

Planning Agreement

Land

Lot 1 DP 1115448 & Lot E DP 161389, GOULBURN

Parties

GOULBURN MULWAREE COUNCIL

(Council)

**THE TRUSTEE FOR THE SALVATION ARMY (NSW)
PROPERTY TRUST**

(Developer)

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Planning Agreement

Dated 21 April 2023

Parties

Goulburn Mulwaree Council ABN 84 049 849 319 of 184-194 Bourke Street, Goulburn NSW 2580 (Council) and

The Trustee for the Salvation Army (NSW) Property Trust ABN 57 507 607 457 of 95 – 99 Railway Road, Blackburn VIC 3130 (Developer).

BACKGROUND

- A. The Developer is the registered proprietor of the Land.
- B. Council is the registered proprietor of the Council Reserve, which includes Lot 74 in Deposited Plan 35541.
- C. On 15 December 2020, the Council granted Development Consent to carry out the Development on the Land and on Lot 74 in Deposited Plan 35541.
- D. That Development Application for the Development Consent was accompanied by an offer by the Developer to enter into this Agreement to provide the Public Benefits if the Development Consent was granted.
- E. It is a condition of the Development Consent that this Agreement must be entered into and executed prior to the Consent becoming operational.

OPERATIVE PROVISIONS

1. Definitions

The following definitions apply unless the context otherwise requires:

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

Assign as the context requires refers to any assignment, sale, transfer, disposition, declaration of trust over or other assignment of a legal and/or beneficial interest.

Attributed Value means, with respect to each Item of Works, the amount specified in the column at Schedule 3 headed "Attributed Value" for that Item of Works, or the Development Cost for that Item of Works, whichever is lesser as per clause 5.2.

Authority means (as appropriate) any:

- (a) federal, state or local government;
- (b) department of any federal, state or local government;
- (c) any court or administrative tribunal; or
- (d) statutory corporation or regulatory body.

Bank Guarantee means a bank guarantee from an Australian bank that is provided to the Council by the Developer under this Agreement which is:

- (a) in a form acceptable to Council;
- (b) unconditional and irrevocable; and
- (c) without an expiry date.

Business Day means between 9am and 5pm Sydney time on a day other than a Saturday, Sunday, any other local, state or federal public holiday and any day between 20 December and 10 January inclusive.

Claim against any person any allegation, action, demand, cause of action, suit, proceeding, judgement, debt, damage, loss, cost, expense or liability howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.

Complete, Completed, Completion means completed in accordance with the requirements of this Agreement.

Compliance Certificate has the same meaning as in the Act.

Construction Certificate has the same meaning as in Part 6 of the Act.

Council means Goulburn Mulwaree Council.

Council Reserve means Ardgowan Park otherwise described as Lot 74 in Deposited Plan 35541 and Lot 42 in Deposited Plan 22963 including surrounding land as identified in Schedule 5

Default Event means any of the following events:

- (a) a party fails to pay when due any amount payable by it under this Agreement;
- (b) a party fails to duly observe and perform any of its obligations under the Agreement;
- (c) a party gives a representation or warranty under the Agreement that is materially incorrect, untrue or misleading;
- (d) a party commits any other material breach of the Agreement; or
- (e) a party fails to comply with a material law.

Defect means anything in the Item of Works which and:

- (a) adversely affects the ordinary use and/or enjoyment of that item; or
- (b) may require maintenance or rectification works to be performed on it at some time in the future as a result of the existence of the defect;

Defects Liability Period means, in relation to each Item of Works, 24 months from the Date of Completion of that Item of Work.

Development means the subdivision of the Land into 33 residential lots, and the development of a drainage reserve Lot and public infrastructure to be carried out in five (5) stages.

Development Application means development application DA/0277/1920 lodged by the Developer with Council in respect of the Land and Lot 74 in Deposited Plan 35541.

Development Consent means a development consent issued under the Act with respect to the Development Application DA/0277/1920 dated 15 December 2020.

Development Contribution means the provision of the Works, the making of the Monetary Contributions, the dedication of the Designated Land, the provision of any other material public benefit as set out in this Agreement or any combination of them, by the Developer in accordance with this Agreement, which are to be used for, or applied towards a public purpose, but does not include any Bank Guarantees or other benefit provided by the Developer to Council to secure the enforcement of the Developer's obligations under this Agreement for the purposes of section 7.4(3)(g) of the Act.

Development Cost means in relation to an Item of Works:

- (a) the construction costs of that Item of Works;
- (b) any costs incurred under a building contract in relation to that Item of Works; and
- (c) any costs or expenses payable to an Authority in relation to that Item of Works,

as determined by a Quantity Surveyor in accordance with clause 5.1.

Encumbrance means an interest or power:

- (a) reserved in or over an interest in any asset;
- (b) created or otherwise arising in or over any interest in any asset under any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, title retention, conditional sale agreement, hire or hire purchase agreement, option, restriction as to transfer, use or possession, easement, subordination to any right of any other person and any other encumbrance or security interest, trust or bill of sale; or
- (c) by way of security for the payment of a debt or other monetary obligation or the performance of any obligation.

Environment means all components of the earth, including:

- (a) land, air and water;
- (b) any layer of the atmosphere;
- (c) any organic or inorganic matter;

- (d) any living organism; and
- (e) natural or man-made or modified features or structures,
- (f) and includes ecosystems and all elements of the biosphere.

Environmental Law means all laws relating to the protection of or prevention of harm to the Environment including but not limited to any law relating to the use of land, planning, environmental assessment, the environmental or historic heritage, water, water catchments, pollution of air, soil, ground water or surface water, noise, soil, chemicals, pesticides, hazardous goods, building regulation, occupation of buildings, public health or safety, occupational health and safety, environmental hazard, any aspect of protection of the environment or the enforcement or administration of any of those laws (whether those laws arise under statute or the common law or pursuant to any permit, licence, approval, notice, decree, order or directive of any governmental agency or otherwise).

First Subdivision Certificate means the first Subdivision Certificate issued under the Act with respect to the Development Consent.

GST Law means *A New Tax System (Goods and Services Tax) Act 1999* (Commonwealth) and any other Act or regulation relating to the imposition or administration of the goods and services tax.

Insolvency Event means, in relation to the Developer, any of the following:

- (a) the Developer becomes insolvent;
- (b) the Developer assigns any of its property for the benefit of creditors or any class of them;
- (c) a receiver, receiver and manager, administrator, controller, provisional liquidator or liquidator is appointed to the Developer or the Developer enters into a scheme of arrangement with its creditors or is wound up;
- (d) the holder of a Security Interest takes any step towards taking possession of or takes possession of any assets of the person or exercises any power of sale;
- (e) a judgment or order is made against the person in an amount exceeding \$10,000 (or the equivalent in any other currency) and that judgment or order is not satisfied, quashed or stayed within 20 days after being made;
- (f) any step is taken to do anything listed in the above paragraphs; and
- (g) any event that is analogous or has a substantially similar effect to any of the events specified in this definition in any jurisdiction.

Item of Works means an individual item of the Works as set out in the Table at Schedule 3, under the heading B - Works.

Land means the land described as Lot E DP161389 and Lot 1 DP1115448 Goulburn NSW.

Landscape Handover and Maintenance Protocol means the Landscape Handover and Maintenance Protocol set out in 0.

Law means all applicable legislation, regulations, by-laws, common law and other binding order made by any Authority, including any applicable Planning Legislation and Environmental Law.

Monetary Contributions means the monetary contributions set out in the Table at Schedule 3, under the heading C – Monetary Contributions.

Planning Legislation means the Act, the *Local Government Act 1993* (NSW) and the *Roads Act 1993* (NSW).

Public Benefits means the provision of the Works and the making of the Monetary Contributions by the Developer in accordance with this Agreement.

Quantity Surveyor means someone selected and appointed by Council from a list of Quantity Surveyors all of whom must be members of Panels for the NSW Department of Commerce or Local Government Procurement.

Residential Lot means a single lot created on the registration of a plan of subdivision as part of the Development intended to not be further subdivided and to be used for the purpose of the construction of one (1) or more residential dwellings.

Sand Filter means the sand filter component of the Stormwater Management Facility conceptual shown in Schedule 4 and subject to design verification in accordance the Development Consent, the referenced plans, Water NSW Concurrence requirements, and the Subdivision Works Certificate.

Security Interest means:

- (a) any mortgage, pledge, lien, charge or other preferential right, trust arrangement, agreement or arrangement of any kind given or created by way of security, including a security interest (as defined in the *Personal Property Securities Act 2009*); and
- (b) any agreement to create or grant any arrangement described in paragraph (a).

Security Value means the value which is given to each Item of Work in Schedule 3 under the heading Security Value.

Stormwater Management Facility means the onsite stormwater detention basin including sand filter conceptual shown in Schedule 4 and subject to design verification in accordance the Development Consent, the referenced plans, Water NSW Concurrence requirements, and the Subdivision Works Certificate.

Subdivision Certificate means a subdivision certificate as defined in section 6.4(d) of the Act.

Works means the works specified or described in the table at Schedule 3 under the heading B - Works undertaken by the Developer.

Works as Executed Plan means a plan that shows that construction has been completed in accordance with the engineering plans and specifications.

2. Interpretation

The following rules of interpretation apply unless the context requires otherwise:

- 2.1.1 Any reference to **a clause, annexures and schedules** refers to a clause in, or annexure or schedule to this Agreement.
- 2.1.2 Any reference to a **statute** refers to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.

- 2.1.3 The singular includes the plural and vice versa.
- 2.1.4 A reference to a **person** includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association or any government agency.
- 2.1.5 A reference to **executors, administrators or successors** refers to a particular person that includes their executors, administrators, successors, substitutes (including persons taking by novation) and assigns.
- 2.1.6 **Dollars, Australian dollars, dollars, \$, AUS\$ or A\$** is a reference to the lawful currency of Australia.
- 2.1.7 Where any period of time is calculated from the given day or day of an act or event, it is to be calculated exclusive of that day.
- 2.1.8 A **day** is to be interpreted as the period of time commencing at midnight and ending 24 hours later.
- 2.1.9 A **group of persons or things** is a reference to any two or more of them jointly and to each of them individually.
- 2.1.10 The words **include, including, for example or such as** are not used as, nor are they to be interpreted as, words of limitation, and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.
- 2.1.11 If an act under this Agreement to be done by a party on or by a given day is done after 4.30pm on that day, it is taken to be done on the next day.
- 2.1.12 If an event must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day.
- 2.1.13 Any time of day referenced in this agreement is a reference to Sydney time.
- 2.1.14 Headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this Agreement.
- 2.1.15 A reference to any agreement, Agreement or instrument includes the same as varied, supplemented, novated or replaced from time to time.
- 2.1.16 A reference to one gender extends and applies to the other.

3. **Status**

3.1 **Planning Agreement**

- 3.1.1 This Agreement is a planning agreement:
- (a) within the meaning set out in section 7.4 of the Act; and
 - (b) governed by Subdivision 2 of Division 7.1 of Part 7 of the Act.
- 3.1.2 Schedule 1 sets out the application of section 7.4 of the Act in this Agreement.

3.2 Application

This Agreement applies to both the Land and the Development.

3.3 Operation of Agreement

3.3.1 This Agreement operates from the date it is executed by both parties.

3.3.2 The following clauses of this Agreement will only operate if and when Council confirms that the Development Consent is operational.

4. Application of section 7.11 and section 7.12

4.1 Application

4.1.1 The application of sections 7.11 and 7.12 of the Act to the Development are excluded to the extent set out in Items 4 and 5 of Schedule 1.

4.1.2 The Public Benefits are to be taken into consideration in determining a development contribution under section 7.11 of the Act with respect to the Development to the extent set out in Item 6 of Schedule 1.

5. Satisfaction of Public Benefit condition

5.1 Determination of Development Cost

5.1.1 Upon Completion of any Item of Works the Developer must within 5 Business Days notify Council in writing of the Completion of that Item of Works.

5.1.2 Upon receipt of written notification given under clause 5.1.1, the Council shall, at the Developer's costs, appoint a Quantity Surveyor to assess the Development Cost of the relevant Items of Works the subject of the notice given under clause 5.1.1. The Quantity Surveyor shall issue a certificate in favour of both Council and the Developer as to the Development Cost of the relevant Item of Works.

5.1.3 The determination of the Quantity Surveyor as to the Development Cost of an Item of Works is conclusive and binding on the parties except in the case of manifest error.

5.1.4 The Developer shall, within 15 Business Days of receipt of an invoice in relation to the Quantity Surveyor costs incurred pursuant to an assessment of Development Cost under this clause, pay that invoice as directed by Council.

5.2 Calculating Attributed Values

The Attributed Value for an Item of Work will be the Development Cost of that Item of Work or the Attributed Value of the Item of Work as identified at Schedule 3, whichever is the lesser amount.

5.3 Credit for Attributed Values

5.3.1 Once determined in accordance with clause 5.2, the Attributed Value of an Item of Works will generate a credit equal to the amount of that Attributed Value.

- 5.3.2 The Developer, by letter in writing to Council, may then elect to use any credit generated under this clause to reduce any:
- (a) monetary section 7.11 or section 7.12 contribution required pursuant to a condition of Development Consent; or
 - (b) Monetary Contribution required to be made under this Agreement.
- 5.3.3 If, upon determination of this Agreement pursuant to clause 13, the Credit for Attributed Values exceeds any Monetary Contribution under clause 5.3.2, then Council will reimburse the Developer the value exceeding the Credit.

6. Registration of this Agreement

6.1 Registration

This Agreement must be registered on the title of the Land pursuant to section 7.6 of the Act.

6.2 Obligations of the Developer

The Developer must:

- 6.2.1 do all things necessary to allow the registration of this Agreement to occur, including but not limited to obtaining the consent of any mortgagee registered on the title of the Land; and
- 6.2.2 pay any costs incurred by Council in undertaking that registration.

6.3 Removal from Title of the Land

- 6.3.1 Council will do all things necessary to allow the Developer to remove the registration of this Agreement from the title of the Land (and each newly created lot) where the Developer has:
 - (a) provided the Monetary Contributions attributed to each newly created lot;
 - (b) completed the Works excluding any works required to rectify the Defect as set out in a Defects Notice issued under clause 10.1, and the works required to reconstruct the Sand Filter.
- 6.3.2 The Developer must pay any costs incurred by Council in undertaking that discharge.

7. Provision of Public Benefits

7.1 Works

The Developer, at its cost, must:

- 7.1.1 if necessary, obtain any consents, approvals or permits required by a relevant Authority, for the conduct of the Works;
- 7.1.2 carry out and complete each Item of Works by the time specified in Schedule 3; and

- 7.1.3 carry out and complete the Works:
- (a) in accordance with the requirements of, or consents issued, by any Authority;
 - (b) in accordance with the reasonable requirements of Council and any applicable Development Consent; and
 - (c) in a proper and workmanlike manner complying with current industry practice and standards, including applicable Australian standards.

7.2 Protection of People and Property

The Developer is to use all reasonable endeavours in relation to the performance of its obligations under this Agreement to ensure that:

- 7.2.1 all necessary measures are taken to protect people and property;
- 7.2.2 unnecessary interference with the passage of people and vehicles is avoided; and
- 7.2.3 nuisances and unreasonable noise and disturbances are prevented.

7.3 Monetary Contributions

- 7.3.1 The Developer is to make Development Contributions to the Council in accordance with Schedule 3 and any other provisions of this Agreement relating to the making of Development Contributions.
- 7.3.2 Prior to any Monetary Contribution being paid, the amount of that Monetary Contribution as set out in Schedule 3 must be indexed to the nearest quarterly Consumer Price Index (CPI) within fourteen (14) days and in line with clause 7.4.

7.4 The Council Indexation

- 7.4.1 The amount of each Monetary Contribution will be indexed in accordance with the following formula:

$$\frac{A = B \times C}{D}$$

where:

A = the indexed amount;

B = the value of the Monetary Contribution as set out in Schedule 3;

C = the Index most recently published before the date that the relevant item is provided, completed or paid as the case may be; and

D = the Index current as at the date the Agreement comes into effect.

If **A** is less than **B** then the amount of the relevant Monetary Contribution will not change.

- 7.4.2 For the purposes of paragraph 7.4.1:
 - (a) each component of the Monetary Contribution is indexed as at the date it is paid; and

- (b) the Index means the *Consumer Price Index (All Groups) for Sydney* or such other index which replaces it from time to time.

8. Verification of Works

- 8.1.1 The Developer must, prior to commencing any Works and at its own cost, engage an independent third-party consultant (**Consultant**) with proven specialised expertise in the design, inspection and commissioning of water sensitive urban design devices and in particular the devices covered by this Agreement.
- 8.1.2 Within seven (7) days of engaging the Consultant, the Developer must provide Council with the details of the Consultant, including the Consultant's name, and curriculum vitae setting out the Consultant's proven specialised expertise in the design, inspection and commissioning of water sensitive urban design devices.
- 8.1.3 When issuing a Completion Notice in accordance with clause 9.1, the Developer must provide Council with independent written verification from the Consultant that the relevant Works have been completed:
- i. in accordance with this Agreement and any consents, approvals or permits required by a relevant Authority as specified in clause 7.1;
 - ii. in accordance with the scope and specifications for the Works as set out in Schedule 3, or as set out in any variation approved in accordance with clause 23.10; and
 - iii. in accordance with industry best practice.

9. Completion of Works

9.1 Issue of Completion Notice

- 9.1.1 No later than fourteen (14) Business Days after the Completion of an Item of Works, the Developer is to submit to Council a full Works as Executed Plan as the completion notice for the Works Completed (**Completion Notice**).
- 9.1.2 The Developer, being the copyright owner in the Works as Executed Plan, assigns the copyright in the Works as Executed Plan to Council free of cost to the Council.
- 9.1.3 If the Developer is not the copyright owner of the Work as Executed Plan, the Developer is to promptly procure the assignment of the copyright of the Works as Executed Plan at the Developers expense.
- 9.1.4 Council may require, at its absolute discretion, the provision of an Occupation Certificate, Subdivision Certificate or Compliance Certificate to accompany the Completion Notice in order to accept.

9.2 Notice of Completion

Council must provide notice in writing to the Developer within fourteen (14) Business Days that the relevant Item of Works the subject of a Completion Notice:

- 9.2.1 has been Completed (**Acceptance of Completion Notice**);

9.2.2 will need to be inspected, tested or assessed prior to issuing an Acceptance of Completion Notice; or

9.2.3 has not been Completed, in which case the notice must also detail:

- (a) those aspects of the Item of Works which have not been Completed; and
- (b) the work Council requires the Developer to carry out in order to rectify those deficiencies.

9.3 Deemed Completion

If Council does not provide the Developer with notice within the time specified in clause 9.2, the Item of Works subject of a Completion Notice will be deemed to have been Completed on the date nominated in the Completion Notice.

9.4 Effect of Council Notice

9.4.1 Where Council serves notice on the Developer pursuant to clause 9.2.2 or 9.2.3, the Developer must:

- (a) rectify the deficiencies in that item in accordance with that notice within a reasonable time (not being less than fourteen (14) days from the date it is issued by Council); or
- (b) serve a notice on Council that it disputes the matters set out in the notice.

9.4.2 Where the Developer:

- (a) serves notice on Council in accordance with paragraph 9.4.1(b) the dispute resolution provisions of this Agreement apply; or
- (b) rectifies the Works in accordance with paragraph 9.4.1(a) it must serve upon Council a new Completion Notice for the Works it has rectified (**New Completion Notice**).

9.5 New Completion Notice

The provisions of clauses 9.1 to 9.5 (inclusive) apply to any New Completion Notice issued by the Developer.

10. Defects liability

10.1 Defects Notice

10.1.1 Where any Item of Works is Complete, but that item contains a Defect, Council may issue a notice to the Developer (**Defects Notice**) concerning that Item of Works but only during the relevant Defects Liability Period.

10.1.2 A Defects Notice must contain the following information:

- (a) the nature and extent of the Defect;
- (b) the work Council requires the Developer to carry out in order to rectify the Defect; and

- (c) the time within which the Defect must be rectified by the Developer (which must be a reasonable time and not less than fourteen (14) days).

10.2 Developer to Rectify Defects

- 10.2.1 The Developer must rectify the Defects contained within a Defects Notice prior to the date specified in the Defects Notice.
- 10.2.2 The Developer must follow the procedure set out in clause 8 in respect of the Completion of the rectification of any Defect as if a reference in that clause to an Item of Works is a reference to the relevant Defect.

10.3 Inspection

- 10.3.1 Council may undertake an audit, inspection or testing of developer work under suspicion of non-compliance of this Agreement or any legislation with or without giving reasonable notice in accordance with the relevant legislative requirements.
- 10.3.2 The Developer is to provide Council with any assistance that is reasonably required by Council to enable Council to undertake any audit, inspection or test of the Works.

10.4 Right of Council to Step-in

Council may, at its absolute discretion, enter upon the Land for the purpose of rectifying a Defect set out in the Defects Notice where the Developer has failed to comply with a Defects Notice, but only after giving the Developer seven (7) days written notice of its intention to do so.

10.5 Consequence of Step-in

If Council elects to exercise the step-in rights granted to it under clause 4 then:

- 10.5.1 Council may:
 - (a) enter upon any part of the Land reasonably required to exercise those step-in rights; and
 - (b) rectify the relevant Defects in accordance with the Defects Notice;
- 10.5.2 the Developer must not impede or interfere with Council in exercising those rights; and
- 10.5.3 Council may claim any costs incurred by it in doing so from the Developer as a liquidated debt.

10.6 Costs of Council

Where Council exercises its step-in rights under clause 10.5, it may:

- 10.6.1 call upon the Bank Guarantees provided by the Developer pursuant to clause 14 to meet any costs for which the Developer is liable under clause 10.5; and
- 10.6.2 recover as a debt due in a court of competent jurisdiction any difference between the amount of the Bank Guarantees and the costs incurred by Council in rectifying the Defects.

10.7 Council may call on Bank Guarantee

- 10.7.1 If the Developer does not comply with the terms of this clause, Council may issue the Developer with a notice requiring the Developer to rectify the relevant default within twenty (20) business days from the date of that notice.
- 10.7.2 If the Developer fails to comply with a notice issued under paragraph 10.7.1 above, Council, without limiting any other avenues available to it, may call on the relevant Bank Guarantee provided pursuant to clause 14 to the extent necessary to reimburse Council for any costs incurred by it in rectifying the relevant default of the Developer.

10.8 Indemnity

The Developer indemnifies Council against any Claim to the extent that the Claim arises as a direct result of a breach of this clause 10 by the Developer.

11. Maintenance of Works

The Developer is to maintain the Works in accordance with the Landscape Handover and Maintenance Protocol.

11.1 Indemnity

The Developer indemnifies Council against any Claim to the extent that the Claim arises as a direct result of a breach of this clause 11 by the Developer.

12. Warranties and Indemnities

12.1 Warranties

The Developer warrants to Council that:

- 12.1.1 it is able to fully comply with its obligations under this Agreement;
- 12.1.2 it has full capacity to enter into this Agreement; and
- 12.1.3 there is no legal impediment to it entering into this Agreement, or performing the obligations imposed under it.

12.2 Indemnity

Without limiting any other indemnities provided in this Agreement, the Developer indemnifies Council in respect of any Claim that may arise as a result of the conduct of the Works, but only to the extent that any such Claim does not arise as a result of the negligent acts or omissions of Council.

13. Determination of this Agreement

13.1 Determination

This Agreement will determine upon the Developer satisfying all of its obligations under the Agreement.

13.2 Effect of Determination

Upon the determination of this Agreement Council will do all things necessary to allow the Developer to remove this Agreement from the title of the whole or any part of the Land as quickly as possible.

14. Prohibition on assignment

- 14.1 The Developer may not Assign its rights or obligations under this Agreement without the prior written consent of the Council.
- 14.2 The Developer must not Assign its interest in the Land, other than a single Residential Lot approved pursuant to a Development Consent and created by the registration of a plan of subdivision, unless:
 - 14.2.1 Council consents to the Assignment; and
 - 14.2.2 the proposed assignee enters into an agreement to the satisfaction of Council under which the assignee agrees to be bound by the terms of this Agreement with respect to the relevant part of the Land being Assigned.

15. Security

15.1 Delivery to Council of Bank Guarantee

- 15.2 Prior to of the issue of a Construction Certificate or Subdivision Works Certificate for the Development, the Developer must deliver to Council a Bank Guarantee for an amount equal to the sum of the Security Value for the Works.

15.3 Council may call on Bank Guarantee

- 15.3.1 Council may make an appropriation from the Bank Guarantee (and the proceeds of the Bank Guarantee, including any interest earned in respect of such proceeds) at any time, without prior notice to the Developer, in such amount as the Council, acting reasonably, thinks appropriate for the provision of the Works, the costs of rectifying any default by the Developer under this Agreement, ensuring due and proper performance of the Developer's obligations under this Agreement if:
 - (a) an Insolvency Event occurs in respect of the Developer;
 - (b) the Developer fails to deliver, or comply with its obligations under this Agreement in relation to the delivery of the Works (including with respect to the rectification of Defects), and such failure has not been rectified to the reasonable satisfaction of the Council within fourteen (14) days of receipt of written notice requiring performance of its obligations; or
 - (c) the Developer fails to provide the Public Benefits in accordance with this Agreement.
- 15.3.2 Within ten (10) days of Council making an appropriation from the Guarantee, Council must notify the Developer of that appropriation.

15.4 Top Up of Bank Guarantee

Within fourteen (14) days of being requested to do so by Council the Developer must ensure that the amount secured by any Bank Guarantee is returned to the relevant level set out in clause 15.1.

15.5 Security during Defects Liability Period

15.5.1 Upon the completion of an Item of Works and the commencement of the Defects Liability Period, Council must return any Bank Guarantees held by it with respect to the relevant Item of Works.

15.5.2 In exchange, the Developer must provide Council with one (1) or more Bank Guarantees in a form acceptable to Council for an amount equal to twenty per cent (20%) of the sum of the Security Value for that Item of Works.

15.6 Return of Bank Guarantee

Council must return the remaining Bank Guarantees (if any) to the Developer within thirty (30) days from the expiration of the Defects Liability Period for the last Item of Works that is Completed.

16. Dispute Resolution

16.1 Notice of Dispute

16.1.1 If a dispute between the parties arises in connection with this Agreement or its subject matter (**Dispute**), then either party (**First Party**) must give to the other (**Second Party**) a notice which:

- (a) is in writing;
- (b) adequately identifies and provides details of the Dispute;
- (c) stipulates what the First Party believes will resolve the Dispute; and
- (d) designates its representative (**Representative**) with the necessary authority to negotiate and resolve the Dispute.

16.1.2 The Second Party must, within seven (7) Business Days of service of the notice of dispute, provide a notice to the First Party designating as its representative a person with the necessary authority to negotiate and settle the Dispute (the representatives designated by the parties being together, the **Representatives**).

16.2 Conduct Pending Resolution

The parties must continue to perform their respective obligations under this Agreement if there is a Dispute but will not be required to complete the matter the subject of the Dispute, unless the appropriate party indemnifies the other parties against costs, damages and all losses suffered in completing the disputed matter if the Dispute is not resolved in favour of the indemnifying party.

16.3 Further Steps Required before Proceedings

Subject to clause 16.12 and except as otherwise expressly provided in this Agreement, any Dispute must, as a condition precedent to the commencement of litigation, mediation under clause 16.5 or determination by an expert under clause 16.6, first be referred to the

Representatives. The Representatives must endeavour to resolve the dispute within seven (7) Business Days of the date a notice under clause 16.1 is served.

16.4 Disputes for Mediation or Expert Determination

If the Representatives have not been able to resolve the Dispute, then the parties must agree within seven (7) Business Days to either refer the matter to mediation under clause 16.5 or expert resolution under clause 16.6.

16.5 Disputes for Mediation

16.5.1 If the parties agree in accordance with clause 16.4 to refer the Dispute to mediation, the mediation must be conducted by a mediator agreed by the parties and, if the parties cannot agree within seven (7) Business Days, then by a mediator appointed by the President of the Law Society of New South Wales for the time being.

16.5.2 If the mediation referred to in paragraph 16.5.1 has not resulted in settlement of the Dispute and has been terminated, the parties may agree to have the matter determined by expert determination under clause 16.6.

16.6 Choice of Expert

16.6.1 If the Dispute is to be determined by expert determination, this clause 16.6 applies.

16.6.2 The Dispute must be determined by an independent expert in the relevant field:

- (a) agreed between and appointed jointly by the parties; or
- (b) in the absence of agreement within seven (7) Business Days after the date that the matter is required to be determined by expert determination, appointed by the President of the Law Society of New South Wales for the time being.

16.6.3 If the parties fail to agree as to the relevant field within seven (7) Business Days after the date that the matter is required to be determined by expert determination, either party may refer the matter to the President of the Law Society of New South Wales for the time being whose decision as to the relevant field is final and binding on the parties.

16.6.4 The expert appointed to determine a Dispute:

- (a) must have a technical understanding of the issues in dispute;
- (b) must not have a significantly greater understanding of one party's business, functions or operations which might allow the other side to construe this greater understanding as a bias; and
- (c) must inform the parties before being appointed of the extent of the expert's understanding of each party's business or operations and, if that information indicates a possible bias, then that expert must not be appointed except with the written approval of the parties.

16.6.5 The parties must promptly enter into an agreement with the expert appointed under this clause setting out the terms of the expert's determination and the fees payable to the expert.

16.7 Directions to Expert

16.7.1 In reaching a determination in respect of a dispute under clause 16.6, the independent expert must give effect to the intent of the parties entering into this Agreement and the purposes of this Agreement.

16.7.2 The expert must:

- (a) act as an expert and not as an arbitrator;
- (b) not accept verbal submissions unless both parties are present;
- (c) on receipt of a written submission from one party, ensure that a copy of that submission is given promptly to the other party;
- (d) take into consideration all documents, information and other material which the parties give the expert which the expert in its absolute discretion considers relevant to the determination of the Dispute;
- (e) not be expected or required to obtain or refer to any other documents, information or material (but may do so if the expert so wishes);
- (f) issue a draft certificate stating the expert's intended determination (together with written reasons), giving each party fourteen (14) Business Days to make further submissions;
- (g) issue a final certificate stating the expert's determination (together with written reasons); and
- (h) act with expedition with a view to issuing the final certificate as soon as practicable.

16.7.3 The parties must comply with all directions given by the expert in relation to the resolution of the Dispute and must within the time period specified by the expert, give the expert:

- (a) a short statement of facts;
- (b) a description of the Dispute; and
- (c) any other documents, records or information which the expert requests.

16.8 Expert May Convene Meetings

16.8.1 The expert must hold a meeting with all of the parties present to discuss the Dispute. The meeting must be conducted in a manner which the expert considers appropriate. The meeting may be adjourned to, and resumed at, a later time in the expert's discretion.

16.8.2 The parties agree that a meeting under paragraph 16.8.1 is not a hearing and is not an arbitration.

16.9 Other Courses of Action

If:

16.9.1 the parties cannot agree in accordance with clause 16.3 to refer the matter to mediation or determination by an expert; or

16.9.2 the mediation referred to in clause 16.5 has not resulted in settlement of the dispute, the mediation has been terminated and the parties have not agreed to refer the matter to expert determination within seven (7) Business Days after termination of the mediation;

then either party may take whatever course of action it deems appropriate for the purpose of resolving the Dispute.

16.10 **Final Determination of Expert**

The parties agree that the final determination by an expert will be final and binding upon them except in the case of fraud or misfeasance by the expert.

16.11 **Costs**

If any independent expert does not award costs, each party must contribute equally to the expert's costs in making the determination.

16.12 **Remedies Available under the Act**

This clause 15 does not operate to limit the availability of any remedies available to Council under sections 9.45 and 9.46 and Division 9.6 of the Act.

16.13 **Urgent Relief**

This clause 165 does not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of this Agreement.

17. **Position of Council**

17.1 **Consent Authority**

The parties acknowledge that Council is a consent authority with statutory rights and obligations pursuant to the terms of the Planning Legislation.

17.2 **Agreement does not Fetter Discretion**

This Agreement is not intended to operate to fetter:

17.2.1 the power of Council to make any Law; or

17.2.2 the exercise by Council of any statutory power or discretion (**Discretion**).

17.3 **Severance of Provisions**

17.3.1 No provision of this Agreement is intended to, or does, constitute any unlawful fetter on any Discretion. If, contrary to the operation of this clause, any provision of this Agreement is held by a court of competent jurisdiction to constitute an unlawful fetter on any Discretion, the parties agree:

- (a) they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause 6 is substantially satisfied;
- (b) in the event that paragraph 17.3.1(a) cannot be achieved without giving rise to an unlawful fetter on a Discretion, the relevant provision is to be severed and the remainder of this Agreement has full force and effect; and

- (c) to endeavour to satisfy the common objectives of the parties in relation to the provision of this Agreement which is held to be an unlawful fetter to the extent that it is possible having regard to the relevant court judgment.

17.3.2 Where the Law permits Council to contract out of a provision of that Law or gives Council power to exercise a Discretion, then if Council has in this Agreement contracted out of a provision or exercised a Discretion under this Agreement, then to the extent of this Agreement is not to be taken to be inconsistent with the Law.

17.4 **No Obligations**

Nothing in this Agreement will be deemed to impose any obligation on Council to exercise any of its functions under the Act in relation to the Development Consent, the Land or the Development in a certain manner.

18. **Confidentiality**

18.1 **Agreement not Confidential**

The terms of this Agreement are not confidential and this Agreement may be treated as a public document and exhibited or reported without restriction by any party.

19. **GST**

19.1 **Definitions**

In this clause:

Taxable Supply, GST, Tax Invoice and **Input Tax Credit** have the same meaning given to them in GST Law.

19.2 **Non-monetary Supplies**

19.2.1 The parties agree that any non-monetary supplies made by one party to the other pursuant to this agreement (including Works and the dedication of land) will be exempt from GST pursuant to Division 82 of the GST Law.

19.2.2 In the event that one party reasonably believes that the non-monetary supply it makes to the other is a Taxable Supply then the parties agree to negotiate in good faith to agree to the GST inclusive market value of that Taxable Supply as follows:

- (a) The party making the Taxable Supply will issue a Tax Invoice to the other as soon as practicable after agreeing to the GST inclusive market value and will disclose the amount of GST included in the GST inclusive market value.
- (b) The recipient of the Taxable Supply will pay to the other party the amount of the included GST within fifteen (15) days of receiving the Tax Invoice.

19.2.3 In the event that both parties reasonably believe that each make a non-monetary Taxable Supply to the other, any GST payable by one party to the other will be off-set against each other and any net difference will be paid by the party with the greater obligation.

19.3 Supply Expressed in Terms of Money

If any party reasonably believes that it is liable to pay GST on a supply expressed in terms of money (or where the consideration for the supply is expressed in terms of money) and made to the other party under this Agreement and the supply was not expressed to include GST, then:

- 19.3.1 the recipient of the supply must pay an amount equal to the GST on that supply to the other party;
- 19.3.2 the party making the supply will issue a Tax Invoice to the other party; and
- 19.3.3 the recipient of the supply will pay the amount of the GST to the supplier within fifteen (15) days of receiving the Tax Invoice.

19.4 Expenses and Costs Incurred

If any expenses or costs incurred by one party are required to be reimbursed by the other party under this Agreement, then the amount of the reimbursement will be calculated as follows:

- 19.4.1 The amount of the cost or expense incurred by the party seeking reimbursement will be initially calculated excluding any Input Tax Credit to which that party is entitled to claim.
- 19.4.2 This amount initially calculated will be increased by the applicable rate of GST to equal a GST inclusive reimbursement amount and this amount will be paid by the party liable to make the reimbursement.
- 19.4.3 The party being reimbursed will issue a Tax Invoice to the other at the GST inclusive reimbursement amount prior to being reimbursed.

19.5 Survival of Clause

This clause 18 continues to apply after the expiration or termination of this Agreement.

20. Construction of Stormwater Management Facility and Access to Council Reserve

20.1 Construction of Stormwater Management Facility

- 20.1.1 The Stormwater Management Facility will be installed prior to the completion of stage 1 of the Development;
- 20.1.2 The Stormwater Management Facility must incorporate the Sand Filter. The Applicant is to prevent sediment from entering the basin from the development site during the maintenance period and at handover following the maintenance period, the basin is to be free of sediment and the sand filter operational and functional for its intended purpose..

20.2 Terms of Access Licence

The terms of Schedule 2 apply during the construction of the Stormwater Management Facility.

21. Access to Land

21.1 Application of Clause

This clause applies if the Developer accesses, uses and/or occupies any land owned by Council including the Council Reserve in performing its obligations or exercising its rights under this Agreement (**Necessary Access**).

21.2 Terms of Licence

The terms of Schedule 2 apply to any Necessary Access.

22. Legal Costs

The Developer shall bear its own costs and those of Council in relation to the preparation, negotiation, execution and registration of this Agreement and any document related to this Agreement. .

23. Administrative Provisions

23.1 Notices

23.1.1 Any notice, consent or other communication under this Agreement must be in writing and signed by or on behalf of the person giving it, addressed to the person to whom it is to be given and:

- (a) delivered to that person's address;
- (b) sent by pre-paid mail to that person's address; or
- (c) sent by email to that person's email address.

23.1.2 A notice given to a person in accordance with this clause is treated as having been given and received:

- (a) if delivered to a person's address, on the day of delivery if a Business Day, otherwise on the next Business Day;
- (b) if sent by pre-paid mail, on the third Business Day after posting; and
- (c) if sent by email to a person's email address and a conformation of receipt can be retrieved, on the day it was sent if a Business Day, otherwise on the next Business Day.

23.1.3 For the purpose of this clause the address of a person is the address set out in this Agreement or another address of which that person may from time to time give notice to each other person.

23.2 Entire Agreement

This Agreement is the entire agreement of the parties on the subject matter. All representations, communications and prior agreements in relation to the subject matter are merged in and superseded by this Agreement.

23.3 Waiver

- 23.3.1 The non-exercise of or delay in exercising any power or right of a party does not operate as a waiver of that power or right, nor does any single exercise of a power or right preclude any other or further exercise of it or the exercise of any other power or right. A power or right may only be waived in writing, signed by the parties to be bound by the waiver.
- 23.3.2 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.
- 23.3.3 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 in any other circumstance or instance.

23.4 Counterparts

This Agreement may be executed in any number of counterparts and all of those counterparts taken together constitute one and the same instrument.

23.5 Unenforceability

Any provision of this Agreement which is invalid or unenforceable in any jurisdiction is to be read down for the purposes of that jurisdiction, if possible, so as to be valid or enforceable, and is otherwise capable of being severed to the extent of the invalidity or enforceability, without affecting the remaining provisions of this Agreement or affecting the validity or enforceability of that provision in any other jurisdiction.

23.6 Power of Attorney

Each attorney who executes this Agreement on behalf of a party declares that the attorney has no notice of:

- 23.6.1 the revocation or suspension of the power of attorney by the grantor; or
- 23.6.2 the death of the grantor.

23.7 Governing Law

The law in force in the State of New South Wales governs this Agreement. The parties:

- 23.7.1 submit to the exclusive jurisdiction of the courts of New South Wales and any courts that may hear appeal from those courts in respect of any proceedings in connection with this Agreement; and
- 23.7.2 may not seek to have any proceedings removed from the jurisdiction of New South Wales on the grounds of *forum non conveniens*.

23.8 Review Requirements

- 23.8.1 The Parties agree to review during the event that either party believes that a change in circumstance has or will occur that will affect the operation and carrying out of this agreement.
- 23.8.2 Review of this agreement is required if any Legislation is introduced or changed to the affect that it would limit, stop, substantially change or otherwise hinder the operation or implementation of this agreement in the opinion of either Party.

23.8.3 The Parties are to use all reasonable endeavours to agree on and implement appropriate amendments to this agreement should reasonable and necessary amendments be identified.

23.8.4 If this agreement becomes illegal, unenforceable or invalid as a result of any change to Legislation, the Parties agree to do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Agreement is entered into.

23.9 Further Agreements

This Agreement does not restrict further agreements between the Parties that are not inconsistent with this Agreement.

23.10 Variations

23.10.1 The design or specification of Works may be varied by agreement in writing between the Parties without the need to amend this Agreement.

23.10.2 The Developer may, by written notice to Council, propose any variation to design or specifications of any Works (**Works Variation Notice**).

23.10.3 Council must, within fourteen (14) days of receipt of a Works Variation Notice respond in writing, by either:

- (a) agreeing to any or all variations proposed in the Works Variation Notice; or
- (b) proposing an alternate variation to any or all variations proposed in the Works Variation Notice (**Alternate Variation**); or
- (c) refusing any or all variations proposed in the Works Variation Notice if that variation(s) would, in Council's opinion, adversely affect the public benefit being provided under this Agreement.

23.10.4 The Developer must within seven (7) days after receiving a notice in accordance with clause 23.10.3(b), notify Council in writing whether the Alternate Variation can be effected, and, if it can be effected, the Developer's estimate of the:

- (a) effect on the progress of the Development (including the Date of Completion); and
- (b) cost (including all warranties and time-related costs, if any) of the Alternate Variation.

23.10.5 Council must within seven (7) days of receipt of a written notice under clause 23.10.4, in writing either accept or reject the Alternate Variation.

23.10.6 Council may, by written notice to the Developer, reasonably require the Developer to vary the design or specification of the Works, in which case the Developer must comply with that requirement unless the Alternate Variation:

- (a) materially affects the Development;
 - (b) materially reduces the financial return or profitability of the Development; or
- will result in increased cost or delay in the Works undertaken by the Developer.

23.11 Surrender of Right of Appeal

The Developer is not to commence or maintain any proceedings in any court, tribunal or similar appealing against or questioning the validity of this agreement or an Approval relating to the Development in so far as the subject-matter of the proceedings relates to this Agreement.

23.12 Notations under section 10.7(5) of the Act

Council may, at its absolute discretion, make a notation on a planning certificate issued under section 10.7(5) of the Act detailing the application or affect the planning agreement has on the Land.

Signing Page

Executed by the parties as a deed:

Executed by The Salvation Army (New South Wales))
Property Trust in accordance with s 127(1) of the
Corporations Act 2001:
)
)



22.03.2023


.....
Signature of Trustee
Winsome May Mason
Print full name




.....
Signature of Trustee
Neil Risely Venables
Print full name




.....
Signature of Trustee
Rosemary Margaret Keane
Print full name




Signed, sealed and delivered for
GOULBURN MULWAREE COUNCIL (ABN
84 049 849 319) by its duly authorised
officer, in the presence of:


.....
Signature of witness

Shae Aliffi
Name

184 Bourke Street Goulburn.
Address of witness


.....
Signature of officer

Aaron Johnson
Name of officer

CHIEF EXECUTIVE OFFICER
Position of officer

Schedule 1 Requirements under section 7.4 of the Act

ITEM	REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
1.	<p>Planning instrument and/or Development Application – (Section 7.4(1))</p> <p>The Developer has:</p> <p>(a) sought a change to an environmental planning instrument.</p> <p>(b) made, or proposes to make, a Development Application.</p> <p>(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</p>	<p>(a) No</p> <p>(b) Yes</p> <p>(c) No</p>
2.	<p>Description of land to which this agreement applies – (Section 7.4(3)(a))</p>	<p>The land described as Lot E DP161389 and Lot 1 DP1115448 Goulburn NSW and the Council Reserve being Lot 74 in Deposited Plan 35541 and Lot 42 DP22963</p>
3.	<p>Description of change to the environmental planning instrument to which this agreement applies – (Section 7.4(3)(b))</p>	<p>The development to which this Agreement applies is the Development.</p>
4.	<p>Application of section 7.11 of the Act – (Section 7.4(3)(d))</p>	<p>The application of section 7.11 of the Act is not excluded in respect of the Development and for the avoidance of doubt, contributions (if any) under section 7.11 will be required to be paid.</p>
5.	<p>Applicability of section 7.12 of the Act – (Section 7.4(3)(d))</p>	<p>The application of section 7.12 of the Act is not excluded in respect of the Development and for the avoidance of doubt, contributions (if any) under section 7.12 will be required to be paid.</p>
6.	<p>Consideration of benefits under this agreement if section 7.11 applies – (Section 7.4(3)(e))</p>	<p>The Public Benefits are not to be taken into consideration in determining a development contribution under section 7.11 of the Act.</p>
7.	<p>Mechanism for Dispute resolution – (Section 7.4(3)(f))</p>	<p>Refer to clause 16 of the Agreement.</p>

ITEM	REQUIREMENT UNDER THE ACT	THIS PLANNING AGREEMENT
8.	Enforcement of this agreement – (Section 7.4(3)(g))	Refer to clauses 6 and 16 of the Agreement.
9.	No obligation to grant consent or exercise functions – (Section 7.4(3)(9))	Refer to clause 17.4 of the Agreement.

Schedule 2 Terms of Licence

1. Definitions

For the purposes of this Schedule 2:

- 1.1.1 the **Land** is the land being accessed under the Licence;
- 1.1.2 the **Licence** means the licence of the Land to which this Schedule applies;
- 1.1.3 the **Licensee** is the party accessing the Land; and
- 1.1.4 the **Licensor** is the owner of the Land.

2. Licence

2.1 Personal Rights

- 2.1.1 The Licence is personal to the Licensee.
- 2.1.2 The Licensee may not encumber, assign or transfer (either directly or indirectly) the Licence without the prior written consent of the Licensor.
- 2.1.3 The Licensor may refuse the granting of consent under paragraph 2.1.2) without reason and at its absolute discretion.

2.2 Leasehold Interest

This deed does not grant to the Licensee a leasehold interest in the Land. The parties agree that:

- 2.2.1 the Licence does not confer exclusive possession of the Land on the Licensee;
- 2.2.2 the Licensee may not exclude the Licensor, its officers, employees and invitees from:
 - (a) entry onto the Land; and/or
 - (b) the performance of any works on the Land;provided that such entry onto and/or performance of work on the Land does not unreasonably interfere with the activities being carried out on the Land by the Licensee;
- 2.2.3 the Licensee does not have any right to quiet enjoyment of the Land; and
- 2.2.4 the Licensee will not at any time seek to enforce an interest in the Land in competition with the interest held by the Licensor.

3. Compliance with authorities

3.1 No Warranty as to Suitability for Use

The Licensee acknowledges and agrees that the Licensor has not made any representation or warranty to the Licensee regarding the suitability of the Land for the purposes of the Licensee.

3.2 **Compliance with the Terms of the Consents**

The Licensee must comply with the requirements of all Authorities in relation to its access to the Land and the conduct of any activities on it by the Licensee.

3.3 **Compliance with Directions from Authorities**

The Licensee must comply with all notices, directions, orders or other requests served upon itself or the Licensor and which arise from the conduct of any activities on the Land by the Licensee.

3.4 **Obtaining Further Consents**

3.4.1 If the Licensee requires further consents to conduct activities on the Land it must:

- (a) make such applications itself; and
- (b) bear all costs incurred by it in relation to obtaining the relevant consent.

3.4.2 The Licensor agrees that it will, where required, sign all authorities reasonably required by the Licensee to make any application to any Authority.

4. **Limitation of the Licensor's liability**

4.1 **Insurances**

4.1.1 The Licensee must effect and keep current and in force the following policies of insurance:

- (a) a Broad form Public Liability Insurance policy with a reputable insurance company approved by the Licensor in an amount of \$20,000,000 for any one occurrence in respect of any liability for:
 - (i) personal injury or death of any person; and
 - (ii) loss or damage to property;
- (b) Workers compensation insurance under the *Workers Compensation Act 1987* covering all persons employed or deemed to be employed by the Licensee in connection with the conduct of the activities on the Land by the Licensee;
- (c) A comprehensive policy of motor vehicle insurance or an unlimited third party property insurance policy in respect of all motor vehicles used in the performance of the activities on the Land by the Licensee; and
- (d) A contractor's risk policy of insurance in respect of all plant and equipment (including unregistered motor vehicles) used in the conduct of the activities on the Land by the Licensee.

4.1.2 The policies referred to in paragraphs 4.1.1(a), 4.1.1(c) and 4.1.1(d) must note the interest of the Licensor as principal.

4.2 **Inspection of Insurance**

4.2.1 The Licensee must produce at the renewal of each policy a certificate of currency issued by the insurer establishing that the policy is valid.

4.2.2 The licensor may carry out random audits to verify insurances held by the Licensee. The Licensee will assist in any audit and provide evidence of the terms and currency of the insurance policies wherever requested by the Licensor.

4.3 **Cancellation of Insurance**

If any policy is cancelled either by the Licensee or the insurer the Licensor must notify the Licensor immediately.

4.4 **Risk**

The Licensee uses and occupies the Land at its own risk.

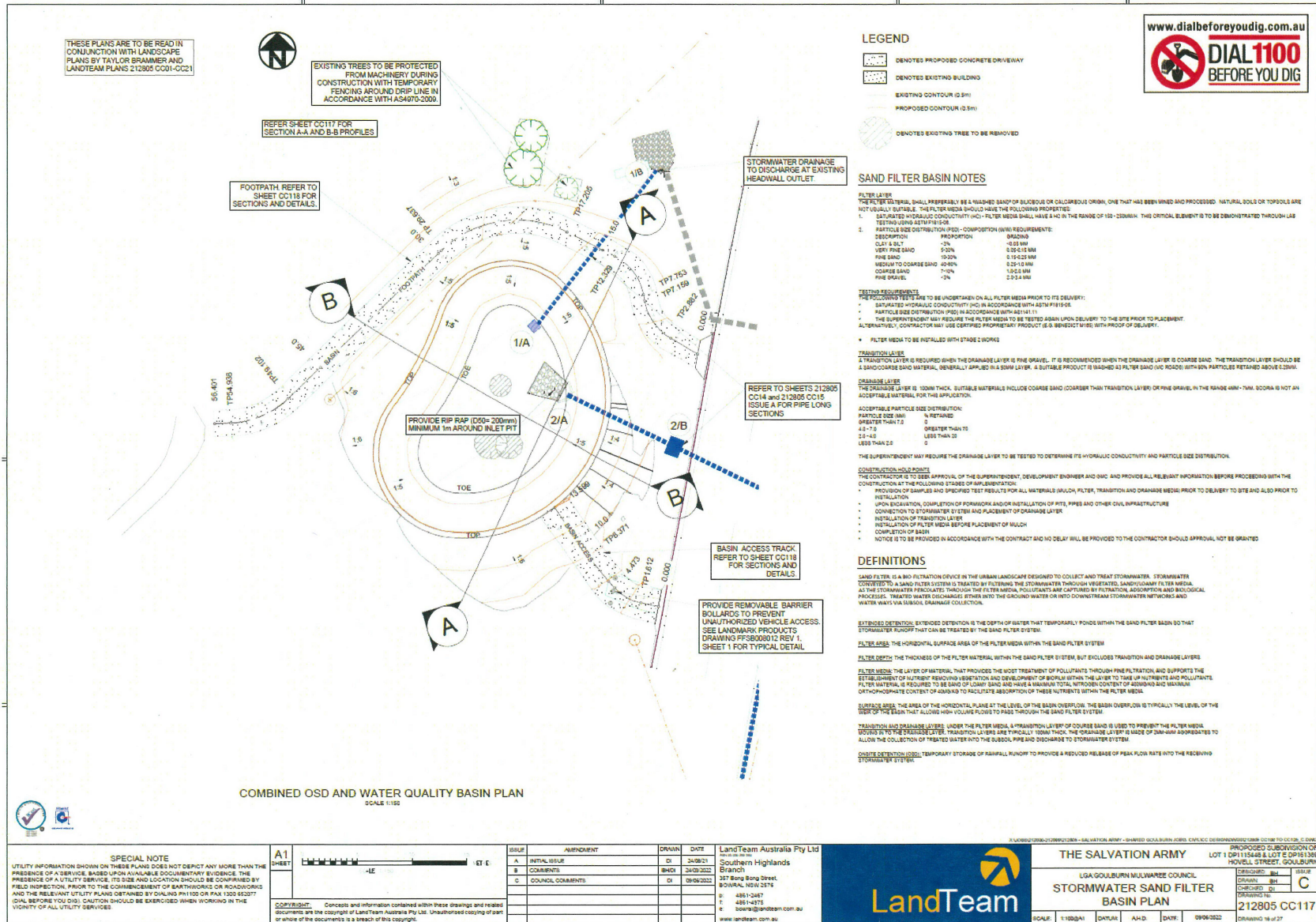
4.5 **Indemnity**

The Licensee indemnifies the Licensor against any Claim (of whatever nature) made in respect of the Licensee's use and/or occupation of the Land.

Schedule 3 Public Benefits

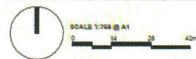
Contribution	Public Purpose	Manner & Extent	Timing	Security Value	Attributed Value	Value of Works
A. Dedication of Land						
NA						-
B. Works						
Stormwater management works including the construction of Stormwater Management Facility and Sand Filter	Stormwater quality management	The construction of Stormwater Management Facility and Sand Filter in accordance with the Development Consent, the referenced plans, Water NSW Concurrence requirements, and the Subdivision Works Certificate.	Stormwater Management Facility: Prior to the issuance of the First Subdivision Certificate. Sand Filter: As per clause 20.1.2.	\$150,086.00	\$0	\$150,086.00
Embellishment works within Ardgowan Park	Public recreation	The provision of outdoor pathways and landscaping within Ardgowan Park in accordance with Landscape Specification provided in Schedule 6 and the Subdivision Works Certificate.	Works to be completed prior to the issuance of the First Subdivision Certificate	\$40,360.00	\$40,360.00	\$40,360.00
C. Monetary Contribution						
Monetary Contribution	Drainage	Capitalised operation and maintenance cost of the stormwater management facility (30 years)	To be paid prior to the issuance of the First Subdivision Certificate.		\$0	\$27,600 Based on 30 year treasury bond rate of 1.895% November 2020 The treasury bond rate to be applied will be applicable as at the time of the final endorsement of the Planning Agreement, for a 30 year period.
Monetary Contribution	Drainage	Capitalised renewal cost of the stormwater management facility (30 years)	To be paid prior to the issuance of the First Subdivision Certificate		\$0	\$11,820 Based on 30 year treasury bond rate of

Schedule 4 Stormwater Sand Filtration Basin Plan



Schedule 5 Plans

Landscape Plans



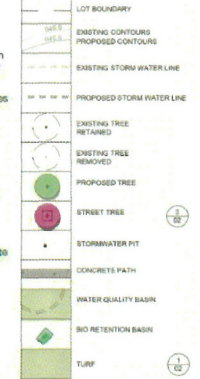
1. All dimensions are to centre line unless otherwise stated.
2. All dimensions are to be confirmed by the client.
3. All dimensions are to be confirmed by the client.
4. All dimensions are to be confirmed by the client.

Landscape Master Plan

DIALOGUE

- Existing pedestrian footpath meanders through the open space to the back of the residential lots.
- New footpath to provide a 2500mm shared pedestrian link from the existing footpath through to Lisgar Street.
- Water Quality Basin with informal clumps of native trees to build on the character of the adjoining creek.
- Street trees of Callistemon viminalis 'Dawson River' is located to Lisgar Street, which is consistent with Council's recommendations.
- Deciduous street tree colour is provided to both Mary Street and Elton Avenue, which is consistent with Council's recommendations.
- Acer negundo is nominated to Howell Street to promote seasonal colour, and is also consistent with Council's recommendations.

LEGEND



INDICATIVE PLANT LIST

STREET TREES

Symbol	Botanical Name	Common Name	H x W
	<i>Acer negundo</i>	Blue Elder	8 x 8m
	<i>Prunus cerasifera</i> 'Nigra'	Black Cherry Plum	6 x 6m
	<i>Callistemon viminalis</i> 'Dawson River Wagon'	Bottlebrush	6 x 4m
	<i>Acer negundo</i>		
	<i>Prunus cerasifera</i> 'Nigra'		
	<i>Callistemon viminalis</i> 'Dawson River Wagon'		

OPEN SPACE

Symbol	Botanical Name	Common Name	H x W
	<i>Callistemon viminalis</i>	Black Sally	15-20m
	<i>Melaleuca styphelioides</i>	Fluffy Paperbush	10m
	<i>Callistemon viminalis</i> 'Little Bay'	Flax Lily	0.3 x 0.3m
	<i>Lomandra longipes</i> 'Garden Blue'	Yabby Mallee	0.4 x 0.4m
	<i>Chrysanthemum apiculatum</i> 'Elegant Flame'	Common Grevillea	0.2 x 0.2m
	<i>Callistemon viminalis</i>		
	<i>Melaleuca styphelioides</i>		
	<i>Callistemon viminalis</i> 'Little Bay'		
	<i>Lomandra longipes</i> 'Garden Blue'		
	<i>Chrysanthemum apiculatum</i> 'Elegant Flame'		

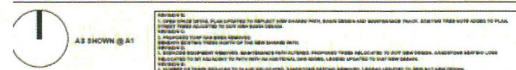
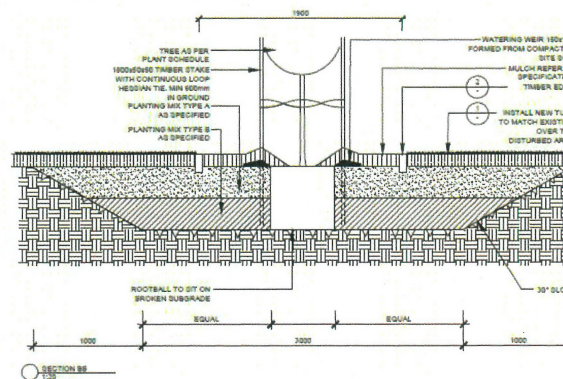
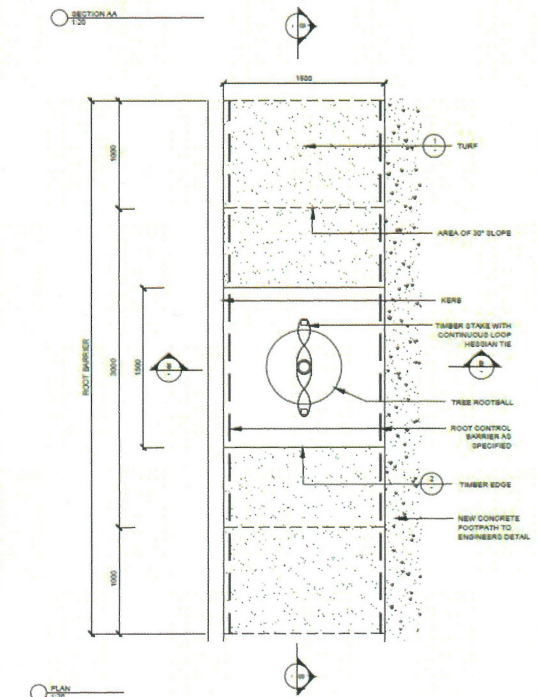
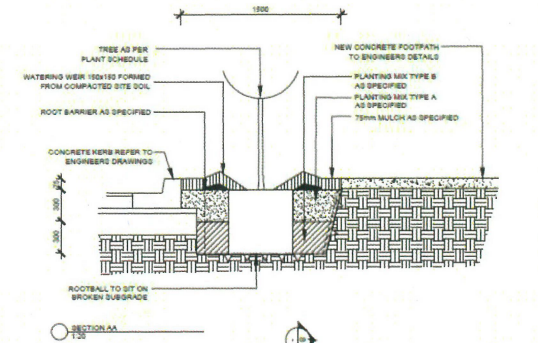
BIO RETENTION BASIN

Symbol	Botanical Name	Common Name	H x W
	<i>Baumea articulata</i>	Jointed Tang Rush	2.5m
	<i>Arthrocnemum divaricatum</i>	River Saltmarsh	1.2m
	<i>Eriochorda zosterifera</i>	Tall Spike Rush	1.0m
	<i>Schoenoplectus nivalis</i>	River Club Rush	0.8m
	<i>Baumea articulata</i>		
	<i>Arthrocnemum divaricatum</i>		
	<i>Eriochorda zosterifera</i>		
	<i>Schoenoplectus nivalis</i>		

Project: 21-038W 7-21 Lisgar Street, Goulburn
Client: The Salvation Army
Date: 23.06.2022
Revision: E
Drawn: DL
Checked: JH




TaylorBrammer
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NSW 2580
Phone: 02 6251 1000
Email: info@taylorbrammer.com.au
Website: www.taylorbrammer.com.au

01



Project: 21-008W 7-21 Uigar Street, Goulburn
Client: The Salvation Army
Date: 23.06.2022
Revision: E
Drawn: BL
Checked: JH

TaylorBrammer
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Email: info@taylorbrammer.com.au

Item	Details	Location	Example Images
Concrete Footpaths	Material: 25MPA concrete Colour: Grey Finish: Broomed Dimensions: 2500mm	Open Space	
Edging	Type Treated Pine Size 50x100mm Durability: Class 1	Street Trees	
Turfing	Type Kikuya Supplier Lawn Solutions Tel: 1300 883 711	Streetscape and open space	



NOTES:
1. All materials and finishes are to be approved by the client.
2. All materials and finishes are to be approved by the client.
3. All materials and finishes are to be approved by the client.

Landscape Specification

Project: 21-039W 7-21 Lager Street, Goulburn
Client: The Salvation Army
Date: 23.06.2022
Revision: E
Drawn: DL
Checked: JH

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TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD
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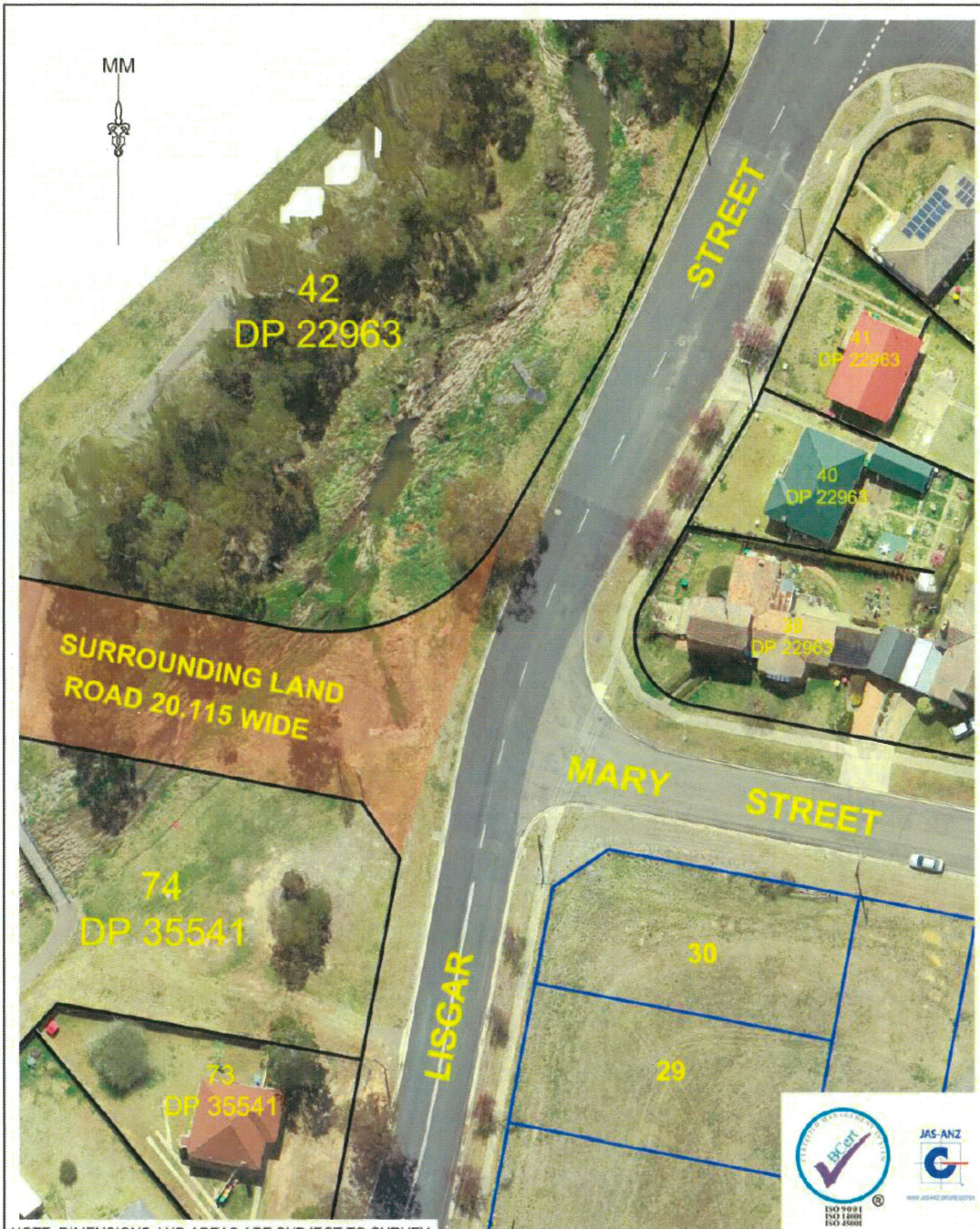
03

Plan


showing

Council

Reserve



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

A	INITIAL ISSUE	20/08/2021	A4	COPYRIGHT: Concepts and information contained within these drawings and related documents are the copyright of LandTeam Australia Pty Ltd. Unauthorised copying of part or whole of the document/s is a breach of this copyright.	DATE: 20/08/2021	
ISSUE	AMENDMENT	DATE	SHEET		SURVEYED: DI	
LandTeam Australia Pty Ltd ABN 35 390 283 552 Goulburn Office 36 Montague Street Postal: PO Box 1040 GOULBURN NSW 2580 p: (02) 4821 1033 e: goulburn@landteam.com.au www.landteam.com.au				THE SALVATION ARMY		
				DA_0277_1920 PROPOSED V.P.A TITLE IDENTIFICATION		
				SCALE	N/A	DATUM N/A
				DRAWING No. 212805-MS04-01		
				DRAWN: SH		ISSUE A
				CHECKED: JK		

Schedule 6 Landscape Handover and Maintenance Protocol

Landscape Handover and Maintenance Protocol

1. On Completion of Works, Council is to attend an on-site meeting to inspect both Developer Work - Hard Landscaping and Developer Work - Soft Landscaping.
2. Developer Work - Hard Landscaping comprises the service vehicular access, removable bollards, the pram ramps and concrete footpath and Developer Work – Soft Landscaping comprises turfing and planting.
3. At or prior to the date of Completion for a Developer Work the Developer's contractor will provide a maintenance plan for the Developer Work - Hard Landscaping and Developer Work - Soft Landscaping.
4. Subject to being satisfied, acting reasonably, that the Developer Work is consistent with the approved plans and specifications, Council shall issue a certificate of conditional acceptance, subject to the maintenance of the Developer Work by the Developer's contractor in accordance with the maintenance plan for a period of 104 weeks from the date of Completion for the Landscaping Works.
5. In respect of the Developer Work - Hard Landscaping the maintenance plan will address:
 - Inspection and repair of cracks and/ or undermining to the footpath works undertaken in accordance with the Development Consent.
6. In respect of the Developer Work - Soft Landscaping the maintenance plan will address:
 - Mowing of open space grass areas (excluding residential verges);
 - Over sowing of patchy grass areas;
 - Watering of all new trees,
 - Replacement of dead or deceased trees, shrubs & groundcovers;
 - Weed control and spraying of grass areas and garden beds;
 - Formative pruning of all trees (including adjustment or replacement of stakes and removal of stakes/ties when tree is self-supporting); and
 - Mulch top ups to gardens to maintain a minimum 100mm depth;
7. From the date of Completion of a Developer Work, the Developer's contractor will maintain the Developer Work - Hard Landscaping and the Developer Work - Soft Landscaping in accordance with the maintenance plan for a period of 104 weeks (**Maintenance Period**).
8. The Applicant is to prevent sediment from entering the basin from the development site during the maintenance period and at handover following the maintenance period, the basin is to be free of sediment and the sand filter operational and functional for its intended purpose.
9. During the Maintenance Period, Council will attend half yearly inspections to view the status

of the landscape, and provide written commentary as to any remedial works that it reasonably considers are required to meet the requirements of the maintenance plan. Should this written commentary not be provided within 1 week of the inspection, it will be taken to be in accordance with the maintenance plan.

10. Within 4 weeks prior to the completion of the Maintenance Period, Council is to inspect the Developer Work - Hard Landscaping and the Developer Work - Soft Landscaping.
11. For Council to accept handover of the Developer Work - Hard Landscaping and the Developer Work - Soft Landscaping, Council is to confirm in writing what is not satisfied within 2 weeks of the inspection noted at paragraph 8 otherwise it will be taken to be in accordance with the maintenance plan. Council is to confirm acting reasonably, that:
 - All Developer Work - Hard Landscaping are free of material defects, are in a good state of repair and fit for purpose, including, but not limited to:
 - that all concrete pathways are to be free of structural cracks and / or undermining;
 - Developer Work - Soft Landscaping meets the following specifications:
 - All dead or deceased trees and dead or deceased shrub & groundcover bed plantings have been replaced and all plants are established, firm in the ground, and showing a dominant leader consistent with the age and the prevailing growing conditions over the Maintenance Period;
 - All garden beds are mulched with a minimum 100mm cover required;
 - Weeds have been controlled as per the maintenance plan;
12. Upon paragraph 9 being satisfied or otherwise remediated, Council will issue a certificate of acceptance.
13. All Developer Work - Hard Landscaping and the Developer Work - Soft Landscaping will transfer from the Developer and become the property and responsibility of the Council on and from the date of the certificate of acceptance.