

Deed

**BATA II Site- 128 Bunnerong Road & 120 Banks
Avenue, Eastgardens**

Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

Date:

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Summary Sheet**

Council:

Name: Bayside Council

Address: 444-446 Princes Highway, Rockdale NSW 2216

Telephone: (02) 9562 1666

Facsimile: (02) 9562 1777

Email: meredith.wallace@bayside.nsw.gov.au

Representative: General Manager

Developer:

Name: Karimbla Properties (No. 39) Pty Ltd

Address: Level 11 Meriton Tower, 528 Kent St, Sydney NSW 2000

Telephone: (02) 9287 2888

Facsimile: (02) 9287 2777

Email: matthewl@meriton.com.au

Representative: Matthew Lennartz (Executive Manager- Planning and Government)

Guarantor:

Name: Meriton Properties Pty Ltd

Address: Level 11 Meriton Tower, 528 Kent St, Sydney NSW 2000

Telephone: (02) 9287 2888

Facsimile: (02) 9287 2777

Email: matthewl@meriton.com.au

Representative: Matthew Lennartz (Executive Manager- Planning and Government)

Land:

See definition of *Land* in clause 1.1.

Development:

See definition of *Development* in clause 1.1.

Development Contributions:

See Part 4, Part 5, and Schedule 1.

Application of s7.11, s7.12 and s7.24 of the Act:

See clause 8.

Enforcement:

See Part 8.

Registration:

See clause 36.

Restriction on dealings:

See clause 37.

Dispute Resolution:

See Part 7.

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Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

Bayside Council ABN 80 690 785 443 of 444-446 Princes Highway, Rockdale NSW 2216 (**Council**)

and

Karimbla Properties (No. 39) Pty Ltd ABN 96 160 693 283 of Level 11 Meriton Tower, 528 Kent St, Sydney NSW 2000 (**Developer**)

and

Meriton Properties Pty Ltd ABN 49 000 698 626 of Level 11 Meriton Tower, 528 Kent St, Sydney NSW 2000 (**Guarantor**)

Background

- A The Developer owns Lot 1 DP 1187426 and Lot 24 DP1242288 ('**Land**').
- B The Developer has submitted the Planning Proposal seeking the LEP Amendment in relation to the Land.
- C The value of the Land will increase significantly if the LEP Amendment is made.
- D The Developer agrees to share the increased value with the Council by way of provision of Development Contributions being monetary contributions, the dedication/transfer of land and the carrying out of work.
- E The Developer, the Council and Guarantor have agreed to enter into this Deed to provide a range of public benefits as a result of the LEP Amendment being made.
- F The Parties also agree to amend the BATA I VPA as set out in Schedule 7 of this Deed.

Operative provisions

Part 1 - Preliminary

1 Interpretation

- 1.1 In this Deed the following definitions apply:

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

Affordable Housing has the same meaning as in the Act.

Affordable Housing Unit or **AHU** means a Dwelling that is Affordable Housing in a location and to a specification approved by the Council.

Affordable Housing Unit Contributions Credit means, in respect of an AHU that has been selected by the Council under clause 18, the amount of monetary contributions under s7.11 of the Act that has been paid in respect of that unit.

AHU Standards means the Council's standards for Affordable Housing Units as set out in Schedule 2 of this Deed.

Approval includes approval, consent, licence, permission or the like.

Authority means the Commonwealth or New South Wales government, a Minister of the Crown, a government department, a public authority established by or under any Act, a council or county council constituted under the *Local Government Act 1993*, or a person or body exercising functions under any Act including a commission, panel, court, tribunal and the like.

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

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

BATA I Development Consent means Development Consent to concept development application DA14/96 granted by the Land and Environment Court in proceedings 10730 of 2014 and dated as entered 31 August 2015 in respect of the BATA I Land, as modified from time to time.

BATA I Land means land comprising Lots 21, 22, 23 and 24 DP1242288, Lot 3 DP1236520 and any lots owned by the Developer within SP97153 as subdivided from time to time

BATA I VPA means the planning agreement under s7.4 of the Act entered into between the Developer and the Council dated 7 August 2015 and as amended from time to time.

Building has the same meaning as in the Act.

Claim includes a claim, demand, remedy, suit, injury, damage, loss, Cost, liability, action, proceeding or right of action.

Compliance Certificate means a compliance certificate within the meaning of s6.4(e)(iv) of the Act.

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Concept Development Application has the same meaning as in the Act.

Concept Masterplan means the approved plans under DA 2019/386 (as amended) from time to time

Construction Certificate has the same meaning as in the Act.

Contributions Plan means the contributions plan approved by the Council under s7.18 of the Act and titled '*Former City of Botany Bay s7.11 Development Contributions Plan 2016 Amendment 1*', as amended and replaced from time to time.

Cost means a cost, charge, expense, outgoing, payment, fee and other expenditure of any nature.

CPI means the *Consumer Price Index (All Groups – Sydney)* published by the Australian Bureau of Statistics.

Deed means this Deed and includes any schedules, annexures and appendices to this Deed.

Defect means anything that adversely affects, or is likely to adversely affect, the appearance, structural integrity, functionality or use or enjoyment of a Work or any part of a Work but excludes any intentional damage to the extent it is caused by the Council or any other person other than the Developer.

Defects Liability Period in respect of a Work means the period of 1 year commencing on the day immediately after the Land on which the Work is located is dedicated to the Council.

Development means development on the Land in accordance with a Development Consent (as modified or substituted from time to time under the Act) granted pursuant to the BATA I Development Consent or as a consequence of the making of the LEP Amendment.

Development Application has the same meaning as in the Act and to avoid doubt includes a Concept Development Application.

Development Consent has the same meaning as in the Act.

Development Contribution means a monetary contribution, the dedication/transfer of land free of cost, the carrying out of work, or the provision of any other material public benefit, or any combination of them, to be used for, or applied towards a public purpose, but does not include any Security or other benefit provided by a Party to the Council to secure the enforcement of that Party's obligations under this Deed for the purposes of s7.4(3)(g) of the Act.

Dispute means a dispute or difference between the Parties under or in relation to this Deed.

Dwelling has the same meaning as in the LEP.

ELNO has the meaning given to that term in the Participation Rules.

Embellishment Work means embellishment of the open space to be dedicated under this Deed.

Embellishment Work Concept Plan means the Concept Plan in Schedule 6 prepared by Meriton dated 06 October 2020 and approved under the Concept Masterplan

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Embellishment Work Credit Value means the amount that is 86.5% of the Embellishment Work Value.

Embellishment Work Value means \$10,091,535 as per Schedule 5 being the estimated value of the Embellishment Work subject to clause 13.5.

Equipment means any equipment, apparatus, vehicle or other equipment or thing to be used by or on behalf of the Developer in connection with the performance of its obligations under this Deed.

Floor Space Ratio or **FSR** has the same meaning as in the LEP.

Future Agreed Embellishment Work Specification means the future agreed specification to be agreed in writing between parties for the carrying out and completion of embellishment of open space to be dedicated, or made publicly accessible, under this Deed as per the Agreed Embellishment Value (Schedule 5) and the Embellishment Work Concept Plan (Schedule 6) to the satisfaction of Council acting reasonably.

Gross Floor Area or **GFA** has the same meaning as in the LEP.

GST has the same meaning as in the GST Law.

GST Law has the same meaning as in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.

Independent Certifier means an accredited certifier, within the meaning of the Act, jointly appointed by the Parties for the purposes of this Deed.

Independent Quantity Surveyor means an appropriately qualified quantity surveyor, jointly appointed by the Parties for the purposes of this Deed.

Item means an item specified in Column 1 of the Table in Schedule 1.

Just Terms Act means the *Land Acquisition (Just Terms Compensation) Act 1991*.

Land means land comprising Lot 1 DP 1187426 and Lot 24 DP1242288, otherwise known as 128 Bunnerong Road, Eastgardens and 120 Banks Avenue, Eastgardens, and any lot or strata lot created from a subdivision or strata subdivision of those lots.

LEP means the *Botany Bay Local Environmental Plan 2013*.

LEP Amendment means an amendment to the LEP as a result of the Planning Proposal.

LG Act means the *Local Government Act 1993*.

Local Contribution means a monetary Development Contribution required to be paid under Item 1 of the Table in Schedule 1.

Lot 24 means land comprising Lot 24 DP1242288 and any lot or strata lot created from a subdivision or strata subdivision of those lots.

Maintain, in relation to a Work, means keep in a good state of repair and working order, and includes repair of any damage to the Work.

Major Defect means:

- (a) a Defect in a Work that is attributable to defective design, defective or faulty workmanship, defective materials, or a failure to comply with the

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structural performance requirements of the National Construction Code (or any combination of these), and that causes, or is likely to cause:

- (i) the inability to inhabit or use the Work (or part of the Work) for its intended purpose, or
 - (ii) the destruction of the Work or any part of the Work, or
 - (iii) a threat of collapse of the Work or any part of the Work, or
- (b) if the external cladding of a Work causes or is likely to cause a threat to the safety of any occupants of the Work if a fire occurs, or
- (c) the use of a building product (within the meaning of the *Building Products (Safety) Act 2017*) in contravention of that Act.

Minor Defect means a Defect that is not a Major Defect.

Occupation Certificate has the same meaning as in the Act.

Party means a party to this Deed.

Participation Rules means the participation rules as determined by the *Electronic Conveyancing National Law* (NSW).

Planning Proposal means the document proposing amendments to the LEP submitted by the Developer to the Council in April 2017 and the subject of the gateway determination dated 12 December 2017 (as altered on 9 October 2018) under s3.34 of the Act and as varied pursuant to s3.35 of the Act.

Proposed Subdivision Plan means the plan in Schedule 4 prepared by SJB Architects titled '*Lot Subdivision Plan*' with Job No. 5826, Drawing No. A-0102 Revision 14 dated 1 October 2020.

Rectification Notice means a notice in writing:

- (a) identifying the nature and extent of a Defect,
- (b) specifying the works or actions that are required to Rectify the Defect,
- (c) specifying the date by which or the period within which the Defect is to be rectified.

Rectify means rectify, remedy or correct.

Regulation means the *Environmental Planning and Assessment Regulation 2000*.

Security means a Bank Guarantee, or a bond (including an insurance bond) or other form of security to the satisfaction of the Council indexed in accordance with the CPI from the date of this Deed.

Seniors Housing has the same meaning as in the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

Stage means a stage of the Development approved by a Development Consent or otherwise approved in writing by the Council for the purposes of this Deed.

Stage 1 DA means the Concept Development Application in respect of the Land to facilitate Development on the Land as a consequence of the making of the LEP Amendment.

Subdivision Certificate has the same meaning as in the Act.

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Work means the physical result of any building, engineering or construction work in, on, over or under land.

- 1.2 In the interpretation of this Deed, the following provisions apply unless the context otherwise requires:
- 1.2.1 Headings are inserted for convenience only and do not affect the interpretation of this Deed.
 - 1.2.2 A reference in this Deed to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
 - 1.2.3 If the day on which any act, matter or thing is to be done under this Deed is not a business day, the act, matter or thing must be done on the next business day.
 - 1.2.4 A reference in this Deed to dollars or \$ means Australian dollars and all amounts payable under this Deed are payable in Australian dollars.
 - 1.2.5 A reference in this Deed to a \$ value relating to a Development Contribution is a reference to the value exclusive of GST.
 - 1.2.6 A reference in this Deed to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
 - 1.2.7 A reference in this Deed to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
 - 1.2.8 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Deed.
 - 1.2.9 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
 - 1.2.10 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
 - 1.2.11 A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
 - 1.2.12 References to the word 'include' or 'including' are to be construed without limitation.
 - 1.2.13 A reference to this Deed includes the agreement recorded in this Deed.
 - 1.2.14 A reference to a Party to this Deed includes a reference to the servants, agents and contractors of the Party, the Party's successors and assigns.
 - 1.2.15 A reference to 'dedicate' or 'transfer' or 'dedication' in relation to land is a reference to dedicate or dedication or transfer free of cost.
 - 1.2.16 Any schedules, appendices and attachments form part of this Deed.
 - 1.2.17 Notes appearing in this Deed are operative provisions of this Deed.

2 Status of this Deed

- 2.1 This Deed is a planning agreement within the meaning of s7.4(1) of the Act.

3 Commencement

- 3.1 This Deed commences and has force and effect on and from the date when the Parties have:
- 3.1.1 all executed the same copy of this Deed, or
 - 3.1.2 each executed separate counterparts of this Deed and exchanged the counterparts.
- 3.2 The Parties are to insert the date when this Deed commences on the front page and on the execution page.
- 3.3 The Parties agree that any provisions in this Deed requiring the provision of Development Contributions do not apply until the LEP Amendment takes effect.

4 Application of this Deed

- 4.1 This Deed applies to:
- 4.1.1 the LEP Amendment,
 - 4.1.2 the Land,
 - 4.1.3 the Development, and
 - 4.1.4 the BATA I Land and the BATA I Development.

5 Warranties

- 5.1 The Parties warrant to each other that they:
- 5.1.1 have full capacity to enter into this Deed, and
 - 5.1.2 are able to fully comply with their obligations under this Deed.

6 Further agreements

- 6.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject-matter of this Deed that are not inconsistent with this Deed for the purpose of implementing this Deed.

7 Surrender of right of appeal, etc.

- 7.1 The Developer is not to commence or maintain, or to cause or procure the commencement or maintenance, of any proceedings in any court or tribunal or similar body appealing against, or questioning the validity of this Deed, or

an Approval relating to the Development in so far as the subject-matter of the proceedings relates to the validity of this Deed or any condition in the Approval requiring compliance with this Deed.

8 Application of s7.11, s7.12 and s7.24 of the Act to the Development

- 8.1 This Deed excludes the application of s7.11 and s7.12 of the Act to the Development.
- 8.2 This Deed does not exclude the application of s7.24 to the Development.

Part 2 –Preliminary Actions to be taken by the Developer

9 Preliminary Actions

- 9.1 Within 12 Months after the date the LEP Amendment takes effect, the Developer
 - 9.1.1 is to make a Development Application or the Stage 1 DA to the Council for the Development, and
 - 9.1.2 is to make a Development Application which will include a detailed proposal for the first stage of development the subject of the Development Application or Stage 1 DA referred to in clause 9.1.1 authorising the construction of a building in the Development containing a Dwelling.
- 9.2 If a Development Consent is granted to allow construction of the Development, the Developer is to commence carrying out the Development within 6 months of the date of the Development Consent.

Part 3 – Amendment to BATA I VPA

10 Amendment to BATA I VPA

- 10.1 On and from the date the LEP Amendment takes effect, the BATA I VPA is amended in accordance with Schedule 8.

Part 4 – Development Contributions

11 Provision of Development Contributions

- 11.1 The Developer is to make Development Contributions to the Council in accordance with Schedule 1 and any other provision of this Deed relating to the making of Development Contributions.
- 11.2 Any value specified in this Deed in relation to a Development Contribution comprising a Work does not serve to define the extent of the Developer's obligation to carry out the Work.
- 11.3 The Council is to apply each Development Contribution made by the Developer under this Deed towards the public purpose for which it is made and otherwise in accordance with this Deed.
- 11.4 Despite clause 11.2 and except as provided in clause 12.4, the Council may apply a Development Contribution made under this Deed towards a public purpose other than the public purpose specified in this Deed if the Council reasonably considers that the public interest would be better served by applying the Development Contribution towards that other purpose rather than the purpose so specified.
- 11.5 The Council may:
 - 11.5.1 classify Affordable Housing Units that have been transferred to it under this Deed as '*operational*' under the Division 2 of Part 6 of the LG Act, and
 - 11.5.2 in respect of any Affordable Housing Unit classified operational, sell the unit not sooner than 10 years after its transfer to the Council and hold the net proceeds of sale in trust in the Council's trust fund established under s411 of the LG Act to be applied towards reinvestment in the provision of Affordable Housing in the Council's area.
- 11.6 If the Council decides to sell one or more of the AHU's to a person other than a provider of Affordable Housing, it agrees to give Karimbla Properties (No. 39) Pty Ltd the first right of refusal to purchase the unit at market value.

12 Monetary Contributions

- 12.1 If the LEP Amendment takes effect, the Developer is to make a monetary Development Contribution to the Council, in an amount of \$23,900,000.00 subject to clause 12.2.
- 12.2 The Parties acknowledge that:
 - 12.2.1 if the LEP Amendment authorises an FSR of more than 2.4:1 for the Land, the Developer is to pay an additional monetary Development Contribution calculated in accordance with the following formula:

$$\text{AMDC} = \$113.54 \times \text{SMA}$$

where

AMDC is the additional monetary Development Contribution

SMA is the number of square metres of GFA above 210,490sqm that is authorised by the LEP Amendment calculated by reference to the FSR for the Land

- 12.2.2 if the LEP Amendment authorises an FSR of less than 2.3:1 for the Land, the amount of monetary Development Contribution the Developer is to pay under clause 12.1 is to be reduced by an amount calculated in accordance with the following formula:

$$\text{RMDC} = \$113.54 \times \text{SMB}$$

where

RMDC is the amount of reduction of monetary Development Contribution

SMB is the number of square metres of GFA below 210,490sqm that is authorised by the LEP Amendment calculated by reference to the FSR for the Land

- 12.3 The monetary Development Contribution the Developer is required to pay under this clause 12 is to be paid as set out in Schedule 1.
- 12.4 The monetary Development Contribution paid by the Developer under this clause 12 is to be applied towards upgrading the Botany Aquatic Centre or the provision or upgrading of any other public infrastructure facility that the Council considers would benefit residents in the local and broader community.

13 Local Contribution Credit

- 13.1 In this clause, **Local Contribution Credit** means the amount calculated in accordance with the following formula:

$$\text{LCC} = \text{EWCV} + \text{AHUCC} - \text{AA}$$

Where:

LCC is the Local Contribution Credit

EWCV is the Embellishment Work Credit Value

AHUCC is the sum of all Affordable Housing Unit Contributions Credits for all AHUs that have been selected under clause 17.

AA means the total amount of Local Contribution Credit that has been applied to satisfy a Local Contribution under clause 13.2.

- 13.2 If a Local Contribution becomes payable under this Deed, the Developer may apply the Local Contribution Credit in satisfaction of the requirement to pay the Local Contribution.
- 13.3 The Developer is to specify the amount of the Local Contribution Credit to be applied under clause 13.2 in respect of Dwellings proposed in a Development Application, prior to the granting of Development Consent to the Development Application.
- 13.4 The Council is not required to pay the Developer any part of the Local Contribution Credit that remains unapplied at the conclusion of the of the Development.

- 13.5 As agreed in writing between Parties, within an agreed timeframe after the first Development Consent for the Development and before a Local Contribution is due to be paid, the Parties are to jointly request an Independent Quantity Surveyor to calculate the value of the Embellishment Work approved in the first Development Consent with regard to the Embellishment Work Value (Schedule 5) and provide a written report to the Parties.
- 13.6 The Embellishment Work approved in the first Development Consent is taken to be the Future Agreed Embellishment Work Specification for that particular item of Work in this Deed as agreed in writing between the Parties.
- 13.7 The value of Embellishment Work calculated by the Independent Quantity Surveyor in clause 13.5 is taken to be the new Embellishment Work Value for that particular work item in this Deed, replacing the value for that particular item of work from Schedule 5. Schedule 5 and the Future Agreed Embellishment Work Specification may be varied from time to time as agreed in writing between Parties for each subsequent item of Work in line with each new Development Application in accordance with Clause 13.5.

14 Payment of monetary Development Contributions

- 14.1 A monetary Development Contribution is made for the purposes of this Deed when the Council receives the full amount of the contribution payable under this Deed in cash or by unendorsed bank cheque or by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by the Council.
- 14.2 A monetary Development Contribution the Developer is required to pay under this Deed is to be indexed in accordance with quarterly movements in the CPI from the date of this Deed, or such date as expressly identified in Schedule 1 (if any), until the date the monetary Development Contribution is paid in full to the Council.
- 14.3 In respect of the monetary Development Contribution Item 2 in Schedule 1, without limiting any other clause in this Deed, if any such monetary Development Contributions are not paid by the date they are required to be paid, then:
 - 14.3.1 in addition to the amount of monetary Development Contributions as indexed, the Developer is to pay to the Council interest calculated on the indexed amount at the Reserve Bank of Australia cash rate plus 2% (rounded up to the nearest half per cent) in respect of the period from the date the monetary Development Contributions were required to be paid until the date of payment, and
 - 14.3.2 no Occupation Certificates in respect of the Development are to be issued unless and until the Council has provided written confirmation to the Developer that all outstanding monetary Development Contributions as indexed and any interest on them have been paid to the Council.

15 Dedication of land

- 15.1 A Development Contribution comprising the dedication of land is made for the purposes of this Deed when:
- 15.1.1 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* or creates a public reserve or drainage reserve under the *Local Government Act 1993*, or
- 15.1.2 the Council is given:
- (a) an instrument in registrable form under the *Real Property Act 1900* duly executed by the Developer as transferor that is effective to transfer the title to the land to the Council when executed by the Council 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;
- 15.1.3 the Council is given evidence that a transfer has been effected by means of electronic lodgement through Property Exchange Australia Ltd or another ELNO.
- 15.2 The Developer is to do all things reasonably necessary to enable registration of the transfer to occur.
- 15.3 The Developer is to ensure that land dedicated to the Council under this Deed 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 as otherwise agreed in writing by the Council.
- 15.4 If, having used all reasonable endeavours, the Developer cannot ensure that land to be dedicated to the Council under this Deed is free from all encumbrances and affectations, the Developer may request that Council agree to accept the land subject to those encumbrances and affectations, but the Council may withhold its agreement in its absolute discretion.
- 15.5 Despite any other provision of this Deed, if the Developer is required to dedicate land to the Council on which the Developer is also required to carry out a Work under this Deed, the Developer is to comply with clause 15.1.2 not later than 7 days after the Work is completed for the purposes of this Deed.

16 Variation to timing of payment of monetary Development Contributions and Dedication of Land

- 16.1 The timing for provision of monetary Development Contribution or dedication or transfer of land that is required to be paid, dedicated or transferred under this Deed may be varied by agreement in writing between the Parties, acting reasonably, without the necessity for an amendment to this Deed.
- 16.2 The Party seeking the variation is to make a written request to the other Party accompanied by such information and supporting documents as is reasonably necessary to enable the other Party to properly consider the request.

- 16.3 The timing for provision of the relevant Development Contribution is taken to be varied when the Party to whom the request is made gives its Approval to the request.
- 16.4 Subject to clause 16.5, the Party to whom a request under clause 16.1 is made may give or withhold its approval to the request in that Party's sole discretion.
- 16.5 The Party to whom a request under clause 16.1 is made is not to unreasonably delay or withhold its approval to the request if it is satisfied that the request arises due to financial impact of the COVID-19 pandemic .

Part 5 - Provisions relating to Affordable Housing

17 Affordable Housing Units

- 17.1 The Affordable Housing Units to be provided by the Developer under this Deed are to:
 - 17.1.1 be located on the BATA I Land or the Land or both,
 - 17.1.2 if located on the Land, be located within the first Stage of the Development,
 - 17.1.3 comprise a mixture of 1, 2 and 3 bedroom units totalling 100 bedrooms contained in a maximum of 50 units in total, and
 - 17.1.4 comprise approximately:
 - (a) 20% of bedrooms in 1 bedroom units,
 - (b) 30% of bedrooms in 2 bedroom units, and
 - (c) 50% of bedrooms in 3 bedroom units,
 - 17.1.5 be constructed in accordance with the AHU Standards.
 - 17.1.6 have the same storage areas as similar units within the Building in which they are located which have the same number of bedrooms as the AHU,
 - 17.1.7 subject to clause 17.2, have an average of:
 - (a) 0.5 car parking spaces across all 1 bedroom AHUs,
 - (b) 1 car parking space across all 2 bedroom AHUs, and
 - (c) 1.5 car parking spaces across all 3 bedroom AHUs.
- 17.2 For the purposes of clause 17.1.7, if an AHU has already been created as separate strata lot under the *Strata Schemes Development Act 2015*, at the commencement of this Deed, then the AHU is to have car parking spaces as allocated to that AHU under the strata plan that created the strata lot.
- 17.3 The Parties are to work together in good faith towards supporting an amendment of the LEP which provides additional GFA for the Land in order to

compensate for AHUs provided by the Developer under this Deed at a rate of at least 100m² per AHU transferred.

18 Selection process for Affordable Housing Units

- 18.1 At the time the Developer makes the first Development Application to the Council for the carrying out of the Development which includes construction of the first Stage of the Development, the Developer is to nominate Dwellings comprising a minimum of 120 rooms from which the Council is to select as AHUs to be provided to the Council under this Deed.
- 18.2 No more than 30% of the Dwellings nominated by the Developer under clause 18.1 are to be Dwellings which receive no direct sunlight between 9am and 3pm in the mid winter (21 June).
- 18.3 The Council must select the AHU's within 21 days of notification being given by the Developer under clause 18.1.
- 18.4 The Parties acknowledge and agree that as at the date this Deed commences, the Developer has nominated and the Council has selected the AHUs to be transferred or dedicated under this Deed.
- 18.5 Despite clause 18.4, the Parties acknowledge and agree that if there is an amendment to the Development Application for the carrying out of the Development which impacts on any aspect of the AHUs selected by the Council, then the selection process in clauses 18.1 and 18.3 re-applies.
- 18.6 The Council acknowledges that the AHU's to be transferred may be used by the Developer for residential purposes prior to transfer to the Council and in respect of such AHUs, the Developer is to repair, replace and renew any aspect of the AHU's to the reasonable satisfaction of the Council prior to transfer to the Council.
- 18.7 Prior to transfer of an AHU under this Deed, the Developer permits the Council to access and inspect the AHU.

Part 6 - Provisions relating to carrying out of Work

19 Carrying out of Work

- 19.1 Without limiting any other provision of this Deed, any Work that is required to be carried out by the Developer under this Deed is to be carried out in accordance with any design or specification specified or approved by the Council (acting reasonably), any relevant Approval and any other applicable law.
- 19.2 The Developer, at its own cost, is to comply with any reasonable direction given to it by the Council to prepare or modify a design or specification relating to a Work that the Developer is required to carry out under this Deed.

20 Variation to Work

- 20.1 The timing for provision, design or specification of any Work that is required to be carried out by the Developer under this Deed may be varied by agreement in writing between the Parties, acting reasonably, without the necessity for an amendment to this Deed.
- 20.2 The Party seeking the variation is to make a written request to the other Party accompanied by such information and supporting documents as is reasonably necessary to enable the other Party to properly consider the request.
- 20.3 The timing for provision, design or specification of a Work is taken to be varied when the Party to whom the request is made gives its Approval to the request.
- 20.4 Subject to clauses 20.5 to 20.9, the Party to whom a request under clause 20.1 is made may give or withhold its approval to the request in that Parties sole discretion.
- 20.5 The Party to whom a request under clause 20.1 is made to amend the timing for provision of a work is not to unreasonably delay or withhold its approval to the request if it is satisfied that the request arises due to financial impact of the COVID-19 pandemic .
- 20.6 Without limiting clause 20.1, the Developer may make a written request to the Council to approve a variation to the design or specification of a Work in order to enable it to comply with the requirements of any Authority imposed in connection with any Approval relating to the carrying out of the Work.
- 20.7 The Council is not to unreasonably delay or withhold its approval to a request made by the Developer under clause 20.6.
- 20.8 The Council, acting reasonably, may from time to time give a written direction to the Developer requiring it to vary the design or specification of a Work before the Work is carried out in a specified manner and submit the variation to the Council for approval.
- 20.9 The Developer is to comply promptly with a direction referred to in clause 20.8 at its own cost.
- 20.10 If Council requests a variation of the Embellishment Work after the review of the Embellishment Work Value under clause 13.5, then the Parties are to recalculate the Embellishment Work Value in accordance with clauses 13.5 to 13.7

21 Access to land by Developer

- 21.1 The Council authorises the Developer to enter, occupy and use land owned or controlled by the Council for the purpose of performing its obligations under this Deed.
- 21.2 The Council is to permit the Developer, upon receiving reasonable prior notice from the Developer, to enter any other Council owned or controlled land in order to enable the Developer to properly perform its obligations under this Deed.
- 21.3 Nothing in this Deed creates or gives the Developer any estate or interest in any part of the land referred to in clause 21.1 or 21.2.

22 Access to land by Council

- 22.1 The Council may enter any land on which Work is being carried out by the Developer under this Deed in order to inspect, examine or test the Work, or to remedy any breach by the Developer of its obligations under this Deed relating to the Work.
- 22.2 In accessing the land under clause 22.1, the Council is to comply with the reasonable directions of the Developer relating to work, health and safety.
- 22.3 The Council is to give the Developer prior reasonable notice before it enters land under clause 22.1.

23 Protection of people, property & utilities

- 23.1 The Developer is to ensure to the fullest extent reasonably practicable in relation to the performance of its obligations under this Deed that:
 - 23.1.1 all necessary measures are taken to protect people and property,
 - 23.1.2 unnecessary interference with the passage of people and vehicles is avoided, and
 - 23.1.3 nuisances and unreasonable noise and disturbances are prevented.
- 23.2 Without limiting clause 23.1, the Developer is not to obstruct, interfere with, impair or damage any public road, public footpath, public cycleway or other public thoroughfare, or any pipe, conduit, drain, watercourse or other public utility or service on any land except as authorised in writing by the Council or any relevant Authority.

24 Repair of damage and maintenance

- 24.1 The Developer is to Maintain any Work required to be carried out by the Developer under this Deed until the land on which the Work is located is dedicated to the Council or such later time as agreed between the Parties.
- 24.2 From the date the land on which a Work is located is dedicated to the Council until the issuing of the last Occupation Certificate for the last Building in the Development, the Developer is to maintain the Work in accordance with the operation and maintenance strategy and an operation and maintenance agreement agreed and entered into between the Parties under clause 24.3 and 24.4.
- 24.3 For the purposes of clause 24.2, the Parties are to agree on an operation and maintenance strategy to be prepared by a suitably qualified person at the expense of the Developer which outlines the operational objectives and specifications for the operation and maintenance of a Work.
- 24.4 For the purposes of clause 24.2, the Parties are to enter into an operation and maintenance agreement which includes, without limitation, the following terms:
 - 24.4.1 the Developer is not responsible for:
 - (a) repairing, replacing or renewing any fair wear and tear of the Work, or

- (b) any Major Defect outside of the Defects Liability Period or
- (c) malicious damage (other than graffiti) that would not ordinarily be covered under a maintenance agreement,

24.4.2 the Developer is responsible for:

- (a) any Major Defect within the Defects Liability Period,
- (b) any Minor Defect in the Work, and
- (c) any damage caused by graffiti, and
- (d) other damage that would ordinarily be covered under a maintenance agreement,

24.4.3 the Developer's approach to achieving the operations and management objectives and performance measures set out in the operation and maintenance strategy agreed between the Parties under clause 24.3,

24.4.4 the procedures, timing, intervention levels, specifications for activities including but not limited to:

- (a) inspections,
- (b) operational activities,
- (c) scheduled maintenance
- (d) preventative maintenance
- (e) reactive maintenance, and
- (f) request/response management.

24.5 The operation and maintenance strategy and operation and maintenance agreement referred to in clauses 24.3 and 24.4 are to be agreed and entered into within 9 months of the commencement of this Deed.

24.6 The Developer is to carry out its obligation under clause 24.1 at its own cost and to the satisfaction of the Council.

25 Completion of Work

25.1 The Developer is to give the Council written notice of the date on which it will complete Work required to be carried out under this Deed or any Stage.

25.2 The Council is to inspect the Work the subject of the notice referred to in clause 25.1 and provide written notice to the Developer of such an inspection within 21 days of the date specified in the notice for completion of the Work.

25.3 Work required to be carried out by the Developer under this Deed, or a Stage, is completed for the purposes of this Deed when the Council, acting reasonably, gives a written notice to the Developer to that effect.

25.4 If the Council is the owner of the land on which Work the subject of a notice referred to in clause 25.3 is issued, the Council assumes responsibility for the Work upon the issuing of the notice, but if it is not the owner at that time, it assumes that responsibility when it later becomes the owner.

- 25.5 Before the Council gives the Developer a notice referred to in clause 25.3, it may give the Developer a written direction to complete, rectify or repair any specified part of the Work to the reasonable satisfaction of the Council.
- 25.6 The Developer, at its own cost, is to promptly comply with a direction referred to in clause 25.5.

26 Rectification of defects

- 26.1 The Council may give the Developer a Rectification Notice during the Defects Liability Period.
- 26.2 The Developer, at its own cost, is to comply with a Rectification Notice according to its terms and to the reasonable satisfaction of the Council.
- 26.3 The Developer is taken to have complied with a Rectification Notice if the Council is given a Compliance Certificate issued by the Independent Certifier in respect of the Work the subject of the Rectification Notice.
- 26.4 The Council is to do such things as are reasonably necessary to enable the Developer to comply with a Rectification Notice that has been given to it under clause 26.1.

27 Works-As-Executed-Plan

- 27.1 No later than 60 days after Work is completed for the purposes of this Deed, the Developer is to submit to the Council a full works-as-executed-plan in electronic format in respect of the Work.
- 27.2 The Developer, being the copyright owner in the plan referred to in clause 27.1, gives the Council a non-exclusive licence to use the copyright in the plans for the purposes of this Deed.

28 Removal of Equipment

- 28.1 When Work on any Council owned or controlled land is completed for the purposes of this Deed, the Developer, without delay, is to:
 - 28.1.1 remove any Equipment from Land and make good any damage or disturbance to the land as a result of that removal, and
 - 28.1.2 leave the land in a neat and tidy state, clean and free of rubbish.

Part 7 – Dispute Resolution

29 Dispute resolution – expert determination

- 29.1 This clause applies to a Dispute between any of the Parties to this Deed concerning a matter arising in connection with this Deed that can be determined by an appropriately qualified expert if:

- 29.1.1 the Parties to the Dispute agree that it can be so determined, or
- 29.1.2 the Chief Executive Officer of the professional body that represents persons who appear to have the relevant expertise to determine the Dispute gives a written opinion that the Dispute can be determined by a member of that body.
- 29.2 A Dispute to which this clause applies is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 29.3 If a notice is given under clause 29.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 29.4 If the Dispute is not resolved within a further 28 days, the Dispute is to be referred to the President of the NSW Law Society to appoint an expert for expert determination.
- 29.5 The expert determination is binding on the Parties except in the case of fraud or misfeasance by the expert.
- 29.6 Each Party is to bear its own costs arising from or in connection with the appointment of the expert and the expert determination.
- 29.7 The Parties are to share equally the costs of the President, the expert, and the expert determination.

Part 8 - Enforcement

30 Guarantee

- 30.1 The Guarantor gives this guarantee and indemnity in consideration of the Council agreeing to enter into this Deed.
- 30.2 The Guarantor unconditionally and irrevocably guarantees to the Council the due and punctual provision of the Development Contributions and any other obligations of the Developer under this Deed.
- 30.3 The Guarantor unconditionally and irrevocably indemnifies the Council, its employees, officers, agents, contractors and workmen from and against all losses, damages, costs (including legal costs on a full indemnity basis), charges, expenses, actions claims and demands whatsoever which may be sustained, suffered, recovered or made arising in connection with the performance of this Deed and any breach of this Deed by the Developer.
- 30.4 If the Developer does not make a monetary development contribution as when required under this Deed, and without prejudice to the Council's rights against the Developer, the Guarantor is to pay any money payable under this Deed to Council within 20 business days of receipt by the Guarantors of a tax invoice for the amount payable.
- 30.5 Such a payment is made for the purposes of this Deed if Council receives the full amount payable under this Deed by unendorsed bank cheque or by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by the Council, as the case may be.

31 Security for performance of obligations

- 31.1 The Developer is to provide Security to the Council in the amount of \$250,000.00 in relation to the performance of its obligations under this Deed.
- 31.2 The Developer is to provide the Security to the Council before it commences any part of the Development.
- 31.3 The Council, in its absolute discretion and despite clause 20, may refuse to allow the Developer to enter, occupy or use any land owned or controlled by the Council or refuse to provide the Developer with any plant, equipment, facilities or assistance relating to the carrying out the Development if the Developer has not provided the Security to the Council in accordance with this Deed.
- 31.4 The Council may call-up and apply the Security in accordance with clause 34 to remedy any breach of this Deed notwithstanding any other remedy it may have under this Deed, under any Act or otherwise at law or in equity.
- 31.5 The Council is to release and return the Security or any unused part of it to the Developer within 14 days of completion of the obligation to which the Security relates.
- 31.6 The Developer may at any time provide the Council with a replacement Security.
- 31.7 On receipt of a replacement Security, the Council is to release and return the Security that has been replaced to the Developer.
- 31.8 If the Council calls-up the Security or any portion of it, it may, by written notice to the Developer, require the Developer to provide a further or replacement Security to ensure that the amount of Security held by the Council equals the amount it is entitled to hold under this Deed.
- 31.9 The Developer is to ensure that the Security provided to the Council is at all times maintained to the full current indexed value.

32 Caveat and Discharge

- 32.1 The Developer agrees that:
 - 32.1.1 the Council may lodge a caveat on the title of the Land (excluding any lot created by the registration of a strata plan or a strata plan of subdivision under the *Strata Schemes Development Act 2015*),
 - 32.1.2 notwithstanding clause 32.1.1 the Council may lodge a caveat on the title to any land that is to be dedicated/transferred to the Council under this Deed and for the avoidance of doubt includes any AHU that has been selected by the Council under clause 18 but only once a separate title is created that solely contains the land to be transferred and the individual strata lot that contains an AHU.
 - 32.1.3 the Council cannot be required to have the caveat removed from the title other than in accordance with clause 32.2.
- 32.2 The Developer is not to object or challenge, or cause or procure any objection or challenge to the registration of a caveat under clause 32.

- 32.3 The Council is to withdraw the caveat from the title to any land on which this Deed is registered.
- 32.4 The Council agrees that the caveat shall not prevent the registration of a plan of subdivision, strata plan or strata plan of subdivision in respect of the Land and the BATA I Land.

33 Acquisition of land required to be dedicated

- 33.1 If the Developer does not dedicate land required to be dedicated under this Deed at the time at which it is required to be dedicated, the Developer consents to the Council compulsorily acquiring the land for compensation in the amount of \$1 without having to follow the pre-acquisition procedure under the Just Terms Act.
- 33.2 The Council is to only acquire land pursuant to clause 33.1 if it considers it reasonable to do so having regard to the circumstances surrounding the failure by the Developer to dedicate the land required to be dedicated under this Deed.
- 33.3 Clause 33.1 constitutes an agreement for the purposes of s30 of the Just Terms Act.
- 33.4 If, as a result of the acquisition referred to in clause 33.1, the Council is required to pay compensation to any person other than the Developer, the Developer is to reimburse the Council that amount, upon a written request being made by the Council, or the Council can recover that amount in any court of competent jurisdiction.
- 33.5 The Developer indemnifies and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of the whole or any part of the land concerned except if, and to the extent that, the Claim arises because of the Council's negligence or default.
- 33.6 The Developer is to promptly do all things necessary, and consents to the Council doing all things necessary, to give effect to this clause 33, including without limitation:
 - 33.6.1 signing any documents or forms,
 - 33.6.2 giving land owner's consent for lodgement of any Development Application,
 - 33.6.3 producing certificates of title to the Registrar-General under the *Real Property Act 1900*, and
 - 33.6.4 paying the Council's costs arising under this clause 33.

34 Breach of obligations

- 34.1 If the Council reasonably considers that the Developer is in breach of any obligation under this Deed, it may give a written notice to the Developer:
 - 34.1.1 specifying the nature and extent of the breach,
 - 34.1.2 requiring the Developer to:

**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
Eastgardens Planning Agreement**

Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

- (a) rectify the breach if it reasonably considers it is capable of rectification, or
 - (b) pay compensation to the reasonable satisfaction of the Council in lieu of rectifying the breach if it reasonably considers the breach is not capable of rectification,
- 34.1.3 specifying the period within which the breach is to be rectified or compensation paid, being a period that is reasonable in the circumstances.
- 34.2 If the Developer fails to fully comply with a notice referred to in clause 34.1, the Council may direct the Guarantor to remedy the Developer's breach and the Guarantor is to comply with the notice.
- 34.3 Without limiting clause 34.2, if the Developer fails to comply with a notice given under clause 34.1 relating to the carrying out of Work under this Deed and the Guarantor also fails to comply with a notice under clause 34.2, the Council may call up the Security provided by the Developer under this Deed and apply it to remedy the Developer's breach, and step-in and remedy the breach and may enter, occupy and use any land owned or controlled by the Developer and any Equipment on such land for that purpose.
- 34.4 Any costs incurred by the Council in remedying a breach in accordance with clause 34.2 or clause 34.3 may be recovered by the Council by either or a combination of the following means:
 - 34.4.1 by calling up and applying the Security provided by the Developer under this Deed, or
 - 34.4.2 as a debt due in a court of competent jurisdiction.
- 34.5 For the purpose of clause 34.4, the Council's costs of remedying a breach the subject of a notice given under clause 34.1 include, but are not limited to:
 - 34.5.1 the costs of the Council's servants, agents and contractors reasonably incurred for that purpose,
 - 34.5.2 all fees and charges necessarily or reasonably incurred by the Council in remedying the breach, and
 - 34.5.3 all legal costs and expenses reasonably incurred by the Council, by reason of the breach.
- 34.6 Nothing in this clause 34 prevents the Council from exercising any rights it may have at law or in equity in relation to a breach of this Deed by the Developer, including but not limited to seeking relief in an appropriate court.

35 Enforcement in a court of competent jurisdiction

- 35.1 Without limiting any other provision of this Deed, the Parties may enforce this Deed in any court of competent jurisdiction.
- 35.2 For the avoidance of doubt, nothing in this Deed prevents:
 - 35.2.1 a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Deed or any matter to which this Deed relates, or

- 35.2.2 the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Deed or any matter to which this Deed relates.

Part 9 – Registration & Restriction on Dealings

36 Registration of this Deed

- 36.1 The Parties agree to register this Deed for the purposes of s7.6(1) of the Act.
- 36.2 Upon commencement of this Deed, the Developer is to deliver to the Council in registrable form:
- 36.2.1 an instrument requesting registration of this Deed on the title to the Land duly executed by the Developer and each person (other than the Council) required by the Registrar-General to execute such instrument, and
- 36.2.2 the written irrevocable consent of each person referred to in s7.6(1) of the Act to that registration.
- 36.3 Upon the Council selecting any AHUs on the BATA I Land, the Developer is to deliver to the Council in registrable form:
- 36.3.1 an instrument requesting registration of this Deed on the title to those AHUs duly executed by the Developer and each person (other than the Council) required by the Registrar-General to execute such instrument, and
- 36.3.2 the written irrevocable consent of each person referred to in s7.6(1) of the Act to that registration.
- 36.4 The Developer is to do such other things as are reasonably necessary to enable registration of this Deed to occur.
- 36.5 The Parties are to do such things as are reasonably necessary to remove any notation relating to this Deed from the title to the Land:
- 36.5.1 in so far as the part of the Land is a lot created by the registration of a strata plan or a strata plan of subdivision under the *Strata Schemes Development Act 2015*, that is not an AHU selected under clause 18, common property or a lot to be transferred to the Council or to be made publicly accessible under this Deed,
- 36.5.2 in relation to any other part of the land once the Developer has completed its obligations under this Deed to the reasonable satisfaction of the Council or this Deed is terminated or otherwise comes to an end for any other reason.
- 36.6 For the avoidance of doubt, nothing in this clause requires the Council to release this Deed from the title to:
- 36.6.1 any common property on the Land prior to the completion of the Developer's obligations under this Deed,

- 36.6.2 any land required to be transferred to the Council under this Deed prior to the transfer of the Land to the Council in accordance with this Deed,
- 36.6.3 any land required to be made publicly accessible under this Deed prior to the registration of an easement in gross on the title to that land in accordance with this Deed.

37 Restriction on dealings

- 37.1 The Developer is not to:
 - 37.1.1 sell or transfer the Land or any part, or
 - 37.1.2 sell or transfer any AHUs on the BATA I Land that have been selected under clause 18, or
 - 37.1.3 assign the Developer's rights or obligations under this Deed, or novate this Deed,to any person unless:
 - 37.1.4 the Developer has, at no cost to the Council, first procured the execution by the person to whom the land or part is to be sold or transferred or the Developer's rights or obligations under this Deed are to be assigned or novated, of a deed in favour of the Council on terms reasonably satisfactory to the Council, and
 - 37.1.5 the Council has given written notice to the Developer stating that it reasonably considers that the purchaser, transferee, assignee or novatee, is reasonably capable of performing its obligations under this Deed, and
 - 37.1.6 the Developer is not in breach of this Deed, and
 - 37.1.7 the Council otherwise consents to the transfer, assignment or novation, such consent not to be unreasonably withheld.
- 37.2 Subject to clause 37.3, the Developer acknowledges and agrees that it remains liable to fully perform its obligations under this Deed unless and until it has complied with its obligations under clause 37.1.
- 37.3 Clause 37.1 does not apply in relation to any sale or transfer of:
 - 37.3.1 the land if this Deed is registered on the title to the land at the time of the sale, or
 - 37.3.2 a lot created or to be created by the registration of a strata plan or a strata plan of subdivision under the *Strata Schemes Development Act 2016* that is not an AHU selected under clause 18, common property or a lot to be transferred to the Council or to be made publicly accessible under this Deed, or
 - 37.3.3 any part of the Land where the sale or transfer is solely for the purposes of providing Seniors Housing on that part of the Land and the Council is given not less than 30 days notice of the sale or transfer.

Part 10 – Indemnities & Insurance

38 Risk

- 38.1 The Developer performs this Deed at its own risk and its own cost.

39 Release

- 39.1 The Developer releases the Council from any Claim it may have against the Council arising in connection with the performance of the Developer's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

40 Indemnity

- 40.1 The Developer indemnifies the Council from and against all Claims that may be sustained, suffered, recovered or made against the Council arising in connection with the performance of the Developer's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

41 Insurance

- 41.1 The Developer is to take out and keep current to the satisfaction of the Council the following insurances in relation to Work required to be carried out by the Developer under this Deed up until the Work is taken to have been completed in accordance with this Deed:
- 41.1.1 contract works insurance, noting the Council as an interested party, for the full replacement value of the Works (including the cost of demolition and removal of debris, consultants' fees and authorities' fees), to cover the Developer's liability in respect of damage to or destruction of the Works,
 - 41.1.2 public liability insurance for at least \$20,000,000.00 for a single occurrence, which covers the Council, the Developer and any subcontractor of the Developer, for liability to any third party,
 - 41.1.3 workers compensation insurance as required by law, and
 - 41.1.4 any other insurance required by law.
- 41.2 If the Developer fails to comply with clause 41.1, the Council may effect and keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from the Developer to the Council and may be recovered by the Council as it deems appropriate including:
- 41.2.1 by calling upon the Security provided by the Developer to the Council under this Deed, or
 - 41.2.2 recovery as a debt due in a court of competent jurisdiction.

- 41.3 The Developer is not to commence to carry out any Work unless it has first provided to the Council satisfactory written evidence of all of the insurances specified in clause 41.1.

Part 11 – Other Provisions

42 Notices

- 42.1 Any notice, consent, information, application or request that is to or may be given or made to a Party under this Deed is only given or made if it is in writing and sent in one of the following ways:
- 42.1.1 delivered or posted to that Party at its address set out in the Summary Sheet,
 - 42.1.2 faxed to that Party at its fax number set out in the Summary Sheet, or
 - 42.1.3 emailed to that Party at its email address set out in the Summary Sheet.
- 42.2 If a Party gives the other Party 3 business days' notice of a change of its address, fax number or email, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted, faxed or emailed to the latest address or fax number.
- 42.3 Any notice, consent, information, application or request is to be treated as given or made if it is:
- 42.3.1 delivered, when it is left at the relevant address,
 - 42.3.2 sent by post, 2 business days after it is posted,
 - 42.3.3 sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number, or
 - 42.3.4 sent by email and the sender does not receive a delivery failure message from the sender's internet service provider within a period of 24 hours of the email being sent.
- 42.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

43 Approvals and Consent

- 43.1 Except as otherwise set out in this Deed, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Deed in that Party's absolute discretion and subject to any conditions determined by the Party.
- 43.2 A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

44 Costs

- 44.1 The Developer is to pay to the Council the Council's reasonable costs of preparing, negotiating, executing and stamping this Deed, and any document related to this Deed within 7 days of a written demand by the Council for such payment.
- 44.2 The Developer is also to pay to the Council the Council's reasonable costs of enforcing this Deed within 7 days of a written demand by the Council for such payment.

45 Entire Deed

- 45.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.
- 45.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Deed was executed, except as permitted by law.

46 Further Acts

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

47 Governing Law and Jurisdiction

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

48 Joint and Individual Liability and Benefits

- 48.1 Except as otherwise set out in this Deed:
 - 48.1.1 any agreement, covenant, representation or warranty under this Deed by 2 or more persons binds them jointly and each of them individually, and
 - 48.1.2 any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

49 No Fetter

- 49.1 Nothing in this Deed shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

50 Illegality

- 50.1 If this Deed or any part of it becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties are to co-operate and do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.

51 Severability

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

52 Amendment

- 52.1 No amendment of this Deed will be of any force or effect unless it is in writing and signed by the Parties to this Deed in accordance with clause 25D of the Regulation.

53 Waiver

- 53.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Deed, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- 53.2 A waiver by a Party is only effective if it:
- 53.2.1 is in writing,
 - 53.2.2 is addressed to the Party whose obligation or breach of obligation is the subject of the waiver,
 - 53.2.3 specifies the obligation or breach of obligation the subject of the waiver and the conditions, if any, of the waiver,
 - 53.2.4 is signed and dated by the Party giving the waiver.
- 53.3 Without limitation, a waiver may be expressed to be conditional on the happening of an event, including the doing of a thing by the Party to whom the waiver is given.

- 53.4 A waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given, and is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
- 53.5 For the purposes of this Deed, an obligation or breach of obligation the subject of a waiver is taken not to have been imposed on, or required to be complied with by, the Party to whom the waiver is given.

54 GST

- 54.1 In this clause:

Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice have the meaning given by the GST Law.

GST Amount means in relation to a Taxable Supply the amount of GST payable in respect of the Taxable Supply.

GST Law has the meaning given by the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Input Tax Credit has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a party includes an Input Tax Credit for an acquisition made by that party but to which another member of the same GST Group is entitled under the GST Law.

Taxable Supply has the meaning given by the GST Law excluding (except where expressly agreed otherwise) a supply in respect of which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.

- 54.2 Subject to clause 54.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Deed, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- 54.3 Clause 54.2 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Deed to be GST inclusive.
- 54.4 No additional amount shall be payable by the Council under clause 54.2 unless, and only to the extent that, the Council (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.
- 54.5 If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this Deed by one Party to the other Party that are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999*, the Parties agree:
- 54.5.1 to negotiate in good faith to agree the GST inclusive market value of those Supplies prior to issuing Tax Invoices in respect of those Supplies;
- 54.5.2 that any amounts payable by the Parties in accordance with clause 54.2 (as limited by clause 54.4) to each other in respect of those Supplies will be set off against each other to the extent that they are equivalent in amount.

**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
Eastgardens Planning Agreement**

Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

- 54.6 No payment of any amount pursuant to this clause 54, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided a Tax Invoice or Adjustment Note as the case may be to the recipient.
- 54.7 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- 54.8 This clause continues to apply after expiration or termination of this Deed.

55 Explanatory Note

- 55.1 The Appendix contains the Explanatory Note relating to this Deed required by clause 25E of the Regulation.
- 55.2 Pursuant to clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note is not to be used to assist in construing this Planning Deed.

Schedule 1

(Clause 11)

Development Contributions

| Column 1 | Column 2 | Column 3 | Column 4 |
|-------------------------------|-----------------------|----------------------------|-----------------|
| Item/ Contribution | Public Purpose | Manner & Extent | Timing |

A. Monetary Contributions

1. Local monetary contribution per Dwelling

Public purposes specified in the Contributions Plan

The Developer is to pay to the Council an amount per Dwelling in the Development calculated in accordance with the Contributions Plan, being an amount that would have been required to be paid under s7.11 of the Act if s7.11 applied to the Development.

The amount per Dwelling is to be paid prior to the issuing of the Occupation Certificate for the Dwelling.

2. Clause 12
monetary
Development
Contribution

As per Clause 12.4

\$23,900,000 as varied in accordance
with clause 12.2. and indexed in
accordance with Clause 14.2.

The amount is to be paid in the following instalments:

1. \$1,500,000 (as indexed) to be paid within 15 business days of the later of:
 - a. the granting of Development Consent to the Development Application DA2020/303; and
 - b. the date this Deed commences,or as otherwise agreed in writing between the Parties.
2. \$16,400,000 (as indexed) to be paid before the later of:
 - a. 1 July 2021, and
 - b. the date that is 15 business days after the granting of Development Consent to a Development Application that was lodged prior to the 31st January 2021 which authorises the construction of a building in the Development containing a Dwelling over Lot E , if any such Development Application is lodged,or as otherwise agreed in writing between the Parties.
3. The balance (as indexed) to be paid before the later of:
 - a. 1 July 2022, and
 - b. the date that is 15 business days after the granting of any Development Consent to a Development Application that was lodged after 1st February 2021 and within the remainder of the 2021 calendar year which authorises the construction of a building in the Development

containing a Dwelling, if any such Development Application is lodged,
or as otherwise agreed in writing between the Parties.

**3. BATA I VPA
monetary
contributions**

- Upgrading the intersection of Page Street and Wentworth Avenue including works and services at the intersection
- Upgrading the intersection of Baker Street and Wentworth Avenue including works and services at the intersection
- Upgrading Jellicoe Park by providing a new sports amenities building (change rooms, referees room, toilets, kiosk, kitchenette, storage and the like) and upgrade to perimeter fencing
- Improvements to Mutch Park, including provision of a skate park and the supply or building of other recreational facilities; and,
- Undertaking other works with any remaining funds being works to be

\$2,478,000 indexed in accordance with the CPI from 2nd March 2018

The amount is to be paid prior to the issuing of any Occupation Certificate that authorises the occupation of any part of a Building in the Development containing a Dwelling

undertaken at the sole discretion of the Council, for use in respect of any public purpose]

B. Dedication of Land

| | | | |
|-----------------------------|---------------------------|---|--|
| 4. Public open space | Open space and recreation | Dedication to the Council free of cost to the Council not less than 16,995m ² of land as public open space generally in the location marked as 'Open Space 01', 'Open Space 02', 'Open Space 03', 'Open Space 04', 'Open Space 06', 'Open Space 07', 'Open Space 07' on the Proposed Subdivision Plan. | A public open space lot shown on the Proposed Subdivision Plan is to be dedicated upon the earlier of the completion of the Work that is located on the open space lot or prior to the issuing of any Occupation Certificate for any Building in the last Stage of the Development. |
| 5. Public road | Roads | Dedication of all roads approved in the Development, being those generally as shown on the Concept Masterplan | Roads to be dedicated prior to the issuing of any Occupation Certificate for any Building in the last Stage of the Development. |
| 6. Affordable Housing Units | Affordable housing | Transfer to the Council free of cost the AHUs as selected by the Council under clause 18 | <p>In respect of AHUs located on the BATA I Land, they to be transferred to the Council in stages as follows:</p> <ol style="list-style-type: none"> 1. 5 AHU's to be transferred prior to the issuing of the first Construction Certificate that authorises the erection of a Building in the Development containing a Dwelling. 2. Remaining AHU's are to be transferred as directed by the Council in writing from time to time provided that the Council is to give the Developer at least 120 days' |

notice for each stage of the AHU's to be transferred, the AHU's are to be transferred in groups of not less than 10 AHU's per stage, and the Developer may transfer the AHU's at any time within the 120 day notice period.

In respect of all AHUs located on the Land, each AHU is to be transferred prior to the issuing of the first Occupation Certificate for any part of the Building in which the AHU is located.

C. Carrying out of Work

| | | | |
|-----------------------|-------------------------------|---|---|
| 7. Embellishment Work | Open space and recreation | Carrying out and completion of embellishment of open space to be dedicated, or made publicly accessible, under this Deed as per the Embellishment Work Value and Future Agreed Embellishment Work Specification and the Embellishment Work Concept Plan to the satisfaction of the Council (acting reasonably). | Embellishment to be completed before the time the open space is required to be dedicated or made publicly accessible (as the case may be) under this Deed. |
| 8. Public art | Open space and public amenity | Procure and complete installation of public art on Open Space 04 and Open Space 06 (Or as agreed in writing between the Parties) in accordance with any relevant Council policy or guideline document in respect of public art applicable at the time of public art selection and installation as notified to the | Installation of public art to be completed before the time the open space on which the public art is located is to be dedicated or made publicly accessible (as the case may be) under this Deed. |

Developer and with a cost of supply of the public art consistent with Schedule 5. If there are no Council policy or guideline documents applicable at the time of public art selection or installation, the Developer is to consult with the Council in relation to the selection of the public art and the public art is to be selected solely by the Council. For the avoidance of doubt the Parties agree that Schedule 5 does not include the cost of installation of the public art which shall be at the Developer's additional cost.

D. Other material public benefit

9. Publicly accessible Open space and recreation
open space

In respect of the land generally in the location marked as 'Open Space 05' on the Proposed Subdivision Plan with an area of not less than 3,131m²

Registration of an easement in gross in favour of the Council on terms satisfactory to the Council generally in accordance with the terms set out in Schedule 7 which allows the public access onto, over and across the land.

The easement in gross is to be registered on the title to the land upon the later of:

- (a) the registration of the strata plan containing the Publicly accessible open space , and
- (b) prior to the issuing of the Occupation Certificate for the last Building located on the land containing the Publicly accessible open space;

Or otherwise as agreed between the parties.

10. Publicly
accessible pedestrian
link

Pedestrian access

In respect of the land generally in the location marked as '*Pedestrian Link 765m²*', '*Pedestrian Link 815m²*', '*Pedestrian Link 574m²*', '*Pedestrian Link 1587m²*' and '*Pedestrian Link 819m²*' on the Proposed Subdivision Plan with a total area of not less than 4,560m²

Registration of an easement in gross in favour of the Council on terms satisfactory to the Council generally in accordance with the terms set out in Schedule 7 which allows the public access onto, over and across the land.

The easement in gross is to be registered on the title to the land upon the later of:

- (a) the registration of the strata plan containing the Publicly accessible pedestrian link, and
- (b) prior to the issuing of the Occupation Certificate for the last Building located on the land containing the publicly accessible pedestrian link;

Or otherwise as agreed between the parties.

Schedule 2

(Clause 1.1)

AHU Standards

Each Affordable Housing Unit (AHU), car space and storage space to be transferred to the Council will be to the following standards:

- The quality and standards of construction and finish of an AHU, car space and storage space to be transferred to the Council is to be the same as any other similar unit, car space and storage space in the Building which is not an AHU or for the purposes of an AHU.
- All fixtures, fittings and inclusions in an AHU, car space and storage space to be transferred to the Council are to be consistent with and of the same quality and standards as other similar units, car spaces and storage spaces within the Building unless otherwise required to comply with Australian Standards 1428 and/or Australian Standard 4299, or as otherwise agreed between the parties in a detailed Schedule of Finishes,
- The AHU, car space and storage space will comply with appropriate Australian Standards and the Building Code of Australia
- The AHU will be equipped with the following minimum fittings, if not already included in an agreed schedule of finishes or as otherwise agreed between the Parties in writing:
 - floor coverings to all rooms (tiled kitchens, bathrooms, laundries and hallways; and carpet in living, lounge and bedroom/s),
 - light fittings fit for purpose in each room,
 - telephone and television aerial points in the lounge and main bedroom,
 - cable television fittings if provided in the Building,
 - allocation of car and storage spaces as set out in clause 16 of this Deed,
 - all opening windows to have and blinds consistent with other units, if other units do not have blinds then blinds are to be installed for the AHU to a type and standard approved by the Council,
 - sliding doors to have blinds consistent with other units
 - provision of air conditioning to living area and bedroom/s,
 - security and/or intercom system
- Where specified provision of an AHU including car spaces will comply with Australian Standard 4299 (AS4299). An AHU will be designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities or progressive frailties

Schedule 3

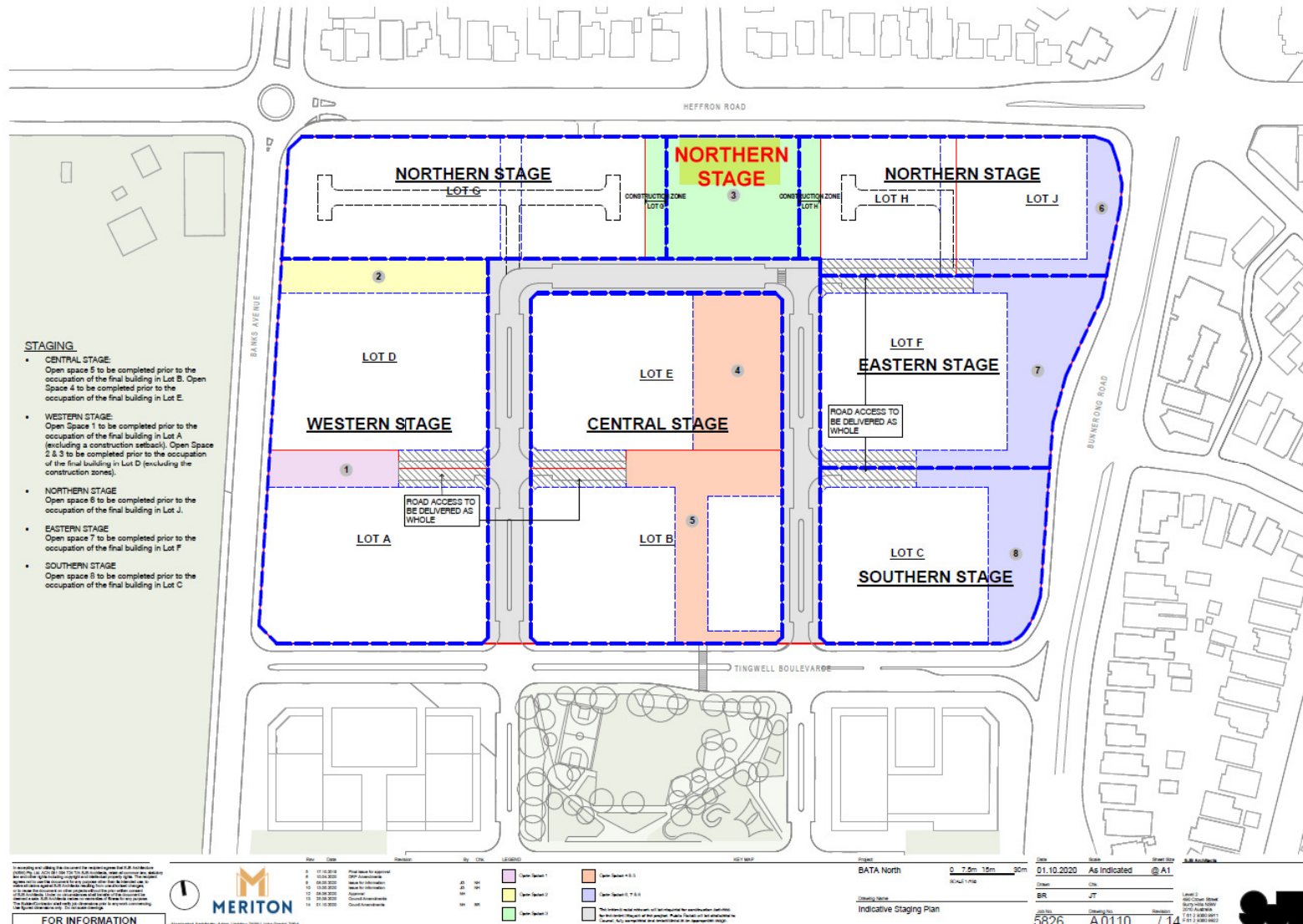
(Clause 1.1)

Concept Masterplan

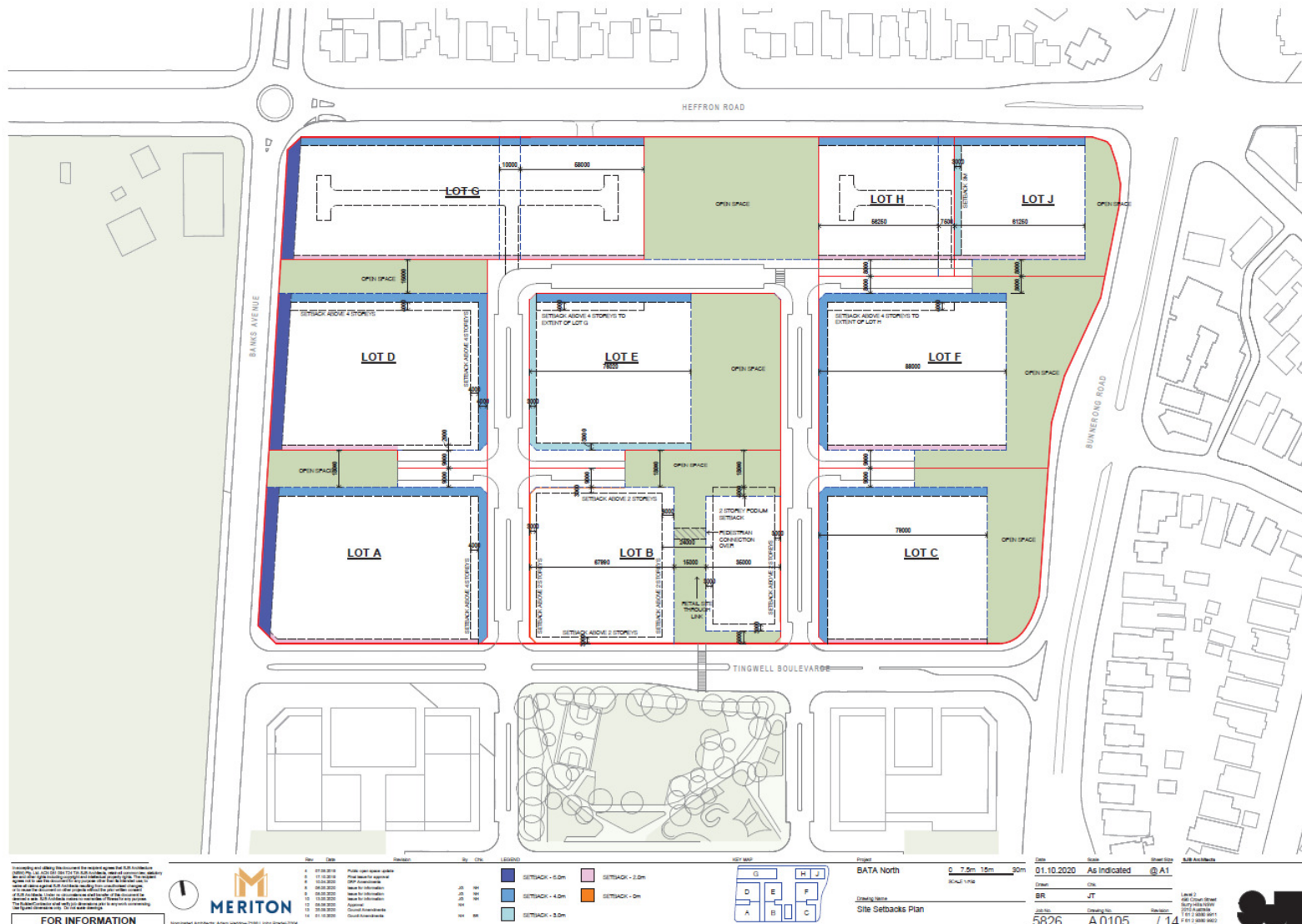
Concept Masterplan on the next page.

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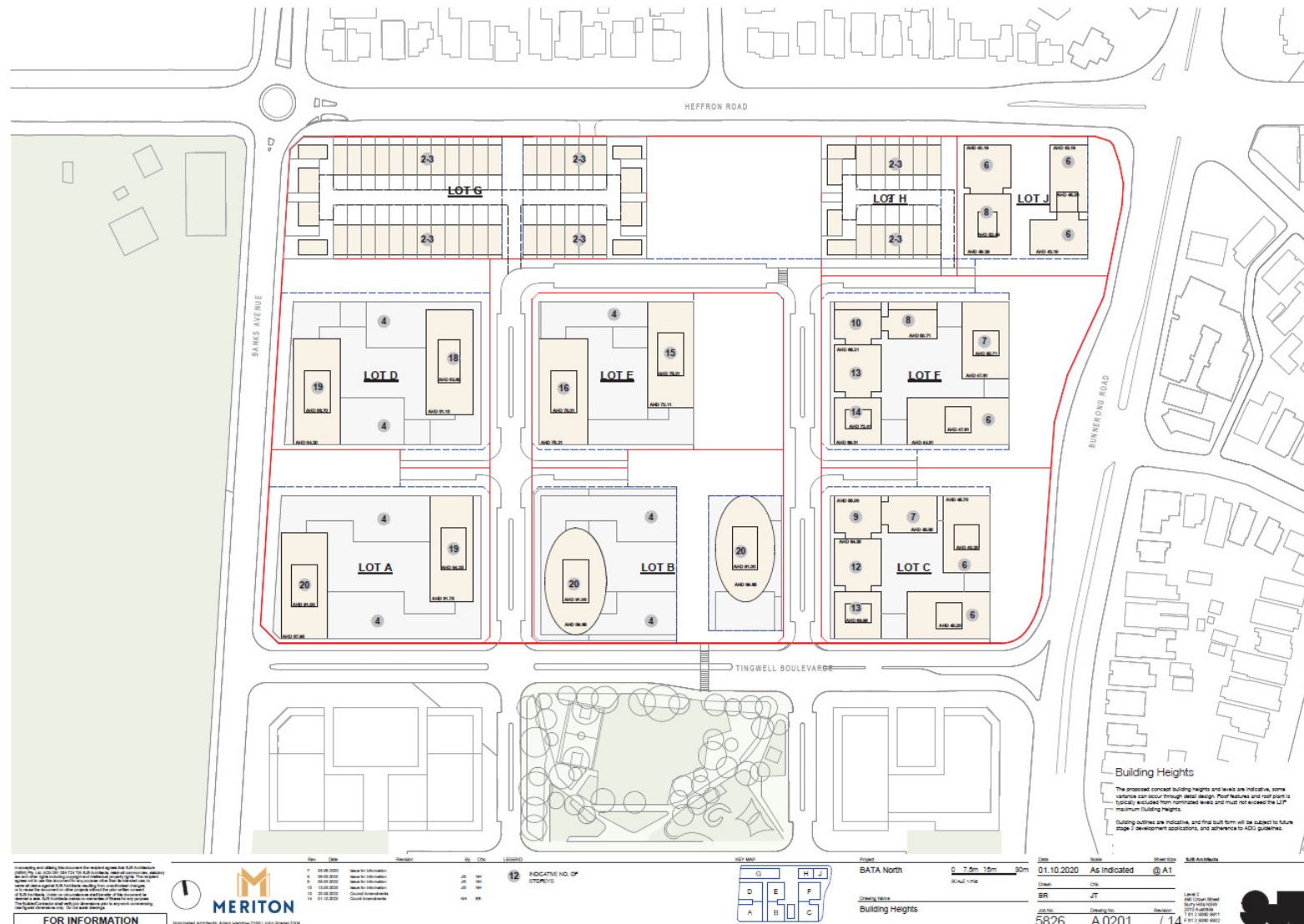
Eastgardens Planning Agreement



Eastgardens Planning Agreement

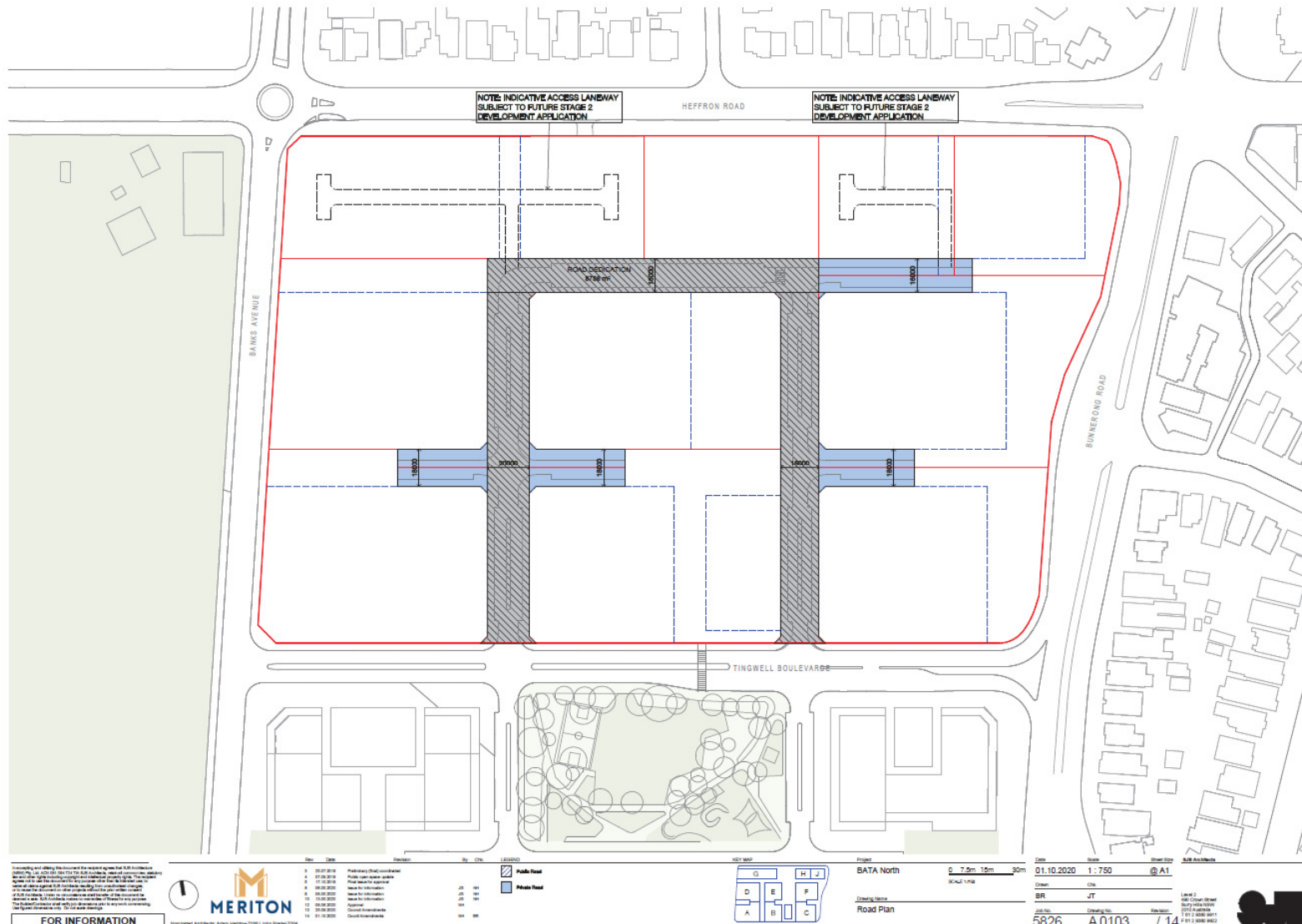
Karimbla Properties (No. 39) Pty Ltd**Meriton Properties Pty Ltd**

Eastgardens Planning Agreement



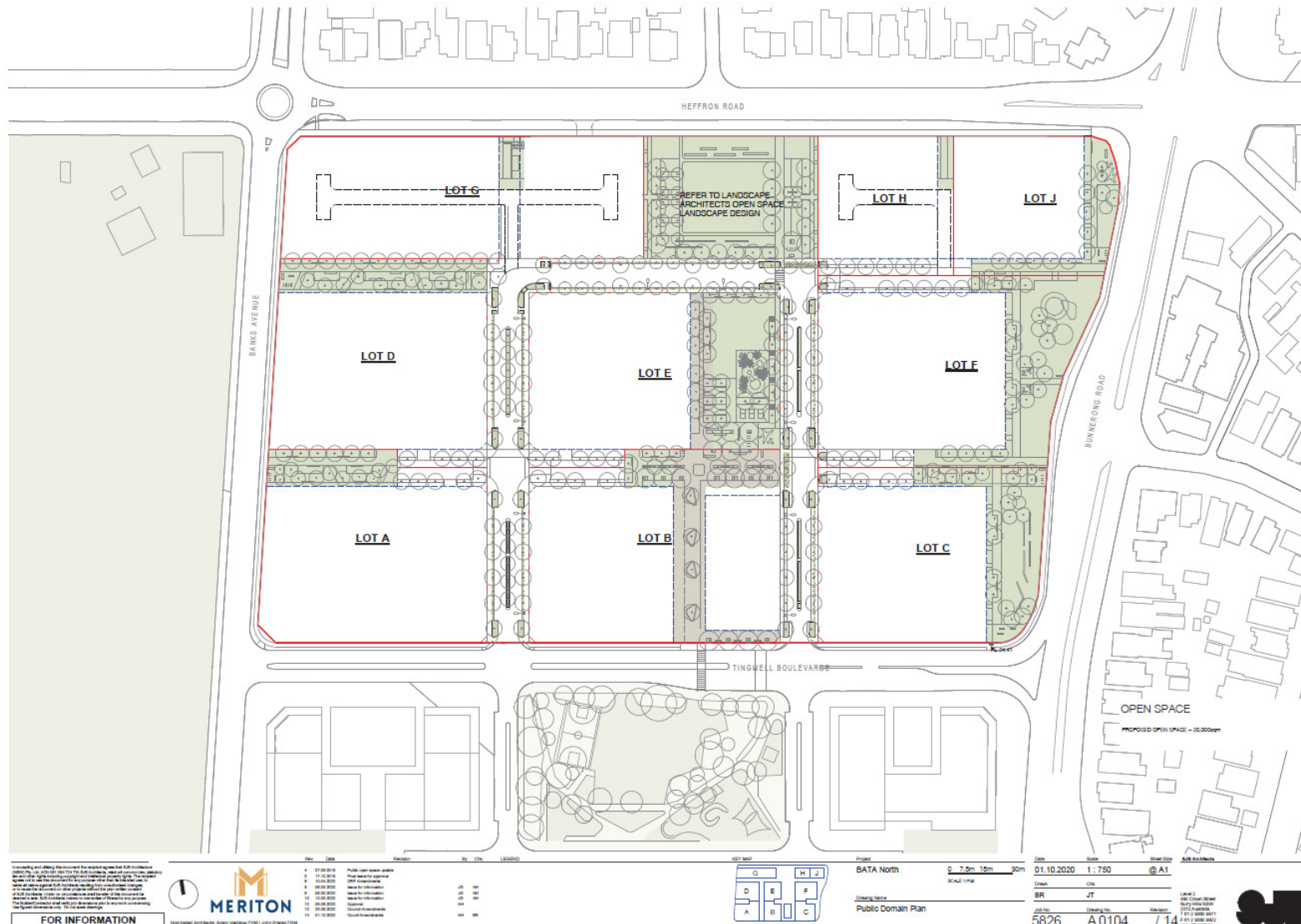
Eastgardens Planning Agreement

Bayside Council

Karimbla Properties (No. 39) Pty Ltd**Meriton Properties Pty Ltd**

Eastgardens Planning Agreement

Bayside Council

Karimbla Properties (No. 39) Pty Ltd**Meriton Properties Pty Ltd**

Schedule 4

(Clause 1.1)

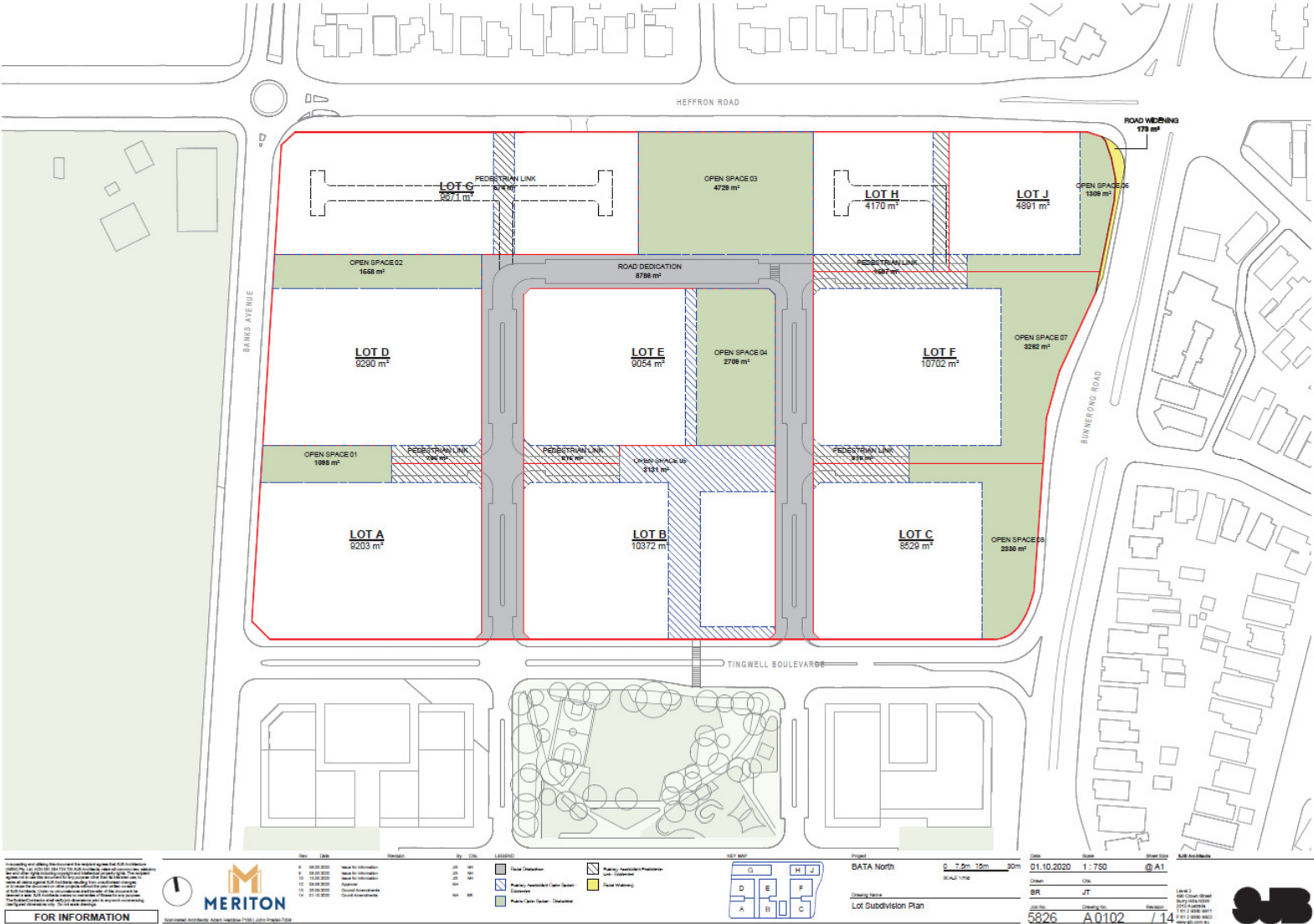
Proposed Subdivision Plan

Proposed Subdivision Plan is on the next page.

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**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
Bayside Council
Karimbla Properties (No. 39) Pty Ltd
Meriton Properties Pty Ltd**

Eastgardens Planning Agreement



Schedule 5

(Clause 10)

Embellishment Work Value

Carrying out and completion of embellishment of open space to be dedicated, or made publicly accessible, under this Deed as per the below Embellishment Work Value and Future Agreed Embellishment Work Specification and the Embellishment Work Concept Plan to the satisfaction of the Council, acting reasonably, inclusive of a Public Art allocation of \$120,000

| Embellishment Work Value | | | |
|---------------------------------|---------------|--------------|------------------------|
| LOT | OS | SQM | \$ Value |
| 209 | 1 | 1098 | \$398,747.95 |
| 210 | 2 | 1558 | \$565,800.83 |
| 213 | 4 | 2709 | \$983,796.17 |
| 215 | 3 | 4729 | \$1,717,376.19 |
| 216 | 8 | 2330 | \$846,159.13 |
| 217 | 6 & 7 | 4571 | \$1,659,997.16 |
| 213 | 5 | 3131 | \$1,137,049.03 |
| | TOTAL | 20126 | \$7,308,926.45 |
| | | | |
| | Contingency | 5.0000% | \$365,446.32 |
| | Preliminaries | 18.9000% | \$1,381,387.10 |
| | Margin | 9.2925% | \$679,181.99 |
| | Design | | \$356,593.00 |
| | | | |
| | TOTAL | 20126 | \$10,091,534.86 |

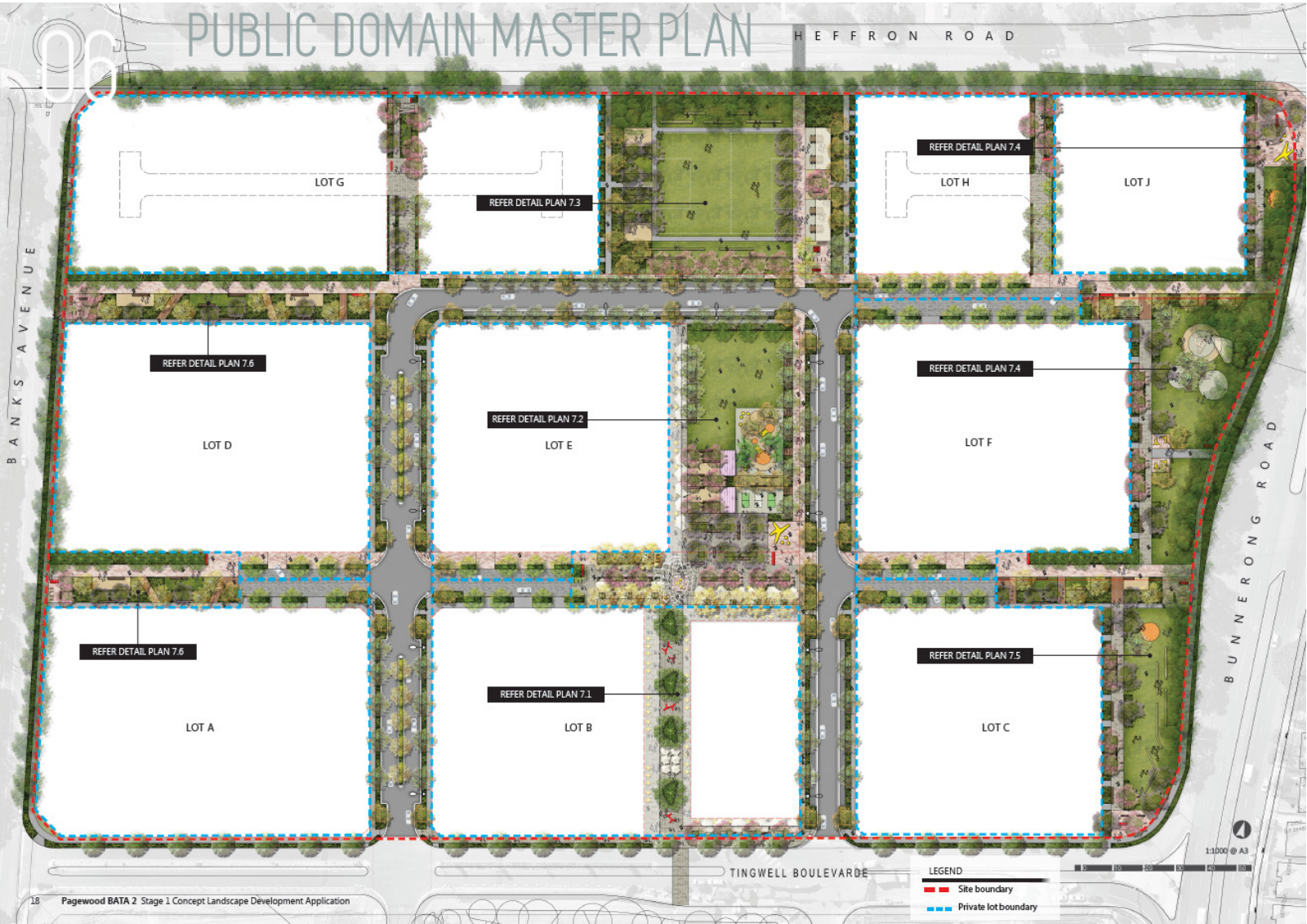
Schedule 6

(Clause 10)

Embellishment Work Concept Plan

Embellishment Work Concept Plan on the next page

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6.1 URBAN HEART & RETAIL LINK



6.2 URBAN HEART & COMMUNITY PARK



6.3 RECREATIONAL PARK



6.4 RESERVE PARK (NORTH)



22 Pagewood BATA 2 Stage 1 Concept Landscape Development Application

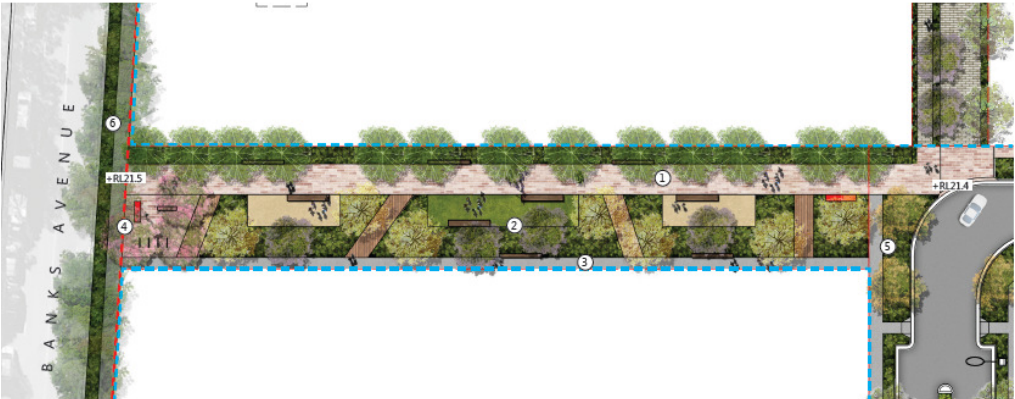


6.5 RESERVE PARK (SOUTH)



6.6 SHAREWAY LINKS

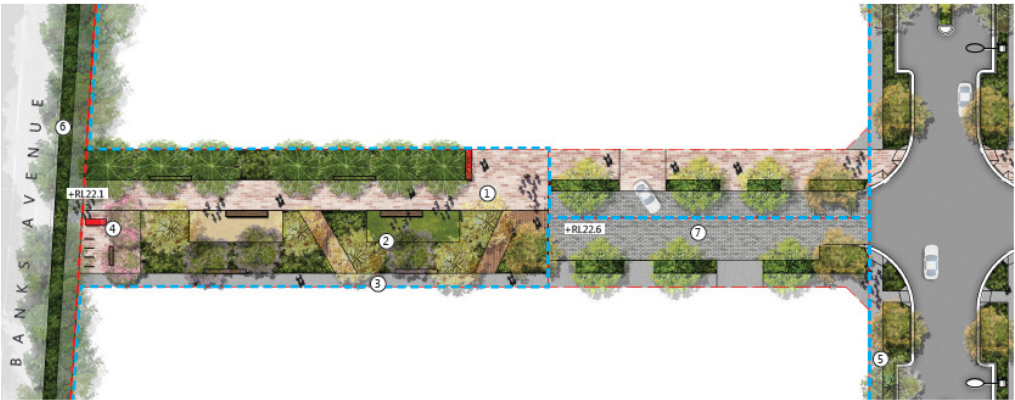
LINK 1



LEGEND

- ① East-west pedestrian/cycle shareway
- ② Shareway Link Parks with integrated WSUD, passive gathering & seating
- ③ Secondary pedestrian path addressing residential private terraces
- ④ Shareway nodes to perimeter public domain/streetscape network, wayfinding signage
- ⑤ Streetscape paths & planting
- ⑥ Perimeter public domain/streetscape path upgrades
- ⑦ Private Access Road to Residential basements

LINK 2



Schedule 7

(Clause Schedule 1 Item D.8)

Terms of Easement in Gross

- ##.1 The authority benefitted and any person authorised by it including members of the public ("Authorised Users") have full and free right to access, pass and repass at all times onto, over and across the lot burdened / easement site for pedestrian access and passive recreation purposes:
- (a) on foot; and/or
 - (b) with wheelchairs or other disabled access aids; and
 - (c) with or without animals; and
 - (d) with bicycles (being walked or ridden); and
 - (e) without vehicles, skateboards, rollerblades and any other similar equipment as nominated by the owner of the lot burdened.
- ##.2 The owner of the lot burdened may, with prior written consent of the authority benefitted, temporarily suspend access to and use of the [lot burdened/easement site] for the purpose of construction access, maintenance and repair.
- ##.3 In exercising the rights granted by this easement, the authority benefitted and any Authorised User must:
- (a) cause as little inconvenience as practicable to the owner of the lot burdened and any occupier of the lot burdened; and
 - (b) cause no damage to the lot burdened and any improvements on it.
- ##.4 Any Authorised User must properly dispose of litter either by depositing it in the receptacles provided on the lot burdened, if any, or removing it from the lot burdened.
- ##.5 The authority benefitted is not required to maintain, replace, renew or carry out any other work within the [lot burdened/easement site], or contribute to any such work within the [lot burdened/easement site]. All such work including any construction, maintenance or repair work and the costs of temporarily suspending any access to the [lot burdened/easement site] is to be at the cost of the registered proprietor of the burdened lot.
- ##.6 The only party with the authority to release, vary or modify or extinguish this easement is Bayside Council.

**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
Eastgardens Planning Agreement**

Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

Schedule 8

(Clause 10)

Amended BATA I VPA

See following pages.

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**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
Eastgardens Planning Agreement**

Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

Execution

Executed as a Deed

Dated:

Executed on behalf of the Council

General Manager

Witness

Mayor

Witness

Executed on behalf of the Developer in accordance with s127(1) of the
Corporations Act (Cth) 2001

Name/Position

Name/Position

**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
Eastgardens Planning Agreement**

Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

Executed on behalf of the Guarantor in accordance with s127(1) of the
Corporations Act (Cth) 2001

Name/Position

Name/Position

DRAFT

Appendix

(Clause 54)

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

Explanatory Note

Draft Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

Bayside Council ABN 80 690 785 443 of 444-446 Princes Highway, Rockdale NSW 2216 (**Council**)

and

Karimbla Properties (No. 39) Pty Ltd ABN 96 160 693 283 of Level 11 Meriton Tower, 528 Kent St, Sydney NSW 2000 (**Developer**)

and

Meriton Properties Pty Ltd ABN 49 000 698 626 of Level 11 Meriton Tower, 528 Kent St, Sydney NSW 2000 (**Guarantor**)

Description of the Land to which the Draft Planning Agreement Applies

This Planning Agreement applies to Lot 1 DP 1187426 and Lot 24 DP1242288 ('Land') and land comprising Lots 21, 22, 23 and 24 DP1242288, Lot 3 DP1236520 and any lots owned by the Developer within SP97153 ('BATA I Land').

Description of Proposed Development and Planning Proposal

The Planning Agreement is proposed to be entered into in connection with the Planning Proposal.

**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
Eastgardens Planning Agreement**

Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

The Draft Planning agreement relates to development, within the meaning of the Act, on the Land which is the subject of Development Consent comprising mixed use and residential development and associated roads and open space that is permissible pursuant to the BATA I Development Consent or as a consequence of the making of the LEP Amendment.

Summary of Objectives, Nature and Effect of the Draft Planning Agreement

Objectives of Draft Planning Agreement

The objectives of the Draft Planning Agreement are to provide Affordable Housing, road infrastructure and embellished open space and monetary contributions to be applied towards public facilities to meet the requirements of the Development.

Specifically, the Developer will make the following contributions:

- (a) Transfer of Affordable Housing Units containing a total of 100 bedrooms,
- (b) Embellishment and dedication of, or making publicly accessible, open space of not less than 20,000sqm of open space,
- (c) Dedication of public roads,
- (d) Monetary contribution of \$23,900,000.00,
- (e) Monetary contributions that would otherwise have been required to be paid for the Development under the Contributions Plan.

The Draft Planning Agreement also amends the BATA I VPA and requires payment of monetary contributions that were required to be paid for Lot 24 under the BATA I VPA.

Nature of Draft Planning Agreement

The Draft Planning Agreement is a planning agreement under s7.4 of the EPA Act. It is a voluntary agreement, under which the Developer makes Development Contributions (as defined in clause 1.1 of the Draft Planning Agreement) for various public purposes (as defined in s 7.4(2) of the EPA Act).

The Draft Planning Agreement also amends the BATA I VPA.

Effect of the Draft Planning Agreement

The Draft Planning Agreement:

- relates to the carrying out by the Developer of the Development,
- excludes the application of s 7.11 of the EPA Act to the Development, and requires an equivalent amount of Local Contributions to be paid,
- excludes the application of s 7.12 of the EPA Act,
- does not exclude the application of s 7.24 of the EPA Act to the Development,
- requires Affordable Housing to be provided,

**BATA II Site- 128 Bunnerong Road & 120 Banks Avenue,
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Bayside Council

Karimbla Properties (No. 39) Pty Ltd

Meriton Properties Pty Ltd

- requires payment of \$23,900,000.00 over stages
- requires payment of monetary contributions that would have been required to be paid under the BATA I VPA in respect of Lot 24,
- requires dedication of land, registration of easements and carrying out of works for open space and pedestrian access,
- requires the Guarantor to guarantee the performance of all the Developer's obligations under the Planning Agreement,
- enables the Council to lodge a caveat over the Land and any affordable housing units that have been selected on the BATA I Land,
- allows for compulsory acquisition arrangements for the land dedication,
- is to be registered on the titles to the Land and any affordable housing units that have been selected on the BATA I Land,
- imposes restrictions on the Developer transferring the Land or part of the Land or any affordable housing units on the BATA I Land or assigning an interest under the Agreement,
- provides a dispute resolution method where a dispute arises under the agreement, being mediation and expert determination,
- provides that the agreement is governed by the law of New South Wales,
- provides that the A New Tax System (Goods and Services Tax) Act 1999 (Cth) applies to the agreement; and

Assessment of the Merits of the Draft Planning Agreement

The Planning Purposes Served by the Draft Planning Agreement

The Draft Planning Agreement:

- promotes and co-ordinates the orderly and economic use and development of the land to which the Agreement applies,
- allows for funding for the delivery of community facilities,
- provides land and makes land publicly accessible for public purposes in connection with the Development, specifically open space and roads and Affordable Housing,
- provides and co-ordinates community services and facilities in connection with the Development.

The Draft Planning Agreement provides a reasonable means of achieving these planning purposes by requiring the Developer to make monetary, works-in-kind, land dedication and registration of easement contributions to Council, to facilitate the development of the Land in connection with the provision of necessary infrastructure, community facilities and affordable housing.

How the Draft Planning Agreement Promotes the Public Interest

The Draft Planning Agreement promotes the public interest by:

- promoting the objects of the EPA Act set out in sections 1.3(a), (c) and (j); and
- delivering affordable housing, road infrastructure, open space and funding for community services and facilities which benefit the local and wider community.

For Planning Authorities:

Development Corporations - How the Draft Planning Agreement Promotes its Statutory Responsibilities

N/A

Other Public Authorities – How the Draft Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

N/A

Councils – How the Draft Planning Agreement Promotes the Principles for local government (formerly the Council's charter) in the Local Government Act 1993

The Draft Planning Agreement promotes the elements of the Council's charter by:

- the management of lands and other assets so that current and future local community needs can be met in an affordable way,
- working with others to secure appropriate services for local community needs,
- promoting Council's long-term strategic planning on behalf of the local community.

All Planning Authorities – Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Program

Some of the works proposed form part of the Council's capital works program. Some work are proposed to form part of the Council's future capital works program.

All Planning Authorities – Whether the Draft Planning Agreement specifies that certain requirements must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued

This Draft Planning Agreement contains requirements that must be complied with before Construction Certificates and Occupation Certificates are issued.