefits in accordance with clause 6.4(b);
 - (vi) the Developer fails to rectify a Defect in accordance with clause 8.2 of this document;
 - (vii) the detailed designs for the Developer's Works are not finalised between the parties within 12 months of the date of issue of a Construction Certificate that approves the construction of any structures above the ground floor of the Development;
 - (viii) the Developer's Works do not reach Completion within 36 months of the date of issue of the first Construction Certificate in respect of the Development (or such later time as agreed by the City in writing); or
 - (ix) the City incurs any other expense or liability in exercising its rights and powers under this document.
- (b) Any amount of the Guarantee appropriated by the City in accordance with clause 10.2 must be applied only towards:
- (i) the costs and expenses incurred by the City rectifying any default by the Developer under this document; and
 - (ii) carrying out any works required to achieve the Public Benefits.

10.4 **Expenditure by the City**

If the City claims on the Guarantee to Complete the Developer's Works, then the City:

- (a) is not required to expend more money than the Guarantee Amount and may elect not to carry out items of the Developer's Works to ensure that those works can be carried out for an amount equal to or less than the Guarantee Amount; or
- (b) may expend more than the Guarantee Amount. If the City expends more money than the Guarantee Amount then the amount in excess of the Guarantee Amount will be deemed to be a debt due and owing to the City by the Developer.

10.5 **Top-up and return of Guarantee**

- (a) If the City calls upon the Guarantee in accordance with this clause 10 then the Developer must immediately provide to the City a replacement Guarantee to ensure that, at all times until the Guarantee is released in accordance with paragraph (b), the City is in possession of a Guarantee for a face value equivalent to the Guarantee Amount.
- (b) If:
 - (i) the monies secured by the Guarantee have not been expended;
 - (ii) the City has concurred with Completion in accordance with clause 6.3(a)(i) of this document, taking into account any approved non-completion of Public Benefits approved by clause 6.4(a) of this document; and
 - (iii) the City has been provided with the security for the Defects Liability Period in accordance with clause 8.1,then the City will promptly return the Guarantee to the Developer following the issue of a notice pursuant to clause 6.3(a)(i) of this document.
- (c) If, following expiry of the Defects Liability Period, the City is satisfied that all defects have been rectified in accordance with clause 8 then the City must promptly return to the Developer the portion of the Guarantee retained by the City as security for the Defects Liability Period.

10.6 **Compulsory acquisition**

If the Developer fails to transfer or dedicate the Transfer Land or any land forming part of the Essential Infrastructure to the City in accordance with Schedule 3 of this document then the City may compulsorily acquire that land for the amount of \$1.00 in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)*. The City and the Developer agree that:

- (a) this clause 10.6 is an agreement between the Developer and the City for the purposes of section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)*;
- (b) in this clause 10.6 the Developer and the City have agreed on all relevant matters concerning the compulsory acquisition and the compensation to be paid for the acquisition; and
- (c) the Developer must pay the City, promptly on demand, an amount equivalent to all costs incurred by the City in acquiring the whole or any part of the Transfer Land or land forming part of the Essential Infrastructure as contemplated by this clause 10.6.

11. **DISPUTE RESOLUTION**

11.1 **Application**

Any Dispute must be determined in accordance with the procedure in this clause 11.

11.2 **Negotiation**

(a) If any Dispute arises, a party to the Dispute (**Referring Party**) may by giving notice to the other party or parties to the Dispute (**Dispute Notice**) refer the Dispute to the Developer's Representative and the City's Representative for resolution. The Dispute Notice must:

- (i) be in writing;
- (ii) state that it is given pursuant to this clause 11; and
- (iii) include or be accompanied by reasonable particulars of the Dispute including:
 - (A) a brief description of the circumstances in which the Dispute arose;
 - (B) references to any:
 - (aa) provisions of this document; and
 - (bb) acts or omissions of any person, relevant to the Dispute; and
 - (C) where applicable, the amount in dispute (whether monetary or any other commodity) and if not precisely known, the best estimate available.

(b) Within 10 Business Days of the Referring Party issuing the Dispute Notice (**Resolution Period**), the Developer's Representative and the City's Representative must meet at least once to attempt to resolve the Dispute.

(c) The Developer's Representative and the City's Representative may meet more than once to resolve a Dispute. The Developer's Representative and the City's Representative may meet in person, via telephone, videoconference, internet-based instant messaging or any other agreed means of instantaneous communication to effect the meeting.

11.3 **Not use information**

The purpose of any exchange of information or documents or the making of any offer of settlement under this clause 11 is to attempt to settle the Dispute. Neither party may use any information or documents obtained through any dispute resolution process undertaken under this clause 11 for any purpose other than in an attempt to settle the Dispute.

11.4 **Condition precedent to litigation**

Subject to clause 11.5, a party must not commence legal proceedings in respect of a Dispute unless:

- (a) a Dispute Notice has been given; and
- (b) the Resolution Period has expired.

11.5 **Summary or urgent relief**

Nothing in this clause 11 will prevent a party from instituting proceedings to seek urgent injunctive, interlocutory or declaratory relief in respect of a Dispute.

12. **TAXES AND GST**

12.1 **Responsibility for Taxes**

- (a) The Developer is responsible for any and all Taxes and other like liabilities which may arise under any Commonwealth, State or Territory legislation (as amended from time to time) as a result of or in connection with this document or the Public Benefits.
- (b) The Developer must indemnify the City in relation to any claims, liabilities and costs (including penalties and interest) arising as a result of any Tax or other like liability for which the Developer is responsible under clause 12.1(a).

12.2 **GST free supply**

To the extent that Divisions 81 and 82 of the GST Law apply to a supply made under this document:

- (a) no additional amount will be payable by a party on account of GST; and
- (b) no tax invoices will be exchanged between the parties.

12.3 **Supply subject to GST**

To the extent that clause 12.2 does not apply to a supply made under this document, this clause 12.3 will apply.

- (a) If one party (**Supplying Party**) makes a taxable supply and the consideration for that supply does not expressly include GST, the party that is liable to provide the consideration (**Receiving Party**) must also pay an amount (**GST Amount**) equal to the GST payable in respect of that supply.
- (b) Subject to first receiving a tax invoice or adjustment note as appropriate, the receiving party must pay the GST amount when it is liable to provide the consideration.
- (c) If one party must indemnify or reimburse another party (**Payee**) for any loss or expense incurred by the Payee, the required payment does not include any amount which the Payee (or an entity that is in the same GST group as the Payee) is entitled to claim as an input tax credit, but will be

increased under clause 12.3(a) if the payment is consideration for a taxable supply.

- (d) If an adjustment event arises in respect of a taxable supply made by a Supplying Party, the GST Amount payable by the Receiving Party under clause 12.3(a) will be recalculated to reflect the adjustment event and a payment will be made by the Receiving Party to the Supplying Party, or by the Supplying Party to the Receiving Party, as the case requires.
- (e) The Developer will assume the City is not entitled to any input tax credit when calculating any amounts payable under this clause 12.3.
- (f) In this document:
 - (i) consideration includes non-monetary consideration, in respect of which the parties must agree on a market value, acting reasonably; and
 - (ii) in addition to the meaning given in the GST Act, the term "GST" includes a notional liability for GST.

13. DEALINGS

13.1 Dealing by the City

- (a) The City may Deal with its interest in this document without the consent of the Developer if the Dealing is with a Government Agency. The City must give the Developer notice of the Dealing within five Business Days of the date of the Dealing.
- (b) The City may not otherwise Deal with its interest in this document without the consent of the Developer, such consent not to be unreasonably withheld or delayed.

13.2 Dealing by the Developer

- (a) Prior to registration of this document in accordance with clause 9, the Developer must not Deal with this document or the Land without:
 - (i) the prior written consent of the City; and
 - (ii) the City, the Developer and the third party the subject of the Dealing entering into a deed of consent to the Dealing on terms acceptable to the City.
- (b) On and from registration of this document in accordance with clause 9:
 - (i) the Developer may Deal with this document without the consent of the City only as a result of the sale of the whole of the Land (without subdivision) to a purchaser of the Land;
 - (ii) the Developer may register a plan of strata subdivision, and the City consents to this document remaining registered only on the certificate of title to the common property of the strata plan upon registration of the strata plan; and

- (iii) the Developer must not otherwise Deal with this document to a third party that is not a purchaser of the whole or any part of the Land without:
 - (A) the prior written consent of the City; and
 - (B) the City, the Developer and the third party the subject of the Dealing entering into a deed of consent to the Dealing on terms acceptable to the City.
- (c) The Developer must pay the City's costs and expenses relating to any consent or documentation required due to the operation of this clause 13.2.

14. **TRANSFER LAND**

14.1 **Extinguishment or creation of interests on Transfer Land**

- (a) Subject to clause 14.2, prior to the dedication or transfer of the Transfer Land to the City, the Developer must:
 - (i) not create any new encumbrances without the City's prior written consent;
 - (ii) ensure the Transfer Land is not subject to any Environmental Management Plan that has not been approved by the City;
 - (iii) extinguish all leases and licences over the Transfer Land; and
 - (iv) use its best endeavours to extinguish all redundant encumbrances and those that, in the City's opinion, would unreasonably impede the intended use of all or any part of the Transfer Land.
- (b) The Developer must comply with any directions by the City relating to the Transfer Land, including but not limited to the creation of any encumbrances over the Transfer Land.

14.2 **Permitted Encumbrances**

The City acknowledges and agrees to accept the Transfer Land, by way of dedication or transfer, burdened by the Permitted Encumbrances.

15. **TERMINATION**

- (a) The City may terminate this document by notice in writing to the other party if the **Amended Sydney LEP** is:
 - (i) subsequently amended pursuant to a planning proposal made after the Planning Proposal; or
 - (ii) declared to be invalid by a Court of competent jurisdiction.
- (b) The City may terminate this document by notice in writing to the Developer if the Development Consent lapses or is surrendered by the Developer.
- (c) If the City terminates this document then:

- (i) the rights of each party that arose before the termination or which may arise at any future time for any breach or non-observance of obligations occurring prior to the termination are not affected;
- (ii) the Developer must take all steps reasonably necessary to minimise any loss the each party may suffer as a result of the termination of this document;
- (iii) the City will return the Guarantee to the Developer after first deducting any amounts owing to the City or costs incurred by the City by operation of this document. If in exercising its rights under this document the City expends more money than the Guarantee Amount then the amount in excess of the Guarantee Amount will be deemed to be a debt due and owing to the City by the Developer; and
- (iv) the City will, at the Developer's cost, do all things reasonably required to remove this document from the certificate of title to the Land.

16. **CONFIDENTIALITY AND DISCLOSURES**

16.1 **Use and disclosure of Confidential Information**

A party (**receiving party**) which acquires Confidential Information of another party (**disclosing party**) must not:

- (a) use any of the Confidential Information except to the extent necessary to exercise its rights and perform its obligations under this document; or
- (b) disclose any of the Confidential Information except in accordance with clauses 16.2 or 16.3.

16.2 **Disclosures to personnel and advisers**

- (a) The receiving party may disclose Confidential Information to an officer, employee, agent, contractor, or legal, financial or other professional adviser if:
 - (i) the disclosure is necessary to enable the receiving party to perform its obligations or to exercise its rights under this document; and
 - (ii) prior to disclosure, the receiving party informs the person of the receiving party's obligations in relation to the Confidential Information under this document and obtains an undertaking from the person to comply with those obligations.
- (b) The receiving party:
 - (i) must ensure that any person to whom Confidential Information is disclosed under clause 16.2(a) keeps the Confidential Information confidential and does not use it for any purpose other than as permitted under clause 16.2(a); and

- (ii) is liable for the actions of any officer, employee, agent, contractor or legal, financial or other professional adviser that causes a breach of the obligations set out in clause 16.2(b)(i).

16.3 Disclosures required by law

- (a) Subject to clause 16.3(b), the receiving party may disclose Confidential Information that the receiving party is required to disclose:
 - (i) by law or by order of any court or tribunal of competent jurisdiction; or
 - (ii) by any Government Agency, stock exchange or other regulatory body.
- (b) If the receiving party is required to make a disclosure under clause 16.3(a), the receiving party must:
 - (i) to the extent possible, notify the disclosing party immediately it anticipates that it may be required to disclose any of the Confidential Information;
 - (ii) consult with and follow any reasonable directions from the disclosing party to minimise disclosure; and
 - (iii) if disclosure cannot be avoided:
 - (A) only disclose Confidential Information to the extent necessary to comply; and
 - (B) use reasonable efforts to ensure that any Confidential Information disclosed is kept confidential.

16.4 Receiving party's return or destruction of documents

On termination of this document the receiving party must immediately:

- (a) deliver to the disclosing party all documents and other materials containing, recording or referring to Confidential Information; and
- (b) erase or destroy in another way all electronic and other intangible records containing, recording or referring to Confidential Information,

which are in the possession, power or control of the receiving party or of any person to whom the receiving party has given access.

16.5 Security and control

The receiving party must:

- (a) keep effective control of the Confidential Information; and
- (b) ensure that the Confidential Information is kept secure from theft, loss, damage or unauthorised access or alteration.

16.6 **Media releases**

The Developer must not issue any information, publication, document or article for publication in any media concerning this document or the Public Benefits without the City's prior written consent.

17. **NOTICES**

- (a) A notice, consent or other communication under this document is only effective if it is in writing, signed and either left at the addressee's address or sent to the addressee by mail or fax. If it is sent by mail, it is taken to have been received 5 Business Days after it is posted. If it is sent by fax, it is taken to have been received when the addressee actually receives it in full and in legible form.
- (b) A person's address and fax number are those set out in Schedule 1 for the City's Representative and the Developer's Representative, or as the person notifies the sender in writing from time to time.

18. **GENERAL**

18.1 **Governing law**

- (a) This document is governed by the laws of New South Wales.
- (b) Each party submits to the exclusive jurisdiction of the courts exercising jurisdiction in New South Wales, and any court that may hear appeals from any of those courts, for any proceedings in connection with this document, and waives any right it might have to claim that those courts are an inconvenient forum.

18.2 **Access to information**

In accordance with section 121 of the *Government Information (Public Access) Act 2009 (NSW)*, the Developer agrees to allow the City immediate access to the following information contained in records held by the Developer:

- (a) information that relates directly to the delivery of the Public Benefits by the Developer;
- (b) information collected by the Developer from members of the public to whom the Developer provides, or offers to provide, services on behalf of the City; and
- (c) information received by the Developer from the City to enable the Developer to deliver the Public Benefits.

18.3 **Liability for expenses**

- (a) The Developer must pay its own and the City's expenses incurred in negotiating, executing, registering, releasing, administering and enforcing this document.
- (b) The Developer must pay for all reasonable costs and expenses associated with the preparation and giving of public notice of this document and the

explanatory note prepared in accordance with the Regulations and for any consent the City is required to provide under this document.

18.4 Relationship of parties

- (a) Nothing in this document creates a joint venture, partnership, or the relationship of principal and agent, or employee and employer between the parties; and
- (b) No party has the authority to bind any other party by any representation, declaration or admission, or to make any contract or commitment on behalf of any other party or to pledge any other party's credit.

18.5 Giving effect to this document

Each party must do anything (including execute any document), and must ensure that its employees and agents do anything (including execute any document), that the other party may reasonably require to give full effect to this document.

18.6 Time for doing acts

- (a) If:
 - (i) the time for doing any act or thing required to be done; or
 - (ii) a notice period specified in this document,

expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.
- (b) If any act or thing required to be done is done after 5pm on the specified day, it is taken to have been done on the following Business Day.

18.7 Severance

If any clause or part of any clause is in any way unenforceable, invalid or illegal, it is to be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is to be severed from this document without affecting the enforceability, validity or legality of the remaining clauses (or parts of those clauses) which will continue in full force and effect.

18.8 Preservation of existing rights

The expiration or termination of this document does not affect any right that has accrued to a party before the expiration or termination date.

18.9 No merger

Any right or obligation of any party that is expressed to operate or have effect on or after the completion, expiration or termination of this document for any reason, will not merge on the occurrence of that event but will remain in full force and effect.

18.10 Waiver of rights

A right may only be waived in writing, signed by the party giving the waiver, and:

- (a) no other conduct of a party (including a failure to exercise, or delay in exercising, the right) operates as a waiver of the right or otherwise prevents the exercise of the right;
- (b) a waiver of a right on one or more occasions does not operate as a waiver of that right if it arises again; and
- (c) the exercise of a right does not prevent any further exercise of that right or of any other right.

18.11 Operation of this document

- (a) This document contains the entire agreement between the parties about its subject matter. Any previous understanding, agreement, representation or warranty relating to that subject matter is replaced by this document and has no further effect.
- (b) Any right that a person may have under this document is in addition to, and does not replace or limit, any other right that the person may have.
- (c) Any provision of this document which is unenforceable or partly unenforceable is, where possible, to be severed to the extent necessary to make this document enforceable, unless this would materially change the intended effect of this document.

18.12 Operation of indemnities

- (a) Each indemnity in this document survives the expiry or termination of this document.
- (b) A party may recover a payment under an indemnity in this document before it makes the payment in respect of which the indemnity is given.

18.13 Inconsistency with other documents

Unless the contrary intention is expressed, if there is an inconsistency between any of one or more of:

- (a) this document;
- (b) any Schedule to this document; and
- (c) the provisions of any other document of the Developer,

the order of precedence between them will be the order listed above, this document having the highest level of precedence.

18.14 No fetter

Nothing in this document in any way restricts or otherwise affects the City's unfettered discretion to exercise its statutory powers as a public authority.

18.15 **Counterparts**

This document may be executed in counterparts.

SCHEDULE 1

Agreement Details

ITEM	TERM	DESCRIPTION	
1.	Land	Lot 102 DP 1203640 located at 903-921 Bourke Street, Waterloo	
2.	Development	<p>A development which substantially reflects the Proposed Development (namely a mixed use development including retail, commercial and residential apartments, and new public infrastructure for roads, footpaths, through site links, plazas and parks).</p> <p>The total Gross Floor Area of the Proposed Development on the Land under the LEP is 37,268 square metres.</p>	
3.	City's Representative	Name	Director, Planning, Development and Transport
		Address	Level 1, 456 Kent Street Sydney NSW 2000
		Email	gjahn@cityofsydney.nsw.gov.au
4.	Developer's Representative	Name	Touchstone Partners
		Address	Suite 1, Level 8, 92 Pitt Street, Sydney
		Email	stephens@touchstonepartners.com.au
5.	Development Application	Not applicable.	
6.	Guarantee Amount	An amount which is equal to the Attributed Value of the Developer's Works as determined pursuant to clause 4.3 of Schedule 3.	
7.	Guarantee Amount Due Date	Prior to the date the first Construction Certificate for the Development is issued but not including any Construction Certificate for Demolition, Remediation or Earthworks.	

SCHEDULE 2

Requirements under the Act and Regulation (clause 2)

The below table summarises how this document complies with the Act and Regulation.

ITEM	SECTION OF ACT OR REGULATION	PROVISION/CLAUSE OF THIS DOCUMENT
1.	Planning instrument and/or development application (section 7.4(1) of the Act) The Developer has: (a) sought a change to an environmental planning instrument; (b) made, or proposes to make, a Development Application; or (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.	(a) Yes (b) Yes (c) No
2.	Description of land to which this document applies (section 7.4(3)(a) of the Act)	Item 1 of Schedule 1.
3.	Description of change to the environmental planning instrument to which this document applies and/or the development to which this document applies (section 7.4(3)(b) of the Act)	The environmental planning instrument as described in clause 2.1.
4.	The nature and extent of the provision to be made by the developer under this document, the time or times by which the provision is to be made and the manner in which the provision is to be made (section 7.4(3)(c) of the Act)	Schedule 3 and Annexure A.
5.	Whether this document excludes (wholly or in part) or does not exclude the application of section 7.11, 7.12 or 7.24 to the development (section 7.4(3)(d) of the Act)	Section 7.11 is not excluded Section 7.12 is not excluded Section 7.24 is not excluded

ITEM	SECTION OF ACT OR REGULATION	PROVISION/CLAUSE OF THIS DOCUMENT
6.	Applicability of section 7.11 of the Act (section 7.4(3)(e) of the Act)	The application of section 7.11 of the Act is not excluded in respect of the Development and contributions (if any) under section 7.11 will be required to be paid.
7.	Consideration of benefits under this document if section 7.11 applies (section 7.4(3)(e) of the Act)	Yes – benefits, as agreed between the parties acting reasonably, are to be taken into consideration in determining a development contribution under section 7.11 of the Act.
8.	Mechanism for Dispute Resolution (section 7.4(3)(f) of the Act)	Clause 11
9.	Enforcement of this document (section 7.4(3)(g) of the Act)	Clause 10
10.	No obligation to grant consent or exercise functions (section 7.4(9) of the Act)	Clause 2.4
11.	Registration of this document (section 7.6 of the Act)	Clause 9
12.	Whether certain requirements of this document must be complied with before a construction certificate is issued (clause 25E(2)(g) of the Regulation)	This document requires the Guarantee is provided to the City prior to the issue of the first Construction Certificate for the Development.
13.	Whether certain requirements of this document must be complied with before a subdivision certificate is issued (clause 25E(2)(g) of the Regulation)	No.
14.	Whether certain requirements of this document must be complied with before an occupation certificate is issued (clause 25E(2)(g) of the Regulation)	This document requires the completion of the Developer's Works and the dedication of the Transfer Land prior to the issue of the first Occupation Certificate for the Development.
15.	Whether the explanatory note that accompanied exhibition of this document may be used to assist in construing this document (clause 25E(7) of the Regulation)	Clause 2.5

SCHEDULE 3

Public Benefits (clause 5)

1. PUBLIC BENEFITS - OVERVIEW

The Developer must provide the Public Benefits in accordance with Schedule 3 and this document. The Attributed Value, timing of delivery and additional specifications relating to the Public Benefits is set out in the table below

	Public Benefit	Attributed Value	Due date	Additional specifications
1.1	Transfer Land - McEvoy St Footway Widening	\$46,800	After Completion but before the issue of the first Occupation Certificate for the Development.	Remediation and dedication of land for a 2m footpath along McEvoy Street (in addition to the RMS dedication for road) (an area of not less than 234 square metres) Plans showing the indicative location of the Transfer Land are contained in Annexure A to this document.
1.2	Transfer Land - Bourke St Footway Widening	\$54,400	After Completion but before the issue of the first Occupation Certificate for the Development.	Remediation and dedication of land for a 3m footpath widening (an area not less than 272 square metres) along Bourke Street for delivery of a shared path along Bourke Street Plans showing the indicative location of the Transfer Land are contained in Annexure A to this document.
1.3	Transfer Land - Through site links and public square	\$405,000	After Completion but before the issue of the first Occupation Certificate for the Development.	Remediation and dedication of land for the through site link and plaza surrounding the Valve House An area of not less than 2,025 square metres

				Plans showing the indicative location of the Transfer Land are contained in Annexure A to this document.
1.4	Transfer Land - Public Streets	\$302,000	After Completion but before the issue of the first Occupation Certificate for the Development.	Remediation and dedication of land for a park along the North-East boundaries of the site. An area of not less than 1,510 square metres Plans showing the indicative location of the Transfer Land are contained in Annexure A to this document.
1.5	Transfer Land - Plaza in Stratum	\$103,600	After Completion but before the issue of the first Occupation Certificate for the Development.	Remediation and dedication of land for a plaza in stratum to a depth of not less than 1.5m above the waterproof membrane of the basement structure An area of not less than 518 square metres Plans showing the indicative location of the Transfer Land are contained in Annexure A to this document.
1.6	Transfer Land - Park	\$282,200	After Completion but before the issue of the first Occupation Certificate for the Development.	Remediation and dedication of land for a park along the North-East boundaries of the site. An area of not less than 1,411 square metres Plans showing the indicative location of the Transfer Land are

				contained in Annexure A to this document.
2.1	Developer's Works - McEvoy St Footway Widening	\$TBA (see clause 4.3(b))	Prior to the issue of the first Occupation Certificate	Embellishment of the footpath along McEvoy Street including all public domain and landscape treatments. Plans and specifications showing the nature and extent of the required Developer's Works as at the date of this document are contained in Annexure A to this document.
2.2	Developer's Works - Bourke St Footway Widening	\$TBA (see clause 4.3(b))	Prior to the issue of the first Occupation Certificate	Embellishment of the Bourke Street Footway Widening land for delivery of a shared path, including all public domain and landscape treatments. Plans and specifications showing the nature and extent of the required Developer's Works as at the date of this document are contained in Annexure A to this document.
2.3	Developer's Works - Through site links and public square	\$TBA (see clause 4.3(b))	Prior to the issue of the first Occupation Certificate	Embellishment of the through site links and public square land in accordance with the City's approved design. Plans and specifications showing the nature and extent of the required Developer's Works as at the date of this document are contained in Annexure A to this document.

2.4	Developer's Works - Public Streets	\$TBA (see clause 4.3(b))	Prior to the issue of the first Occupation Certificate	Embellishment of the public streets land, including all road infrastructure, public domain, utility services and landscape treatments. Plans and specifications showing the nature and extent of the required Developer's Works as at the date of this document are contained in Annexure A to this document.
2.5	Developer's Works - Plaza in Stratum	\$TBA (see clause 4.3(b))	Prior to the issue of the first Occupation Certificate	Embellishment of the Plaza in Stratum land in accordance with the City's approved design including all public domain and landscape treatments Plans and specifications showing the nature and extent of the required Developer's Works as at the date of this document are contained in Annexure A to this document.
2.6	Developer's Works - Park	\$TBA (see clause 4.3(b))	Prior to the issue of the first Occupation Certificate	Embellishment of the Park land in accordance with the City's approved design including all utility servicing, public domain and landscape treatments Plans and specifications showing the nature and extent of the required Developer's Works as at the date of this document are contained in Annexure A to this document.

3.1	Monetary Contribution	To be determined (see clause 2.1)	Prior to the issue of the first Construction Certificate (see clause 2.2 of this Schedule)	See clause 2.1 of this Schedule 3)
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2. **MONETARY CONTRIBUTION**

2.1 **Calculation**

The Monetary Contribution will be calculated by applying the following formula:

$$\mathbf{MC = CFS - TL - DW}$$

where:

MC is the Monetary Contribution

CFS is the Community Floor Space value sought under a Development Proposal in accordance with clause 6.14 of Sydney Local Environmental Plan 2012

TL is the Attributed Value of the Transfer Land

DW is the Attributed Value of the Developer's Works

If after the formula is applied the Monetary Contribution is less than zero then this amount is to be deducted from any section 7.11 contributions payable under the relevant Development Consent.

2.2 **Payment**

The Developer must pay the Monetary Contribution to the City prior to the issue of the first Construction Certificate in cash or by unendorsed bank cheque.

2.3 **Indexation**

If the Monetary Contribution is not paid to the City on the date of this document then at the date of payment the Monetary Contribution must be indexed as follows:

Monetary Contribution (to be provided) =

$$\mathbf{\text{Monetary Contribution (as per item 1 of clause 1 above)} \times \frac{(A/B)}{(A/B)}}$$

where:

A is the Index Number most recently published before the date the Monetary Contribution is to be paid

B is the Index Number most recently published before the date this agreement commenced in accordance with clause 0 of this document.

If after the formula is applied the Monetary Contribution will be less than the amount stated in item 1 of clause 1 above, the Monetary Contribution will not be adjusted.

2.4 No trust

Nothing in this document creates any form of trust arrangement or fiduciary duty between the City and the Developer. Following receipt of the Monetary Contribution, the City is not required to separately account for the Monetary Contribution, report to the Developer regarding expenditure of the Monetary Contribution or comply with any request by the Developer to trace the Monetary Contribution.

3. TRANSFER LAND

3.1 Dedication of land – decision

The Developer must, at its cost, take all steps required to transfer the Transfer Land to the City by the due date specified in clause 1 of Schedule 3. As part of this obligation, the Developer must confirm with the City whether the Transfer Land is to be:

- (a) dedicated to the City on registration of a plan of subdivision; or
- (b) transferred to the City on registration of a transfer instrument.

3.2 Obligations on dedication

The requirement for the Developer to dedicate the Transfer Land to the City is satisfied where a deposited plan is registered in the register of plans held with the Registrar-General that dedicates land as a public road (including a temporary public road) under the *Roads Act 1993* (NSW) or creates a public reserve or drainage reserve under the *Local Government Act 1993* (NSW).

3.3 Obligations on transfer

- (a) The requirement for the Developer to transfer the Transfer Land to the City is satisfied where:
 - (i) the City is given:
 - (A) an instrument in registrable form under the *Real Property Act 1900* (NSW) duly executed by the Developer as transferor that is effective to transfer the title to the Transfer Land to the City when executed by the City as transferee and registered;
 - (B) the written consent to the registration of the transfer of any person whose consent is required to that registration; and
 - (C) a written undertaking from any person holding the certificate of title to the production of the certificate of title for the purposes of registration of the transfer.
- (b) The Developer is to do all things reasonably necessary to enable registration of the instrument of transfer to occur.

- (c) The Developer must ensure that the Transfer Land is free of all encumbrances and affectations (whether registered or unregistered and including without limitation any charge or liability for rates, taxes and charges) except for the Permitted Encumbrances.
- (d) The Developer must indemnify and agree to keep indemnified the City against all claims made against the City as a result of any Contamination in, over, under or migrating from the whole or any part of the Transfer Land but only in relation to Contamination that existed on or before the date that the Transfer Land is dedicated to the City in accordance with the requirements of this clause.
- (e) The Developer warrants that as at the date of this deed the Transfer Land is not subject to any Adverse Affectation and warrants as to those matters in Schedule 3 of the *Conveyancing (Sale of Land) Regulation 2010* (NSW), unless otherwise notified to and agreed by the City in writing in its absolute discretion.

4. FINAL DESIGN OF THE DEVELOPER'S WORKS

4.1 Scope of Developer's Works

As at the date of this document, the nature and extent of the required Developer's Works is set out in Annexure A to this document. The parties agree that further design refinement of the Developer's Works may be necessary, having regard to:

- (a) the extent to which the design of the Developer's Works has been approved by the City;
- (b) conditions affecting the Developer's Works that were not reasonably capable of identification prior to the date of this document;
- (c) the extent of any refinement of the design of the Developer's Works permitted by this clause 4.1(e) of Schedule 3;
- (d) any modification to the Development Consent made and approved under section 4.55 of the Act or any other development consent granted that relates to the Developer's Works; and
- (e) the reasonable requirements of the City, including in regard to the Standards.

4.2 Final design of Developer's Works

- (a) Within 3 months of the date of the submission of a Development Application (or a later time approved by the City in writing) but prior to the issue of the first Construction Certificate for the Development, the Developer must submit to the City's Representative for approval:
 - (i) detailed design drawings of the Developer's Works that reflect the plans and specifications set out in Annexure A; and
 - (ii) a detailed costs estimate (certified by a Quantity Surveyor) setting out the estimated cost of the Developer's Works.

- (b) Within 30 Business Days after the City's Representative has received the detailed design drawings and detailed costs estimate, the City will inform the Developer in writing as to whether the detailed design drawings and costs estimate are approved. If the detailed design drawings or costs estimate are not approved, the City will inform the Developer in writing of what further information or modifications are required and the Developer will have a further 15 Business Days to re-submit the required information, following which the process outlined in this paragraph (b) will apply again.
- (c) Regarding the costs estimate, the Developer agrees that the City may:
 - (i) reject items included within the Quantity Surveyor's Assessment which are not directly related to the Developer's Works;
 - (ii) require substantiation for the costs of items where the amount estimated is considered by the City to be excessive;
 - (iii) require an adjustment to the costs estimate to reflect a variation to the design required under this clause 4.2 of Schedule 3.
- (d) If the Developer:
 - (i) fails to prepare the detailed design drawings or detailed costs estimate; or
 - (ii) does not provide further information or modify the detailed design drawings or detailed costs estimate,

in accordance with this clause 4.2 of Schedule 3, then the City may exercise its rights under clause 10 of this document in order to carry out the Developer's Works itself at the cost of the Developer.
- (e) The Developer agrees that the value of the Developer's Works may be adjusted following completion of the process set out in this clause 4.2 of Schedule 3. The Developer acknowledges that the scope of the Developer's Works will not change or reduce if the costs required to complete those works is greater than the amount estimated at the date of this document.

4.3 **Developer's Works**

- (a) The parties acknowledge and agree that at the date of this document:
 - (i) the final use and configuration of the Developer's Works has not been determined; and
 - (ii) the Attributed Value for the Developer's Works for the purposes of calculating an appropriate Guarantee amount cannot be determined.
- (b) The parties agree to engage an independent quantity surveyor to determine the Attributed Value of the Developer's Works following completion of the process set out in this clause 4.2 of Schedule 3, having regard to the final design and use of the Developer's Works (**QS Review**).
- (c) At the completion of the QS Review the parties agree to determine:

- (i) the Monetary Contribution; and
 - (ii) the Guarantee Amount,
- on the basis of the completed QS Review.

4.4 Preparation of and changes to construction design drawings

- (a) Following approval of the detailed design drawings by the City in accordance with clause 4.2 of Schedule 3, the Developer must promptly:
 - (i) prepare construction design drawings that comply with the detailed design drawings; and
 - (ii) provide the City with a copy of the construction design drawings.
- (b) The City, acting reasonably, may by written notice to the Developer at any time, approve, vary or direct the Developer to vary the construction design drawings so that the Developer's Works reflect:
 - (i) the Standards;
 - (ii) a departure or discrepancy from the plans approved under clause 4.2 of Schedule 3; or
 - (iii) any other standard or specification for materials or methodology for carrying out works that is adopted by the City from time to time, provided that any direction given under this clause 4.4(b)(iii) of Schedule 3 does not significantly increase:
 - (A) the cost of that element of the Developer's Works; or
 - (B) the complexity of implementation of the Developer's Works that may lead to a significant delay in the completion of the Developer's Works.
- (c) Within 20 Business Days of receiving a notice from the City under clause 4.4(b) of Schedule 3, the Developer must:
 - (i) to the extent practicable, use reasonable endeavours to comply with the notice given by the City; or
 - (ii) if the Developer determines that the notice given by the City is unreasonable or impracticable, notify a dispute in accordance with clause 11 of this document.

If the Developer does not provide any response during the 20 Business Days after receiving a notice from the City under clause 4.4(b) of Schedule 3, it is deemed that the Developer accepts the notice given by the City and will take all steps required to comply with the notice.

- (d) The City does not assume or owe any duty of care to the Developer in reviewing any design drawings submitted to it under this clause 3.3(e) of Schedule 3 or for any errors, omissions or non-compliance with this document.

- (e) No participation by the City in the development of, the review of, or comments on any design drawings submitted by the Developer will lessen or otherwise affect the Developer's obligations under this document or constitute an acknowledgement by the City that the Developer has complied with its obligations under this document.

5. CONSTRUCTION OF DEVELOPER'S WORKS

5.1 Insurance

- (a) From commencement of the Developer's Works until expiration of the Defects Liability Period, the Developer must effect and maintain (or cause to be effected and maintained under one or more policies of insurance and without requiring any risk to be double insured) the following insurances held with an insurer licensed by the Australian Prudential Regulation Authority or holding an investment grade rating from Standard & Poors, Moody's or Fitch:
 - (i) worker's compensation insurance or registrations as required by Laws;
 - (ii) public liability insurance written on an occurrence basis with a limit of indemnity of not less than \$20,000,000 covering all aspects of the Developer's Works;
 - (iii) construction works insurance in relation to the Developer's Works; and
 - (iv) motor vehicle third party cover with a limit of indemnity of not less than \$20 million for each and every occurrence.
- (b) The Developer must submit a copy of all certificates of insurance to the City:
 - (i) prior to commencing construction of the Developer's Works; and
 - (ii) promptly following a written request by the City, provided that such a request is not made more than twice in any 12 month period.

5.2 Approvals and consents

The Developer must, at its cost, obtain all relevant approvals and consents for the Developer's Works, whether from the City or from any other relevant Government Agency, including any necessary road opening permits. Before commencing the Developer's Works, the Developer must give to the City copies of all approvals and consents for the Developer's Works, other than the Development Consent.

5.3 Construction work

The Developer must, at its cost:

- (a) carry out and complete the Developer's Works in accordance with all approvals and consents relating to the Developer's Works, including any approval given by the City under this document;

- (b) ensure that all Developer's Works are constructed in a good and workmanlike manner, in accordance with the plans approved under this document so that the Developer's Works are structurally sound, fit for purpose and suitable for their intended use;
- (c) ensure that the Developer's Works are Complete by the due date specified in clause 1 of Schedule 3 and promptly after becoming aware advise the City's Representative of any significant delays in completing the Developer's Works or delays that may impact the delivery of the Public Benefits by the due date specified in Item 1 of Schedule 3; and
- (d) comply with all reasonable directions of the City in respect to construction of the Developer's Works.

5.4 **Inspections by the City**

The City, as a party to this document and not in its role as a Government Agency, may:

- (a) inspect the Developer's Works during the course of construction at reasonable times and on reasonable notice; and
- (b) notify the Developer's Representative of any material or significant defect, error or omission relating to the construction or installation of the Developer's Works identified during or as the result of an inspection.

Any failure by the City to identify a Defect, error or omission will not be construed as amounting to an acceptance by the City of the Defect, error or omission.

6. **STANDARDS**

The following list of Standards are included for information purposes only, and as a guide to the relevant standards for the general nature of the work identified as Developer's Works in this document. The City makes no representation or warranty as to the currency of the standards identified, or their application on the final design of the Developer's Works. The Developer must make its own enquiries regarding whether any standard has been replaced or supplemented. In the event that an Australian Standard prescribed a different level of material, finish, work or workmanship than those contained in a City standard, then the higher of the two standards will apply. If there is a conflict between City standards then the Developer must request the City nominate the correct and applicable City standard. The City's decision as to the applicable standard is final.

Relevant Australian Standards – Verge Works, Through site links

- AS 1725 Geotechnical Site investigations
- AS 4455 Masonry Units and segmental pavers
- AS 4678 Earth Retaining Structures
- AS 3600 Concrete Structures
- AS 2876 Concrete kerbs and channels

- AS 1158 Road Lighting
- AS 1743 Road signs
- AS 4282 Control of the Obtrusive Effects of Outdoor lighting
- AS 3500 Plumbing and Drainage
- AS 3700 Masonry Structures
- AS 2890 Parking Facilities
- AS 1428 Design for Access and Mobility
- AS 4454 Composts, soil conditioners and mulches

Relevant Australian Standards – Roads (including pedestrian areas)

- AS 1725 Geotechnical Site investigations
- AS 4455 Masonry Units and segmental pavers
- AS 4678 Earth Retaining Structures
- AS 3600 Concrete Structures
- AS 2876 Concrete kerbs and channels
- AS 1158 Road Lighting
- AS 4282 Control of the Obtrusive Effects of Outdoor lighting
- AS 1428 Design for Access and Mobility
- AS 3500 Plumbing and Drainage
- AS 3700 Masonry Structures
- AS 2890 Parking Facilities
- AS 1742 Manual of uniform traffic control devices
- AS 1743 Road Signs

City Standards (All Works)

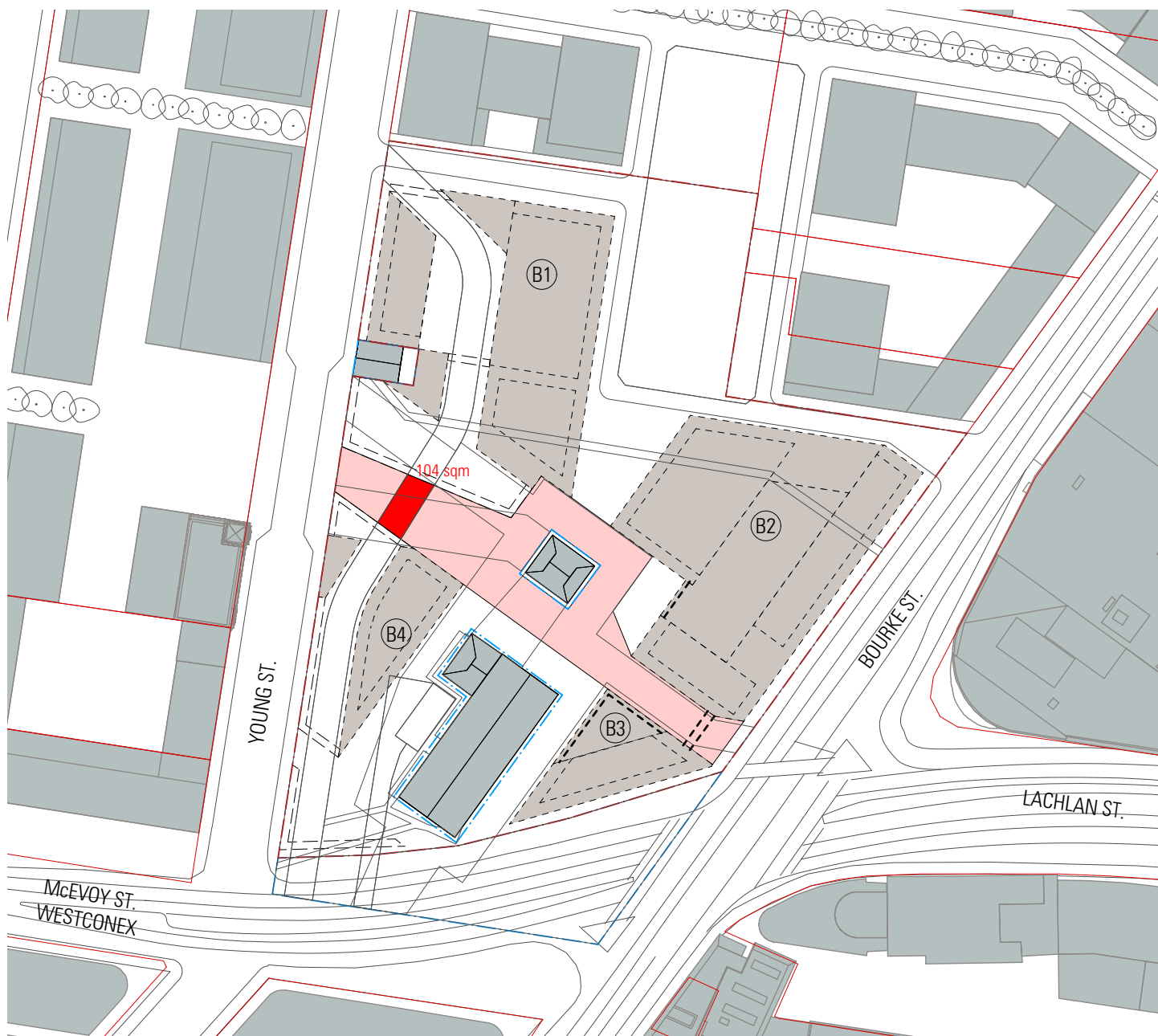
- City of Sydney Contaminated Lands DCP 2004
- Sydney Street Code 2013
- Sydney Lights Code 2013
- City of Sydney Access Policy
- Sydney Street Technical Specification and Drawings
- City of Sydney Street Tree Master Plan 2011

SCHEDULE 4

Permitted Encumbrances see Schedule 3, clause 3.3(c)

As detailed below by reference to DP1203640 and as show on the referenced drawings.

- **Easement Stipulation 1 - Dwg No. 1310 prepared by Mako Architecture dated 15/10/2018:**
 - (A) easement for stormwater and drainage purposes (DP 800705) 7.03 wide
 - (I) Restriction on the use of land (DP800705, 2nd easement in section 88B)
- **Easement Stipulation 2 - Dwg No. 1311 prepared by Mako Architecture dated 15/10/2018:**
 - (B) easement for access and services (DP800705) variable width
 - (C) easement for access and maintenance purposes and redevelopment of improvements (DP800705) variable width
 - (L) Restriction on the use of land (DP800705, 7th easement 88B)
- **Easement Stipulation 3 - Dwg No. 1312 prepared by Mako Architecture dated 15/10/2018:**
 - (N) easement for access and services variable width
 - (O) easement for access and maintenance purposes and redevelopment of improvements
 - (P) Restriction on the use of land (restricted building area)
- **Easement Stipulation 4 - Dwg No. 1313 prepared by Mako Architecture dated 15/10/2018:**
 - (Q) Restriction on the use of land



LEGEND

Plaza and pedestrian/cycle areas

Easement to remain on title
Easements: **A** **1**

Right for Sydney Water to:
drain water across the easement site;

install and use any pipes, drains and other 'drainage works' for the purposes of
draining water across the easement site and which may include the
installation of fixtures on the surface of the land including manholes;
enter onto the easement site at any time required by Sydney Water to

inspect, repair, maintain and replace pipes, drains and other drainage works
from time to time;

carry out works which may involve the use of machinery and vehicles and
which may include excavation, creation of shafts, removal of soil and other
works which Sydney Water considers necessary to exercise its rights as a
statutory Authority.:

MAKO ARCHITECTURE PTY LTD
SUITE 108 59 MARLBOROUGH ST
SURRY HILLS NSW 2010
NOM. ARCH. REG. NO. 8886 (NSW) 19020(VIC)
WWW.MAKOARCHITECTURE.COM.AU

waterboard site
903-921 bourke street waterloo
5/10/18

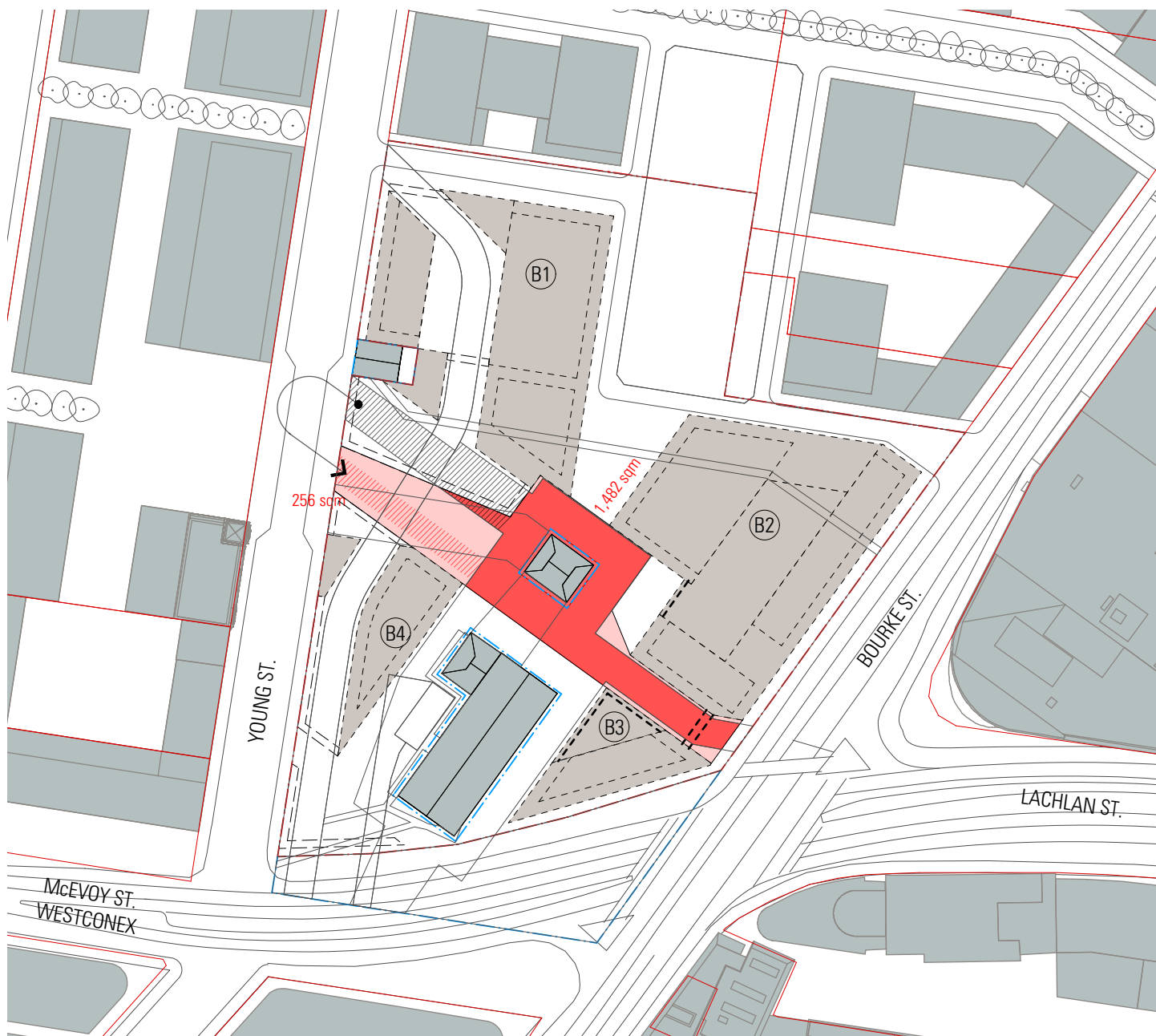
MAKO ARCHITECTURE

Easement Stipulation 1

1705

1310

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LEGEND

Plaza and pedestrian/cycle areas

Easement to remain on title
Easements: **B C L**

Right for Sydney Water to:
access and use the easement site for the construction and maintenance of water supply works;

install and use any pipes, drains and other equipment for the purposes of providing water supply and which may include the installation of fixtures on the surface of the land including manholes;

construct and maintain works for electricity supply and telecommunications purposes, which may affect the surface, subsurface or airspace within the easement site;

use any mains, wires or cables already laid within the said land for the purpose of supplying electricity and telecommunications services, and to construct on or beneath the land mains, wires, conduits, cables, ducts, masts or poles and other equipment installations (including manholes) and works for the purpose of the transmission of electricity, and provision of telecommunications services;

enter onto the easement site at any time required by Sydney Water to:
inspect, repair, maintain and replace pipes, drains and other equipment from time to time;

carry out works which may involve the use of machinery and vehicles and which may include excavation, creation of shafts, removal of soil and other works which Sydney Water considers necessary to exercise its rights as a statutory Authority.

Right for Sydney Water to access the easement site at any time for the purpose of maintaining and repairing any improvements and for the purpose of carrying out any development (including renovation, extension, enlargement, or demolition, rebuilding such improvements, or building new improvements) on Lot 101.

Restriction prohibiting Dahua (as registered proprietor of the burdened lot) from carrying out any building, construction or development work within the "Restricted Building Area" marked "(L)" on DP1203640 (originally shown marked "(G)" in DP800705) or making any alteration to the surface levels of the Restricted Building Area without prior written approval from Sydney Water.

NOTE:

easement as it relates to access from young street into the plaza is to be relocated from area shown black hatched to area shown red hatched.

All physical assets to remain in existing location under privately owned land, and all access to physical assets to remain on title of privately owned land in existing location.

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waterboard site
903-921 bourke street waterloo
5/10/18

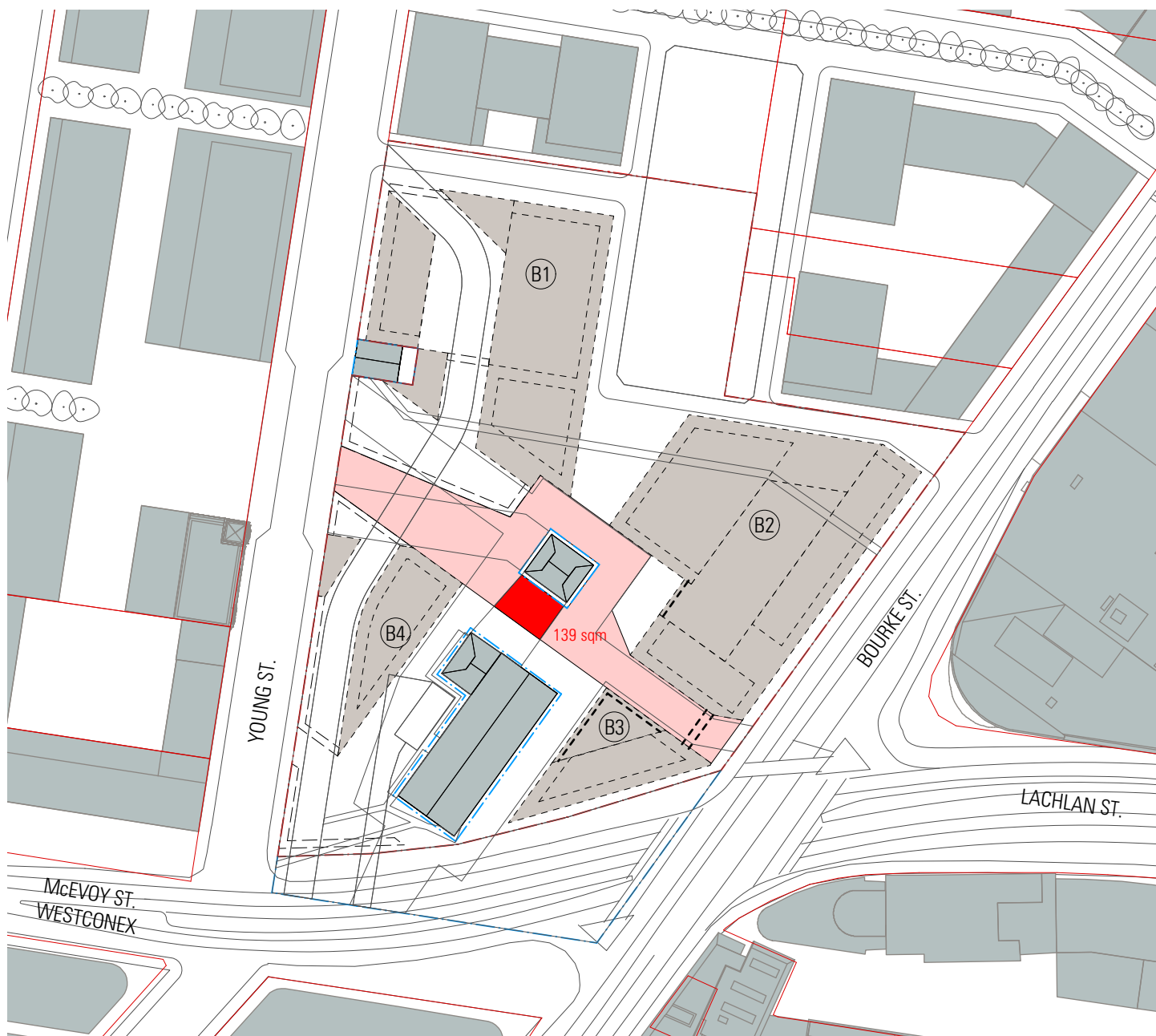
MAKO ARCHITECTURE

Easement Stipulation 2

1705

1311

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LEGEND

Plaza and pedestrian/cycle areas

Easement to remain on title
Easements: N O P

Right for Sydney Water (as the registered proprietor of Lot 101) to:
install and maintain services on the easement site and access the easement site at any time; and
use the easement site to facilitate maintenance, construction, demolition and other works which may be carried out on Lot 101.

Right for Sydney Water to:
access and use the easement site for the and maintenance of water supply works;
install and use any pipes, drains and other equipment for the purposes of providing water supply and which may include the installation of fixtures on the surface of the land including manholes;
construct and maintain works for electricity supply and telecommunications purposes, which may affect the surface, subsurface or airspace within the easement site;
use any mains, wires or cables already laid within the said land for the purpose of supplying electricity and telecommunications services, and to construct on or beneath the land mains, wires, conduits, cables, ducts, masts or poles and other equipment installations (including manholes) and works for the purpose of the transmission of electricity, and provision of telecommunications services;
enter onto the easement site at any time required by Sydney Water to:
inspect, repair, maintain and replace pipes, drains and other equipment from time to time;
carry out works which may involve the use of machinery and vehicles and which may include excavation, creation of shafts, removal of soil and other works which Sydney Water considers necessary to exercise its rights as a statutory Authority.
drive and park vehicles on the easement site during normal business hours (this right extends to Sydney Water's invitees and licensees).

Restriction prohibiting Dahua (as registered proprietor of the burdened lot) from carrying out any building, construction or development work within the "Restricted Building Area" marked "(P)" on DP1203640 or making any alteration to the surface levels of the Restricted Building Area without prior written approval from Sydney Water.

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waterboard site
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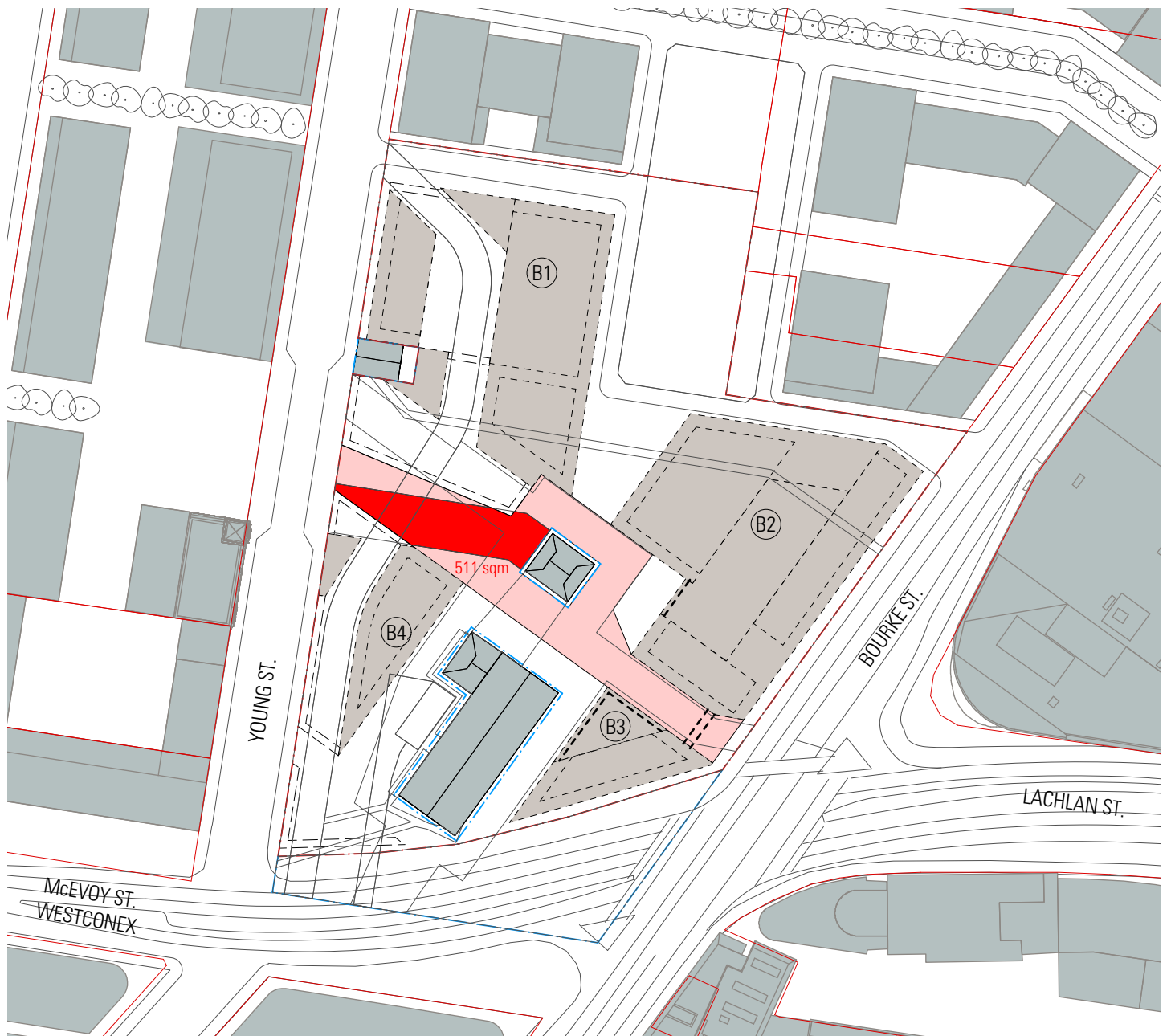
MAKO ARCHITECTURE

Easement Stipulation 3

1705

1312

1705_100 CULVERT existing ENVELOPES_VPA SUBMISSION.vwx



LEGEND

Plaza and pedestrian/cycle areas

Easement to remain on title
Easements: Q

Restriction prohibiting Dahua (as registered proprietor of the burdened lot) from carrying out any building, construction or development work within the "Restricted Building Area" marked "I(Q)" on DP1203640 or making any alteration to the surface levels of the Restricted Building Area without prior written approval from Sydney Water.

Easement Stipulation 4

EXECUTED as a deed.

Signed, sealed and delivered for
**THE COUNCIL OF THE CITY OF
SYDNEY** (ABN 22 636 550 790) by
its duly authorised officer, in the
presence of:

Signature of officer

Signature of witness

Name of officer
Authorised delegate pursuant to
section 377 of the Local Government
Act 1993

Name

Position of officer

456 Kent Street, Sydney NSW 2000
Address of witness

EXECUTED by **Dahua Group
Waterloo Project Pty Ltd ABN 79
602 597 697** in accordance with
s127(1) of the Corporations Act 2001
(Cth):

Signature of director

Signature of director/secretary

Name

Name

ANNEXURE A

Public Benefits – additional plans and specifications

Additional Plans

- (a) Setout – Public Owned - Park - Dwg No. 1210 prepared by Mako Architecture dated 18/10/2018
- (b) Setout – Public Owned - Streets - Dwg No. 1211 prepared by Mako Architecture dated 18/10/2018
- (c) Setout – Public Owned – Plaza in Stratum - Dwg No. 1212 prepared by Mako Architecture dated 18/10/2018
- (d) Setout – Public Owned – Plaza and Through Site Links - Dwg No. 1213 prepared by Mako Architecture dated 18/10/2018
- (e) Setout – Public Owned - Setbacks - Dwg No. 1214 prepared by Mako Architecture dated 18/10/2018
- (f) Setout – Public Domain - Summary - Dwg No. 1230 prepared by Mako Architecture dated 22/10/2018

Transfer Land

- (a) All Transfer Land, other than park areas, is to be remediated to a minimum depth of 1.5m in accordance with an approved Remedial Action Plan.
- (b) Park areas are to be remediated to a depth in excess of 1.5m as notified by the City, acting reasonably, to accommodate adequate capacity for tree root growth.

Developer's Works

The Developer's Works will include the following elements to be delivered in accordance with the document:

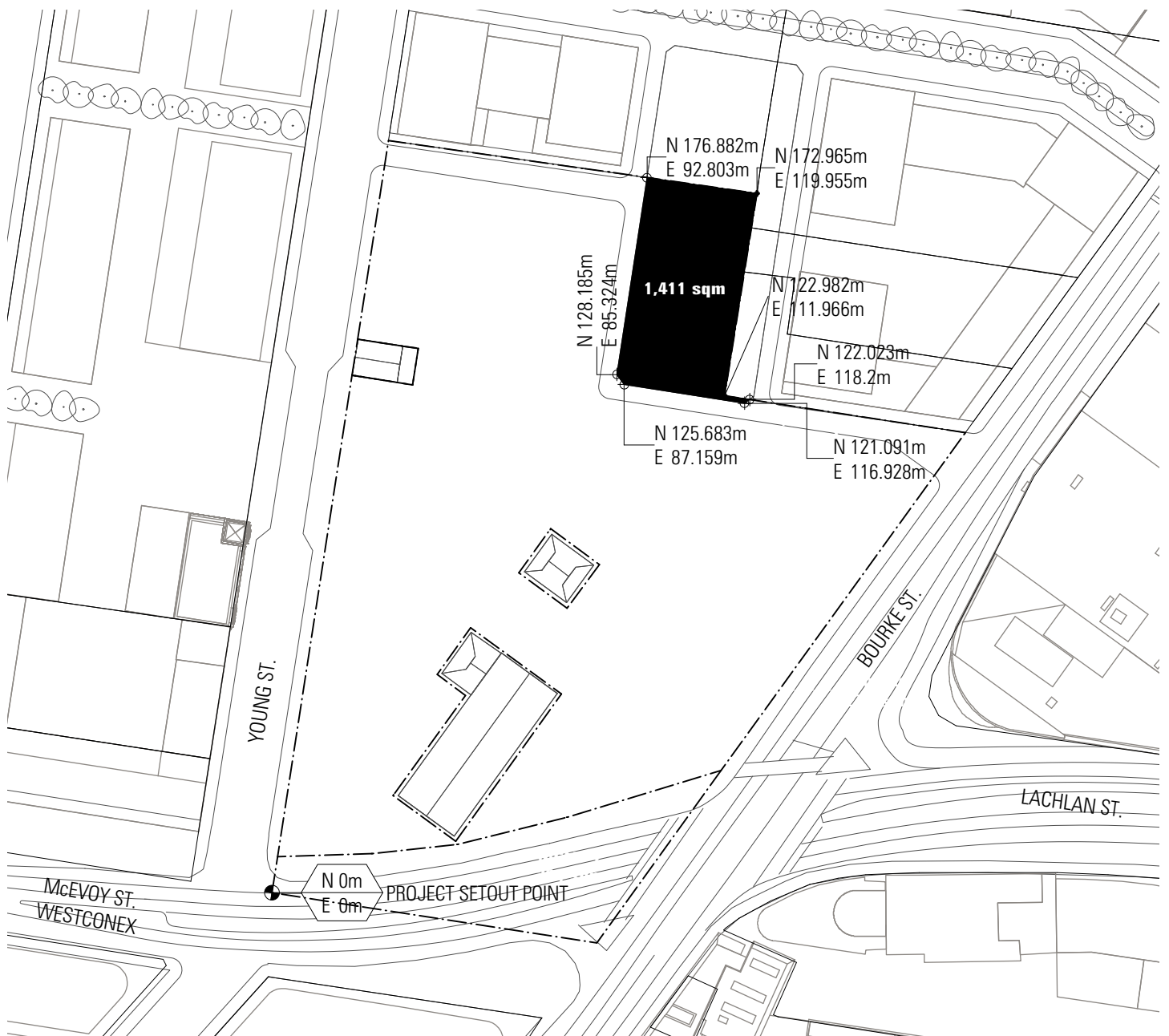
- (a) Demolition, excavation and remediation of the Transfer Land to be fit for purpose in accordance with an approved Remedial Action Plan.
- (b) Construction of portions of new public infrastructure being:
 - (i) McEvoy St Footway Widening
 - (ii) Bourke St Footway Widening
 - (iii) Through site link and public square
 - (iv) Public streets and shared zones
 - (v) Plaza in Stratum
 - (vi) Park
- (c) Construction of the civil and landscape works required to deliver the above including but not limited to asphalt road pavement, paved parking bays and shared environments, shared zone pavement, footway pavement, cycleways, kerb, gutter, stormwater drainage, street and pedestrian lighting, tree planting and surrounds, garden planting, turf, raingardens, traffic signage, line marking and street furniture.

- (d) Provision and adjustment of utility services such as water, electricity, gas, NBN and sewer within the new road reserves.
- (e) Provision of temporary structures including batters, retaining walls and fences to boundaries of Developer's works as required.

Maintenance of Developer's Works

The Developer must maintain all plants, trees and planted areas in optimum growing condition and appearance, which shall include but is not limited to:

- (a) Water all plants and trees as required to ensure active growth keeping areas moist but not saturated.
- (b) Apply maintenance period fertiliser in accordance with the manufacturer's specifications.
- (c) Keep planting areas free of weeds and undesirable grasses. Remove the entire root system. Dispose of all weeds appropriately.
- (d) Inspect all plants and trees for disease or insect damage weekly. Treat affected material immediately.
- (e) Remove damaged or diseased growth from plants and trees.
- (f) Immediately replace any failed or damaged plants and trees. Replacement plants and trees shall be of equal size and species as the original plant.
- (g) Reset to proper grades or upright position any plants that are not in their proper growing position.
- (h) Stakes and ties must be adjusted or replaced as required.
- (i) Prune plants and trees in order to repair mechanical damage, improve plant shape and to form or clear footpaths.
- (j) Turfed areas must be mowed when sufficient establishment of turf has occurred including but not limited to adequate root contact/anchoring and root depth. All edges must be trimmed. Lawn clippings must be removed from site. Adjust the height of the mower to the lowest level where the lawn has a green appearance without being scalped.
- (k) Topdress lawn when required and replace any areas of subsidence or dead turf which are greater than 1m² in area. Apply lawn fertiliser to ensure healthy growth in the growing season. Remove by hand all weed growth or grass around base of plants in turf. Do not use nylon line type edge trimmers around base of trees.



LEGEND

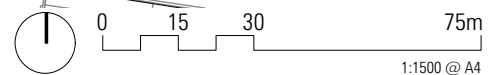
Area to be: Public Owned - Park - Public Accessible 24 hours

Project Setout Point

Boundary Point

Setout Point

Coordinate - North	Coordinate - East
122.982	111.966
172.965	119.955
176.882	92.803
128.185	85.324
125.683	87.159
121.091	116.928
122.023	118.200
0.000	0.000



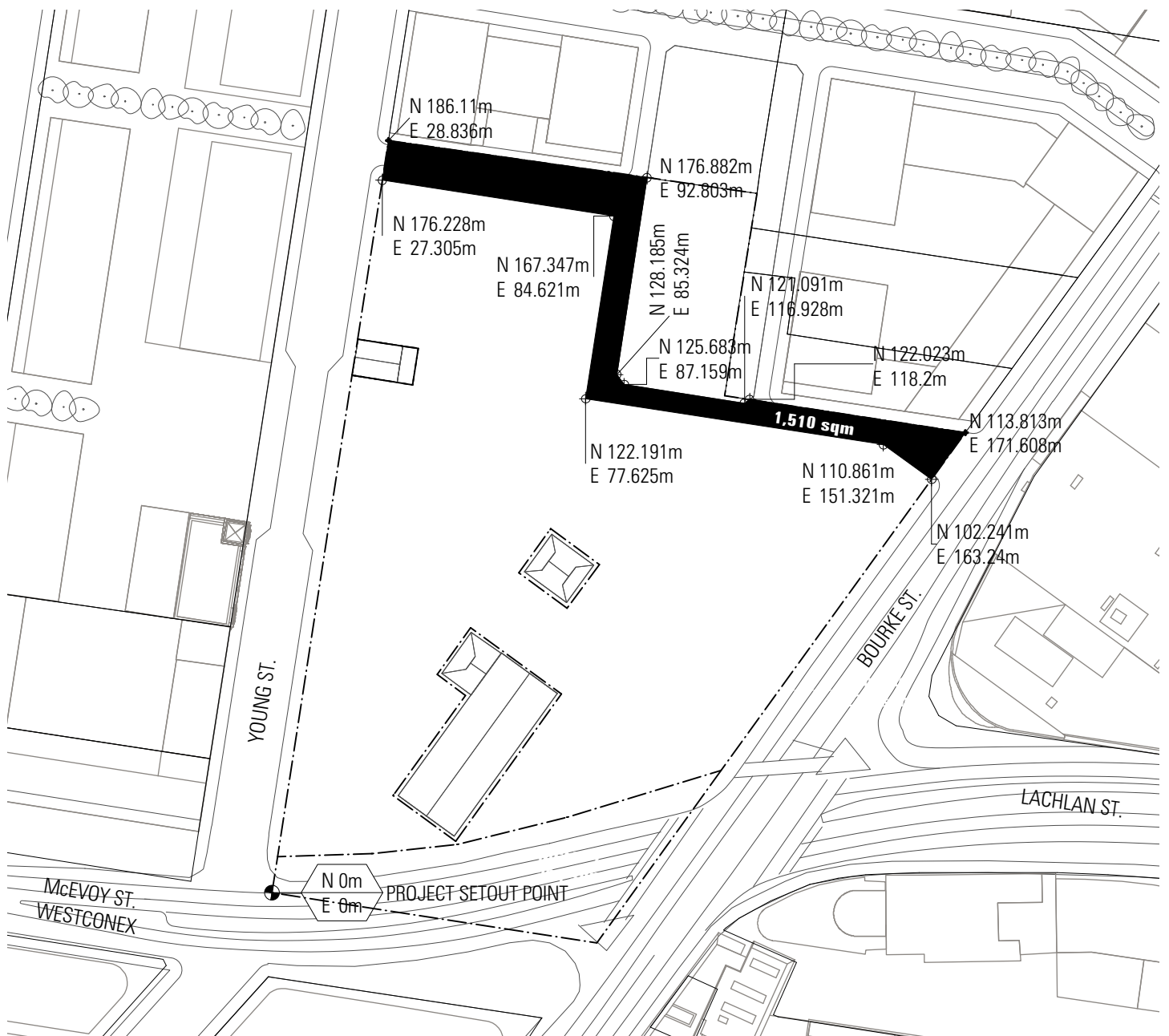
All dimensions and co-ordinate points in this drawing are given in meters.

All co-ordinate points are relative to Project Setout Point shown in the South West Corner of the boundary as point:
N 0m
E 0m

All information contained in this drawing is subject to the accuracy of original survey information from Cardino:

Drawing dated: 28.09.2015

Received: 21.04.2017



LEGEND

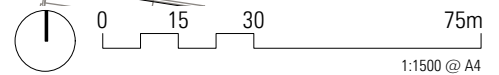
Area to be: Public Owned - Streets / Shared Way - Public Accessible 24 hours

Project Setout Point

Boundary Point

Setout Point

Coordinate - North	Coordinate - East
102.241	163.240
113.813	171.608
186.110	28.836
167.347	84.621
176.228	27.305
110.861	151.321
122.191	77.625
176.882	92.803
128.185	85.324
125.683	87.159
121.091	116.928
122.023	118.200
0.000	0.000



All dimensions and co-ordinate points in this drawing are given in meters.

All co-ordinate points are relative to Project Setout Point shown in the South West Corner of the boundary as point:
N 0m
E 0m

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Drawing dated: 28.09.2015

Received: 21.04.2017



MAKO ARCHITECTURE PTY LTD
SUITE 108 59 MARLBOROUGH ST
SURRY HILLS NSW 2010
NOM. ARCH. REG. NO. 8886 (NSW) 19020 (VIC)
WWW.MAKOARCHITECTURE.COM.AU

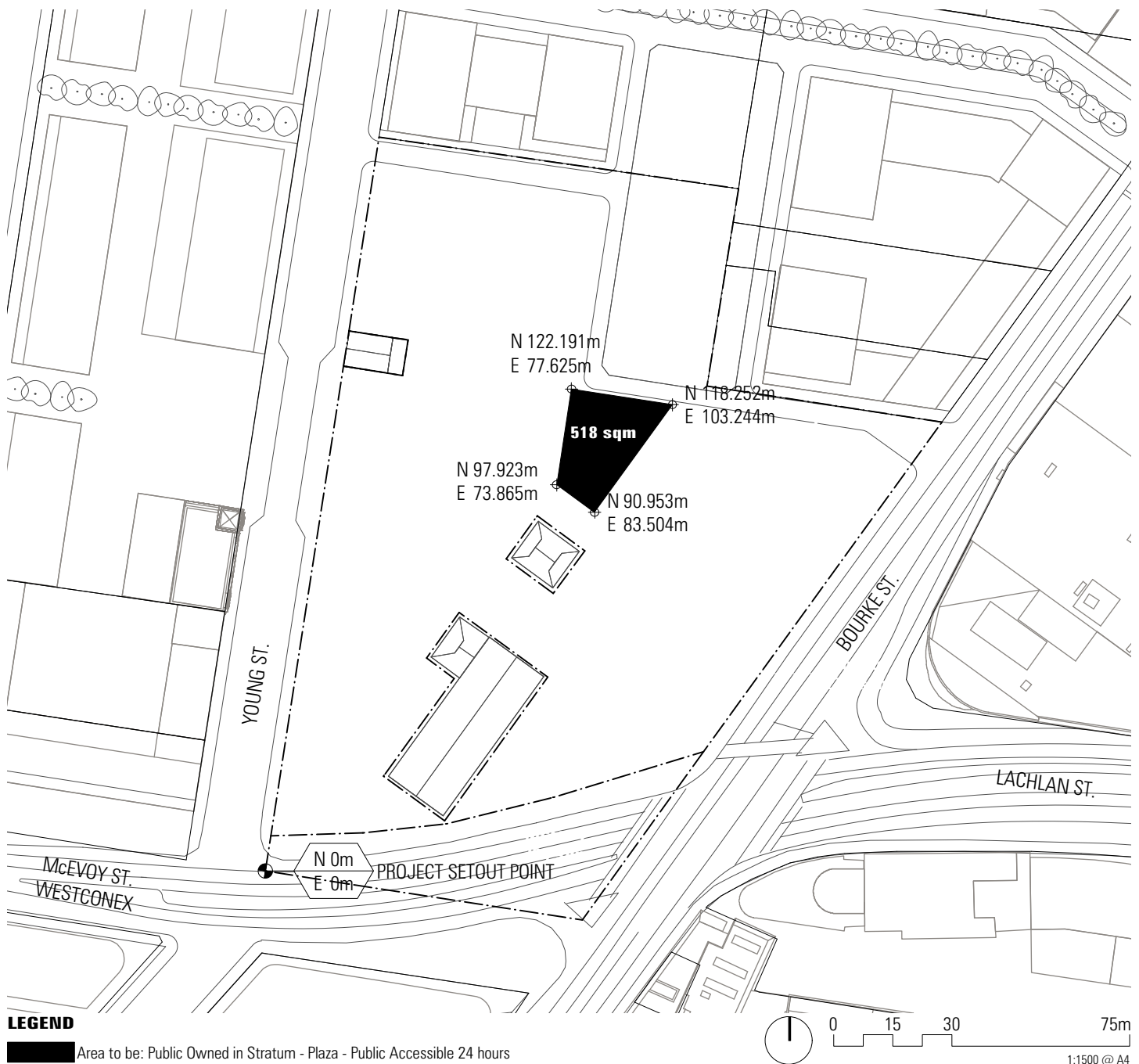
waterboard site
903-921 bourke street waterloo
18/10/18

Setout - Public Owned - Streets

1705

1211

1705_100 CULVERT existing ENVELOPES_VPA SUBMISSION.vwx



LEGEND

Area to be: Public Owned in Stratum - Plaza - Public Accessible 24 hours

Project Setout Point

Boundary Point

Setout Point

Coordinate - North	Coordinate - East
90.953	83.504
97.923	73.865
118.252	103.244
122.191	77.625
0.000	0.000

All dimensions and co-ordinate points in this drawing are given in meters.

All co-ordinate points are relative to Project Setout Point shown in the South West Corner of the boundary as point:
N 0m
E 0m

All information contained in this drawing is subject to the accuracy of original survey information from Cardino:

Drawing dated: 28.09.2015

Received: 21.04.2017

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SUITE 108 59 MARLBOROUGH ST
SURRY HILLS NSW 2010
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WWW.MAKOARCHITECTURE.COM.AU

waterboard site
903-921 bourke street waterloo

18/10/18

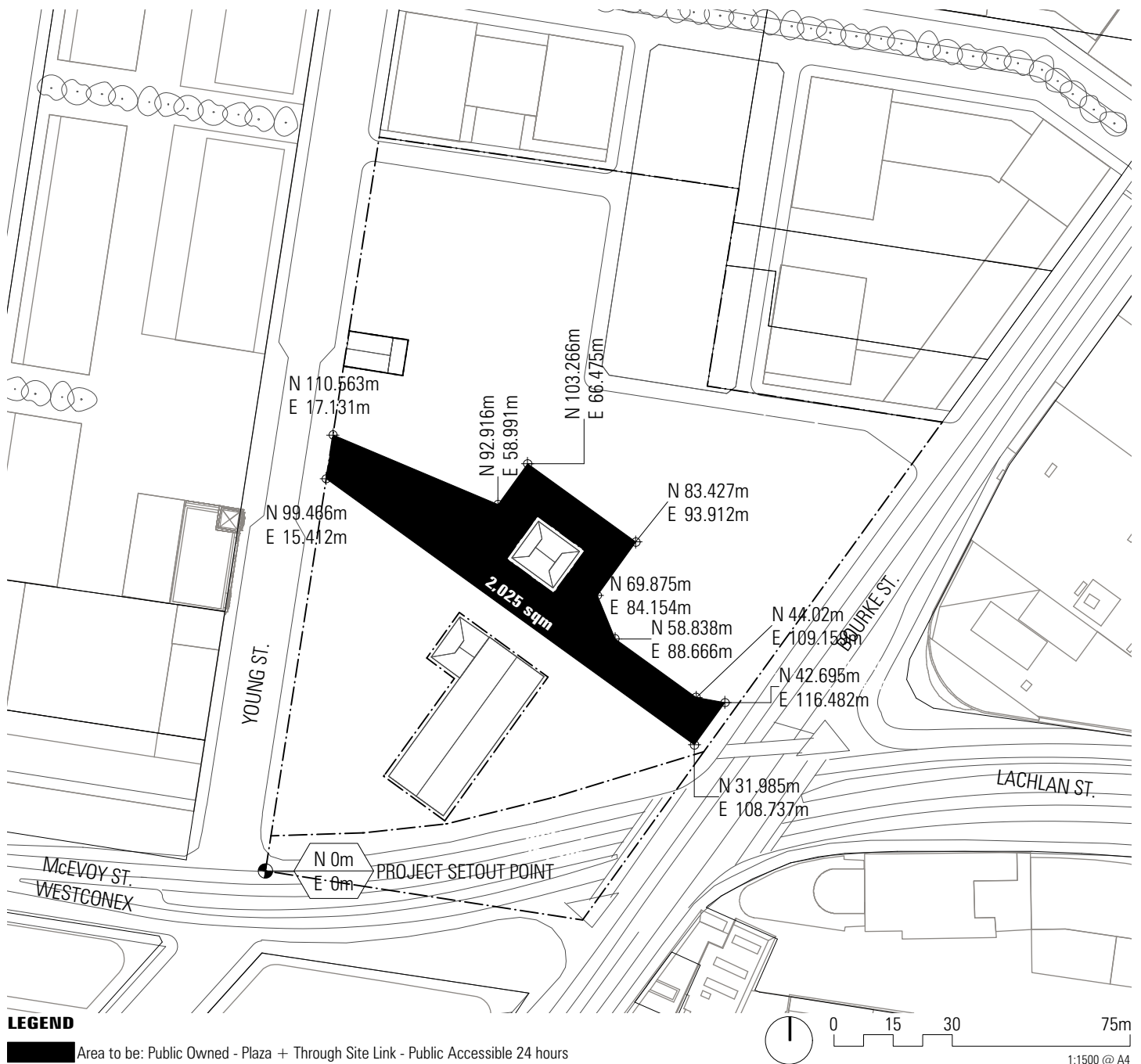
MAKO ARCHITECTURE

Setout - Public Owned - Plaza in Stratum

1705

1212

1705_100 CULVERT existing ENVELOPES_VPA SUBMISSION.vwx



LEGEND

Area to be: Public Owned - Plaza + Through Site Link - Public Accessible 24 hours

Project Setout Point

Boundary Point

Setout Point

Coordinate - North	Coordinate - East
110.563	17.131
99.466	15.412
58.838	88.666
69.875	84.154
83.427	93.912
103.266	66.475
92.916	58.991
0.000	0.000
42.695	116.482
31.985	108.737
44.020	109.159

All dimensions and co-ordinate points in this drawing are given in meters.

All co-ordinate points are relative to Project Setout Point shown in the South West Corner of the boundary as point:
N 0m
E 0m

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Drawing dated: 28.09.2015

Received: 21.04.2017

Setout - Public Owned - Plaza and Through Site Links

MAKO ARCHITECTURE PTY LTD
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SURRY HILLS NSW 2010
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WWW.MAKOARCHITECTURE.COM.AU

waterboard site
903-921 bourke street waterloo

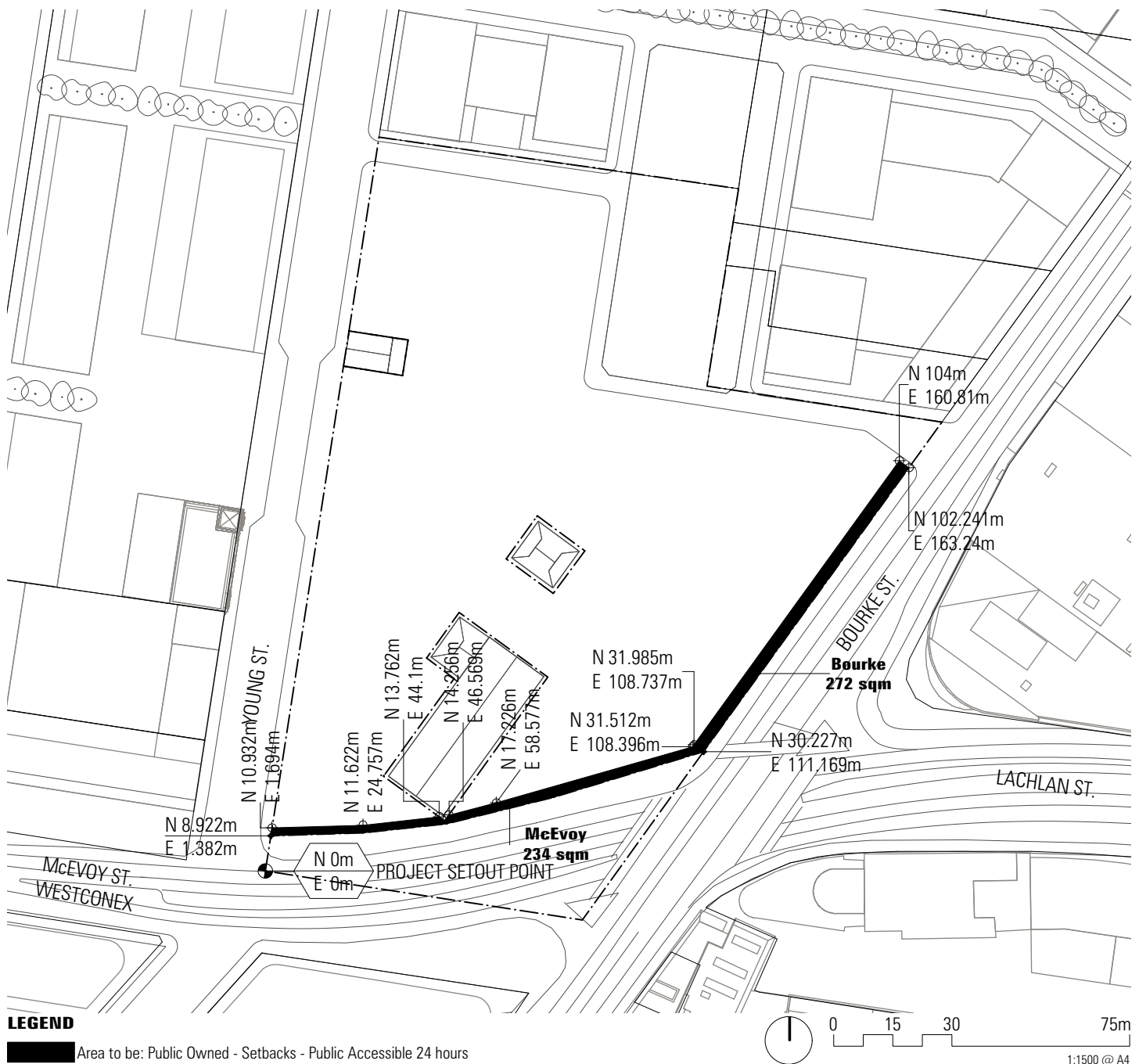
18/10/18

MAKO ARCHITECTURE

1705

1213

1705_100 CULVERT existing ENVELOPES_VPA SUBMISSION.vwx



Coordinate - North	Coordinate - East
102.241	163.240
8.922	1.382
30.227	111.169
104.000	160.810
0.000	0.000
11.622	24.757
17.226	58.577
31.985	108.737
31.512	108.396
10.932	1.694
14.256	46.569
13.762	44.100

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N 0m
E 0m

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