

Deed

1-31 Walter Street, Willoughby, and 452-462 Willoughby Road, Willoughby - Planning Agreement

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

Willoughby City Council

Walter Projects Pty Limited ACN 614 801 820

Date: 30 November 2020

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1-31 Walter Street, Willoughby, and 452-462 Willoughby Road, Willoughby - Planning Agreement

Summary Sheet

Council:

Name: Willoughby City Council

Address: Level 4, 31 Victor Street, Chatswood, New South Wales 2067

Telephone: (02) 9777 1000

Facsimile:

Email: email@willoughby.nsw.gov.au

Representative: General Manager

Developer:

Name: Walter Projects Pty Limited

Address: Level 1, 571 Military Road, Mosman NSW 2088

Telephone:

Facsimile:

Email: chris@quadprop.com.au

Representative: Chris Rose

Regulatory Compliance Tables

Table 1 – Provisions of Act

Act Provision	Requirement	Compliance
S7.4(1)	'Planning Authority'	Council
	'Developer'	Developer
	Development Contributions	See clause 9, Part 2, Part 3, Part 4 and Schedule 2
S7.4(1), (2)	Public Purpose	See column 2 of Schedule 2
S7.4(3)(a)	Land	See Definition of ' <i>Land</i> ' in clause 1.1
S7.4(3)(b)(i)	Instrument Change	See definition of ' <i>LEP Amendment</i> ' in clause 1.1
S7.4(3)(b)(ii)	Development	See definition of ' <i>Development</i> ' in clause 1.1
S7.4(3)(c)	Details of Developer's Provision	See clause 9, Part 2, Part 3, Part 4 and Schedule 2
S7.4(3)(d)	Whether s7.11, s7.12 and s7.24 of the Act Apply to the Development	See clause 8
S7.4(3)(e)	Whether Benefits are or are not to be Taken into Consideration in Determining a Development Contribution under s7.11	No. See clause 8
S7.4(3)(f)	Mechanism for the Resolution of Disputes under the Agreement	See Part 5
S7.4(3)(g)	Enforcement of the Agreement by a Suitable Means in the Event of Breach by the Developer	See clause 13 and Part 6
S7.4 (10)	Conformity of Agreement with Act, Environmental Planning Instruments, & Development Consents Applying to the Land	Yes

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S93G	Public Notice & Public Inspection of Draft Agreement	Yes
S109J(c1)	If the Development involves the subdivision of land, does this Agreement impose requirements that are required to be complied with before a subdivision certificate is issued?	No
S109H(2)	If an occupation certificate is required in respect of the Development, does the Agreement impose requirements that are required to be complied with before such a certificate is issued?	No

Table 2 – Provisions of Regulation

Regulation Provision	Requirement	Compliance
Clause 25B(1)	Form & Subject-Matter	Yes
Clause 25B(2)	Secretary's Practice Note	Yes
Clause 25D	Public Notice & Public Inspection of Draft Agreement	Yes
Clause 25E	Explanatory Note	See Appendix
Clause 146A	If the Development involves building work or subdivision work, does the Agreement specify requirements that are required to be complied with before a construction certificate for the work is issued?	No

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Table 3 – Ministerial Directions

Direction	Requirement	Compliance
N/A	N/A	N/A

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

Parties

Willoughby City Council ABN 47 974 826 099 of Level 4, 31 Victor Street,
Chatswood, New South Wales 2067 (**Council**)

and

Walter Projects Pty Limited ACN 614 801 820 of Level 1, 571 Military Road,
Mosman NSW 2088 (**Developer**)

Background

- A The Developer has requested the Council to prepare a Planning Proposal to facilitate the LEP Amendment so as to make permissible the carrying out of the Development on the Land.
- B The Developer has made or proposes to make a Development Application to carry out the Development on the Land.
- C The Developer offers to make Development Contributions to the Council on the terms set out in this Deed in connection with the making of the LEP Amendment and the carrying out of Development.

Operative provisions

Part 1 - Preliminary

1 Interpretation

- 1.1 In this Deed the following definitions apply:

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

Approval includes approval, consent, licence, permission or the like and includes, without limitation, a Development Consent and a Subdivision Certificate.

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.

Charge means the charge referred to in clause 27.1 and 27.5.

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

Conditions Precedent has the meaning given to that expression in clause 3.3.

Confidential Information means any information and all other knowledge at any time disclosed (whether in writing or orally) by the Parties to each other, or acquired by the Parties in relation to the other's activities or services which is not already in the public domain and which:

- (a) is by its nature confidential;
- (b) is designated, or marked, or stipulated by either Party as confidential (whether in writing or otherwise);
- (c) any Party knows or ought to know is confidential; or
- (d) is information which may reasonably be considered to be of a confidential nature.

Contribution Item means an item of Development Contribution specified in Column 1 of Schedule 2.

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

CPI means the Consumer Price Index (All Groups) for Sydney as published by the Australian Bureau of Statistics (**Index**). If the Index is suspended or discontinued the expression means an index which in the opinion of the Australian Statistician (whether published or advised at the request of either party) reflects on a consistent basis changes which have occurred in the cost of living in Sydney. However if the Australian Statistician has not published and will not advise an appropriate index the expression means an index which accurately reflects changes in cost of living in Sydney as determined by a consulting actuary (being a member of the Institute of Actuaries Australia) to be appointed by the Council acting reasonably.

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

Development means the development specified or described in Item 3 of Schedule 1.

Development Application has the same meaning as in the Act.

Development Consent has the same meaning as in the Act.

Development Contribution means a monetary contribution, the dedication 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.

Final Lot means:

- (a) any lot created in the Development for separate occupation and disposition, or
- (b) any lot of a kind or created for a purpose that is otherwise agreed by the Parties,

not being a lot created by a subdivision of the Land that is to be dedicated or otherwise transferred to the Council.

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.

Indexation Date means each anniversary of the date of this Deed.

Land means the land specified or described in Item 1 of Schedule 1.

LEP means the *Willoughby Local Environmental Plan 2012*.

LEP Amendment means an amendment to the LEP as made by the plan-making authority under s3.36(2) of the Act to which the Planning Proposal relates.

Occupation Certificate has the same meaning as in the Act.

Party means a party to this Deed.

Plan of Subdivision means:

- (a) a plan of subdivision within the meaning of s195 of the *Conveyancing Act 1919*, or
- (b) a strata plan or a strata plan of subdivision within the meaning of the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold Development) Act 1986*.

Planning Proposal means a planning proposal within the meaning of s3.33 of the Act as detailed in Item 2 of Schedule 1.

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

Subdivision Certificate has the same meaning as in the Act.

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 '*dedication*' in relation to land is a reference to dedicate or dedication 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 Despite any other provision of this Deed, the Developer is under no obligation to make Development Contributions to the Council as provided for in this Deed unless and until an amendment to the LEP is passed and comes into force of law containing the terms of the LEP Amendment (**Condition Precedent**).
- 3.4 Until the date on which the Condition Precedent is satisfied, this Deed contains the Developer's irrevocable offer to make the Development Contributions once the Condition Precedent has been satisfied.
- 3.5 Council must notify the Developer immediately after the Council executes this Deed and promptly provide the Developer with the Deed as executed by the Council.
- 3.6 This Deed ends when:
 - 3.6.1 the Developer has complied with all of the obligations imposed on the Developer under this Deed;
 - 3.6.2 the Developer is prevented from carrying out the Development because any amendment to the LEP passed on the terms of the LEP Amendment is declared invalid or otherwise is not legally effective.
- 3.7 As soon as reasonably practicable after this Deed has ended, Council, will, at the request and at the cost of the Developer make an application to Land Registry Services New South Wales to cancel the recording of this Deed on the title to the Land or any part of it.

4 Application of this Deed

- 4.1 This Deed applies to the LEP Amendment, Land and to the 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 questioning the validity of this Deed, in so far as the subject-matter of the proceedings relates to this Deed. This Deed does not affect the Developer's rights to appeal relating to the Development.

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, s7.12 and s7.24 of the Act to the Development to the extent provided for in Items 4, 5 and 6 in Schedule 1 respectively.
- 8.2 The benefits under this Deed are to be taken into consideration in determining a Development Contribution under s7.11 of the Act to the Development to the extent provided for in Item 7 in Schedule 1.

9 Provision of Development Contributions

- 9.1 The Developer is to make Development Contributions to the Council in accordance with Schedule 2 and any other provision of this Deed relating to the making of Development Contributions.
- 9.2 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.
- 9.3 Despite clause 9.2, 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.

Part 2 – Provisions relating to monetary contributions

10 Payment of monetary Development Contributions

- 10.1 The Developer is to pay to the Council monetary Development Contributions specified in Part A of Schedule 2 in the manner, to the extent and at the time or times specified in that Part.
- 10.2 The amount of a monetary Development Contribution is to be indexed from the date of this Deed in accordance with the index specified in Item 9 of Schedule 1.
- 10.3 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.

Part 3 – Not used

11 Not used

12 Not used

13 Not used

Part 4 – Not used

14 Not used

15 Not used

16 Not used

17 Not used

18 Not used

19 Not used

20 Not used

21 Not used

22 Not used

23 Not used

24 Not used

Part 5 – Dispute Resolution

25 Dispute resolution – expert determination

- 25.1 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:
 - 25.1.1 the Parties to the Dispute agree that it can be so determined, or
 - 25.1.2 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.
- 25.2 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.
- 25.3 If a notice is given under clause 25.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 25.4 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.
- 25.5 The expert determination is binding on the Parties except in the case of fraud or misfeasance by the expert.
- 25.6 Each Party is to bear its own costs arising from or in connection with the appointment of the expert and the expert determination.
- 25.7 The Parties are to share equally the costs of the President, the expert, and the expert determination.

26 Dispute Resolution - mediation

- 26.1 This clause applies to any Dispute arising in connection with this Deed other than a Dispute to which clause 25 applies.
- 26.2 Such a Dispute is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 26.3 If a notice is given under clause 26.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 26.4 If the Dispute is not resolved within a further 28 days, the Parties are to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales published from time to time and are to request the President of the Law Society to select a mediator.
- 26.5 If the Dispute is not resolved by mediation within a further 28 days, or such longer period as may be necessary to allow any mediation process which has been commenced to be completed, then the Parties may exercise their legal rights in relation to the Dispute, including by the commencement of legal proceedings in a court of competent jurisdiction in New South Wales.
- 26.6 Each Party is to bear its own costs arising from or in connection with the appointment of a mediator and the mediation.
- 26.7 The Parties are to share equally the costs of the President, the mediator, and

the mediation.

Part 6 - Enforcement

27 Grant of Charge

- 27.1 On the date of execution of this Deed, the Developer grants to the Council a fixed and specific charge over the Developer's right, title and interest in the part of the Land in respect of which the Developer is the registered proprietor, to secure:
 - 27.1.1 the performance of the Developer's obligation to make monetary Development Contributions under this Deed, and
 - 27.1.2 any damages that may be payable to the Council, or any costs which may be incurred by the Council in the event of a breach of this Deed by the Developer
- 27.2 Upon the execution of this Deed, the Developer is to give to the Council an instrument in registrable form under the *Real Property Act 1900* duly executed by the Developer that is effective to register the Charge on the title to the part of the Land referred to in clause 27.1.
- 27.3 If the part of the Land referred to in clause 27.1 comprises part only of a lot in a deposited plan at the time that the instrument referred to in clause 27.2 is required to be given, the Developer is to give the Council an instrument that charges a greater area of the Land which includes the whole of that part of the Land.
- 27.4 The Developer is to do all other things necessary, including execute all other documents, to allow for the registration of the Charge.
- 27.5 In respect of any part of the Land that is not owned by the Developer on the date of execution of this Deed, on and from the date the Developer becomes registered proprietor of any part of that Land, clauses 27.1-27.4 apply to that part subject to:
 - 27.5.1 the words in clause 27.1 '*On the date of execution of this Deed*' are replaced with '*On the date the Developer becomes registered proprietor*',
 - 27.5.2 the words in clause 27.2 '*Upon the execution of this Deed*' are replaced with '*Upon the Developer becoming the registered proprietor*'.

28 Caveat and Discharge

- 28.1 The Developer agrees that:
 - 28.1.1 the Council may lodge a caveat on the title of the Land to which the Charge applies,
 - 28.1.2 the Council is to release the caveat from any part of the land to which the Charge applies that is not the subject of the Charge once that part of the land is contained in a separate lot to the Land the subject of the Charge, and
 - 28.1.3 the Council cannot be required to have the caveat removed from the title to the Land other than in accordance with clause 28.2.
- 28.2 In order to enable Final Lots to be sold, the Council is to release the Charge and withdraw the caveat from the title to any Final Lot on satisfaction by the Developer of its obligations under this Deed to make Development Contributions in respect of the creation of the lot.

- 28.3 For the purposes of clause 28.2 the Council is to use its reasonable endeavours to provide any documentation necessary to enable the release of the Charge and withdrawal of the caveat from the title of a Final Lot on or immediately prior to the date for settlement of the sale of that lot.
- 28.4 Nothing in this Deed prevents the registration of a Plan of Subdivision in respect of the Land nor the creation of a Final Lot from the Land.

29 Priority

- 29.1 The Developer is not to create any mortgage or charge over the Land or grant any other interest in the Land ranking in priority equal with or ahead of the Charge created under this Deed without the prior written approval of the Council.
- 29.2 The Council is not to withhold its written approval under clause 29.1 if:
 - 29.2.1 before the Developer creates any mortgage or charge or grants any other interest in the Land to which the Charge applies, it has provided to Council evidence to the Council's satisfaction, of:
 - (a) the market value of the Land to which the Charge applies,
 - (b) the amount secured by any existing mortgage, charge or other interest in the Land to which the Charge applies,
 - (c) the amount to be secured by the mortgage, charge or other interest to be created or granted in the Land to which the Charge applies, and
 - 29.2.2 the Council is satisfied that the market value of the Land to which the Charge applies is sufficient to secure all of the following:
 - (a) the monetary Development Contributions to be paid under this Deed,
 - (b) any damages that may be payable to the Council, or any costs which may be incurred by the Council in the event of a breach of this Deed by the Developer,
 - (c) the amount secured by any existing mortgage, charge or other interest, and
 - (d) the amount to be secured by the mortgage, charge or other interest to be created or granted.

30 Breach of obligations

- 30.1 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:
 - 30.1.1 specifying the nature and extent of the breach,
 - 30.1.2 requiring the Developer to:
 - (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,
 - 30.1.3 specifying the period within which the breach is to be rectified or compensation paid, being a period that is reasonable in the

circumstances.

- 30.2 Any costs incurred by the Council in remedying a breach may be recovered by the Council as a debt due in a court of competent jurisdiction.
- 30.3 For the purpose of clause 30.2, the Council's costs of remedying a breach the subject of a notice given under clause 30.1 include, but are not limited to:
 - 30.3.1 the costs of the Council's servants, agents and contractors reasonably incurred for that purpose,
 - 30.3.2 all fees and charges necessarily or reasonably incurred by the Council in remedying the breach, and
 - 30.3.3 all legal costs and expenses reasonably incurred by the Council, by reason of the breach.
- 30.4 Nothing in this clause 30 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.

31 Enforcement in a court of competent jurisdiction

- 31.1 Subject only to clauses 25 and 26, the Parties may enforce this Deed in any court of competent jurisdiction.
- 31.2 For the avoidance of doubt, nothing in this Deed prevents:
 - 31.2.1 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
 - 31.2.2 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 7 – Registration & Restriction on Dealings

32 Registration of this Deed

- 32.1 The Parties agree to register this Deed for the purposes of s7.6(1) of the Act.
- 32.2 On the earlier of the date on which the Condition Precedent is satisfied or the registration of a plan to consolidate any of the lots comprising all or any part of the Land the Developer is to deliver to the Council in registrable form:
 - 32.2.1 an instrument requesting registration of this Deed on the title to the Land duly executed by the registered proprietor of the Land, and
 - 32.2.2 the written irrevocable consent of each person referred to in s7.6(1) of the Act to that registration, and
 - 32.2.3 the certificates of title to the Land, or evidence of those certificates of title have been produced to the NSW Land Registry Services for the purposes of registering this Deed on the title to the Land.
- 32.3 The Developer at its cost is to:

- 32.3.1 do such other things as are reasonably necessary to enable registration of this Deed to occur, and
- 32.3.2 provide the Council with evidence of registration within 5 days of being notified by the Land and Property Information of such registration.
- 32.4 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:
 - 32.4.1 in so far as the part of the Land concerned is a Final Lot,
 - 32.4.2 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.

33 Restriction on dealings

- 33.1 The Developer is not to:
 - 33.1.1 sell or transfer the Land, other than a Final Lot, or
 - 33.1.2 assign the Developer's rights or obligations under this Deed, or novate this Deed,to any person unless:
 - 33.1.3 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
 - 33.1.4 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
 - 33.1.5 the Developer is not in breach of this Deed, and
 - 33.1.6 the Council otherwise consents to the transfer, assignment or novation, such consent not to be unreasonably withheld.
- 33.2 Subject to clause 33.3., 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 33.1.
- 33.3 Clause 33.1 does not apply in relation to any sale or transfer of the Land if this Deed is registered on the title to the Land at the time of the sale.

Part 8 – Not used

34 Not used

35 Not used

36 Not used

37 Not used

Part 9 – Other Provisions

38 Confidentiality

- 38.1 The terms of this Deed are not confidential and this Deed may be treated as a public document and exhibited or reported without restriction by any Party.
- 38.2 The Parties acknowledge that:
 - 38.2.1 Confidential Information may have been supplied to some or all of the Parties in the negotiations leading up to the making of this Deed, and
 - 38.2.2 the Parties may disclose to each other further Confidential Information in connection with the subject matter of this Deed.
- 38.3 Subject to clause 38.4 and 38.5, each Party agrees:
 - 38.3.1 not to disclose any Confidential Information received before or after the commencement of this Deed to any person without the prior written consent of the Party who supplied the Confidential Information, and
 - 38.3.2 to take all reasonable steps to ensure all Confidential Information received before or after the commencement of this Deed is kept confidential and protected against unauthorised use and access.
- 38.4 A Party may disclose Confidential Information in the following circumstances:
 - 38.4.1 in order to comply with the Law, or
 - 38.4.2 to any of their employees, consultants, advisers, financiers or contractors to whom it is considered necessary to disclose the information, if the employees, consultants, advisers, financiers or contractors undertake to keep the information confidential.
- 38.5 The obligations of confidentiality under this clause do not extend to information which is public knowledge other than as a result of a breach of this clause.

39 Not used

40 Not used

41 Notices

- 41.1 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:
 - 41.1.1 delivered or posted to that Party at its address set out in the Summary Sheet,
 - 41.1.2 faxed to that Party at its fax number set out in the Summary Sheet, or
 - 41.1.3 emailed to that Party at its email address set out in the Summary Sheet.
- 41.2 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.
- 41.3 Any notice, consent, information, application or request is to be treated as given or made if it is:
 - 41.3.1 delivered, when it is left at the relevant address,
 - 41.3.2 sent by post, 5 business days after it is posted,
 - 41.3.3 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
 - 41.3.4 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.
- 41.4 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.

42 Approvals and Consent

- 42.1 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.
- 42.2 A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

43 Costs

- 43.1 The Developer is to pay Council all reasonable costs of preparing, negotiating, executing, stamping and registering this Deed, and any charge, caveats or other documents related to this Deed within 7 days of a written demand by the Council for such payment. If required, Council can provide an estimate of its legal costs and provide updates of the associated costs as the matter progresses.
- 43.2 The Developer is also to pay to the Council the Council's reasonable costs of implementing, monitoring and enforcing this Deed within 7 days of a written demand by the Council for such payment.

44 Entire Deed

- 44.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.
- 44.2 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.

45 Further Acts

- 45.1 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.

46 Notations on section 10.7(2) Planning Certificates

- 46.1 The Developer acknowledges that the Council may, in its absolute discretion, make a notation under section 10.7(5) of the Act regarding this Agreement on any certificate issued under section 10.7(2) of the Act relating to the Land, and is not to raise an objection, make any claim or demand or bring any action in that regard.

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 25C 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 Not used

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 Deed.

**1-31 Walter Street, Willoughby, and 452-462 Willoughby Road,
Willoughby - Planning Agreement**

Willoughby City Council

Walter Projects Pty Limited ACN 614 801 820

Schedule 1

(Clause 1.1)

Item 1	Land	The land known as 1-31 Walter Street, Willoughby, and 452-462 Willoughby Road, Willoughby, being the land comprised in:	
		Lot 1 DP1084756	1 Walter Street
		Lot 12 DP129153	1A Walter Street
		Lot 2 DP1161181	3 Walter Street
		Lot 1-3 DP150607	5-9 Walter Street
		Lot 1-2 DP590018	11 – 11a Walter Street
		Lot 361-362 DP1032203	13 – 13a Walter Street
		Lot 35 DP1037751	15 Walter Street
		Lot 34 DP1037751	17 Walter Street
		Lot 33 DP508777	19 Walter Street
		Lot 1-2 DP166910	21-23 Walter Street
		Lot 1 DP168467	25 Walter Street
		Lot 30 DP977055	27 Walter Street
		Lot 100 DP857252	29 Walter Street
		Lot 101 DP857252	29A Walter Street
		Lot 28 DP977055	31 Walter Street
		Lot 11 DP129153	452 Willoughby Road
		Lot 1 DP178525	454 Willoughby Road
		Lot 1 DP75133	456 Willoughby Road
		Lot 1 DP81135	458 Willoughby Road
		Lot 1 DP1181181	460 Willoughby Road
		Lot 2 DP586037	462 Willoughby Road

**1-31 Walter Street, Willoughby, and 452-462 Willoughby Road,
Willoughby - Planning Agreement**

Willoughby City Council

Walter Projects Pty Limited ACN 614 801 820

Item 2	Planning Proposal	The planning proposal with Department of Planning, Industry and Environment ref:PP_2019_WILLO_002_00 in respect of the Land which proposes to amend the <i>Willoughby Local Environmental Plan 2012</i> to change the zoning to R4 High Density Residential, increase the maximum permitted height to a maximum of 27 metres and increase the floor space ratio to a maximum of 1.5:1 (including the affordable housing component) to facilitate a high density residential development on the Land
Item 3	Development	The development on the Land as authorised by Development Consent granted as a result of the LEP Amendment.
Item 4	Application of S7.11	Section 7.11 of the Act is not excluded
Item 5	Application of S7.12	Section 7.12 of the Act is not excluded
Item 6	Application of S7.24	Section 7.24 of the Act is not excluded
Item 7	Whether the Benefits under this Deed are to Taken in Consideration in determining a Development Contribution under s7.11	The benefits under this Deed are not to be taken into consideration in determining a Development Contribution under s7.11 of the Act to the Development
Item 8	Indexation of Contribution Values	N/A
Item 9	Indexation of Monetary Development Contributions	<p>The Monetary Development Contributions are indexed on the Indexation Date by reviewing the Monetary Development Contributions payable under this Deed to the following amounts:</p> $\text{Indexed Monetary Development Contribution} = A \times B / C$ <p>Where:</p> <p>A is the value of the Monetary Development Contribution applicable immediately before the Indexation Date;</p> <p>B is the CPI last published before the Indexation Date; and</p> <p>C is the CPI last published 12 months before the Indexation Date.</p>
Item 10	Access to Council owned or controlled land	N/A
Item 11	Defects Liability Period	N/A
Item 12	Security	N/A
Item 13	Obligations to which Security Relates	N/A

**1-31 Walter Street, Willoughby, and 452-462 Willoughby Road,
Willoughby - Planning Agreement**

Willoughby City Council

Walter Projects Pty Limited ACN 614 801 820

Item 14	Timing of Security	N/A
Item 15	Indexation of Security	N/A
Item 16	Costs	N/A
Item 17	Review of Deed	N/A

Schedule 2

(Clause 9)

Development Contributions

Table

Column 1	Column 2	Column 3	Column 4
Item/ Contribution	Public Purpose	Manner & Extent	Timing
1. \$1,000,000.00	Contribution towards works to be carried out by Council for the purpose of any existing or new active transport network within the local government area of Willoughby Council.	Payable as a lump sum.	Within 90 days of written notice from the Council to the Developer given after the LEP Amendment is in force
2. \$1,000,000.00	Contribution towards works to be carried out by Council for the purpose of upgrading the Willoughby Leisure Centre.	Payable as a lump sum.	Within 7 days after the granting of the first Development Consent for any part of the Development
3. \$520,660.	The monetary contribution to be used for or applied towards a public purpose (within the meaning of the Environmental Planning and Assessment Act 1979 as determined by Council.	Payable as a lump sum	Within 7 days after the granting of the first Development Consent for any part of the Development

**1-31 Walter Street, Willoughby, and 452-462 Willoughby Road,
Willoughby - Planning Agreement**

Willoughby City Council

Walter Projects Pty Limited ACN 614 801 820

Schedule 3

(Clause 1.1)

Not used

1-31 Walter Street, Willoughby, and 452-462 Willoughby Road,
Willoughby - Planning Agreement

Willoughby City Council

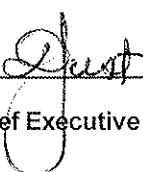
Walter Projects Pty Limited ACN 614 801 820

Execution

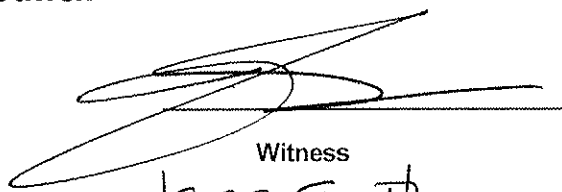
Executed as a Deed

Dated: 30 November 2020

Executed on behalf of the Council

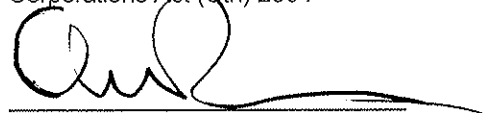


Chief Executive Officer (CEO)



Witness
Jane Smith
Legal Counsel

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



Name/Position
CHRIS ROSE / DIRECTOR

Name/Position

Appendix

(Clause 53)

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

Willoughby City Council ABN 47 974 826 099 of Level 4, 31 Victor Street, Chatswood,
New South Wales 2067 (**Council**)

Walter Projects Pty Limited ACN 614 801 820 of Level 1, 571 Military Road,
Mosman NSW 2088 (**Developer**)

Description of the Land to which the Draft Planning Agreement Applies

1-31 Walter Street, Willoughby, and 452-462 Willoughby Road, Willoughby

Description of Proposed LEP Amendment and Development

The Draft Planning Agreement applies to an amendment to the *Willoughby Local Environmental Plan 2012* relating to a planning proposal with Department of Planning, Industry and Environment ref:PP_2019_WILLO_002_00 in respect of the Land which proposes to change the zoning to R4 High Density Residential, increase the maximum permitted height to a maximum of 27 metres and increase the floor space ratio to a maximum of 1.5:1 (including the affordable housing component) to facilitate a high density residential development on the Land.

The Draft Planning Agreement also applies to development on the Land as authorised by Development Consent granted as a result of the LEP Amendment

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

Objectives of Draft Planning Agreement

Provide for a developer's monetary contribution of \$1,000,000 to be applied towards works to be carried out by Council for the purpose of any existing or new active transport network within the local Government area of Willoughby Council.

Provide for a developer's monetary contribution of \$1,000,000 to be applied towards works to be carried out by Council for the purpose of upgrading the Willoughby Leisure Centre.

Provide for a monetary contribution of \$520,660 to be applied towards other public purposes within the meaning of that expression in the Environmental Planning & Assessment Act 1979 as determined by Council.

Nature of Draft Planning Agreement

The Draft Planning Agreement is a planning agreement under s7.4(1) of the Environmental Planning and Assessment Act 1979 ('Act').

It is an agreement between Council and the Developer under which the Developer is required to make monetary Development Contribution (as defined in clause 1.1 of the Draft Planning Agreement) to be used for a public purpose (as defined in s7.4(2) of the Act).

Effect of the Draft Planning Agreement

The Draft Planning Agreement:

- has been offered in connection with planning proposal with Department of Planning, Industry and Environment ref:PP_2019_WILLO_002_00 in respect of the Land to amend *Willoughby Local Environment Plan 2012* to change the zoning to R4 High Density Residential, increase the maximum permitted height to a maximum of 27 metres and increase the floor space ratio to a maximum of 1.5:1 (including the affordable housing component) to facilitate a high density residential development on the above land,
- provides for the payment of monetary contributions by the Developer;
- does not exclude the application of s7.11, s7.12 or s7.24 of the Act to the Development,
- is to be registered on the title to the Land,
- imposes restrictions on the Parties transferring the Land or part of the Land or assigning, or novating an interest under the agreement.

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 it applies,
- provides increased opportunity for public involvement and participation in environmental planning and assessment of the Development,
- provides for additional monetary contributions by a developer to the Council to be used for public purposes, additional to other development contributions required for a proposed Development on the land to which it applies.

How the Draft Planning Agreement Promotes the Public Interest

The draft Planning Agreement promotes the public interest by promoting the objects of the Act as set out in s1.3(c), (d) and (g) of the Act.

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 Contained in Chapter 3 of the Local Government Act 1993

The Draft Planning Agreement promotes the principles for local government by:

- keeping the local and wider community informed about its activities,
- provides value for residents and ratepayers by requiring the developer to contribute to public works. The public works are to upgrade the roadway to provide for a new pedestrian and cycle connection along Walter Street, Willoughby. The developer's contribution to these public works is additional to the developer's statutory contributions to the Council for the proposed development on the site.

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

Yes

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

No.