



JOHNSON PROPERTY GROUP
Creating living communities

17 November 2011

The Director General
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

ATTN: Michael Comminos

North Cooranbong - Offer to amend Planning Agreement

Dear Michael

Johnson Property Group Pty Limited, for itself and on behalf of the other Land Owners to the Planning Agreement entered into in relation to North Cooranbong with the Minister dated 12 January 2010 hereby offers to amend that Planning Agreement.

Our offer to amend that Planning Agreement is in accordance with the enclosed form of Deed of Amendment, which attaches a copy of the Planning Agreement marked up to show all proposed changes.

Should you have any questions or queries please let us know.

Yours faithfully

Keith Johnson
Managing Director

CLAYTON UTZ

Deed of Amendment

The Minister for Planning and Infrastructure
ABN 38 755 709 681

Minister

Australasian Conference Association Ltd
ACN 000 003 930

and

Avondale Greens Pty Ltd
ABN 33 099 742 542

and

Avondale Greens Developments Pty Ltd
ABN 27 106 910 598

and

Johnson Property Group Pty Limited
ABN 58 102 465 814

Collectively, the Land Owners

The Clayton Utz contact for this document is
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Our reference 15266/17581/

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Deed made at

on

Parties

The Minister for Planning and Infrastructure ABN 38 755 709 681 of Level 33 Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000 ("Minister")

Australasian Conference Association Ltd ACN 000 003 930 of 148 Fox Valley Road Wahroonga NSW 2076

AND

Avondale Greens Pty Ltd ABN 33 099 742 542 of Level 3, 338 Kent Street Sydney NSW 2000

AND

Avondale Greens Developments Pty Ltd ABN 27 106 910 598 of Level 3, 338 Kent Street Sydney NSW 2000

AND

Johnson Property Group Pty Limited ABN 58 102 465 814 of Level 3, 338 Kent Street Sydney NSW 2000 ("Developer"),

(Collectively, the "Land Owners")

Background

- A. The Land Owners and the Minister have executed the Planning Agreement.
- B. The Land Owners and the Minister wish to vary that Planning Agreement in accordance with this deed.

Operative provisions

1. Definitions and Interpretation

1.1 Definitions

The meaning of capitalised terms in this deed is as follows:

"**Planning Agreement**" means the document entitled "Planning Agreement" between the Minister and the Land Owners dated 12 January 2010.

1.2 Interpretation

In this deed:

- (a) headings are for convenience only and do not affect interpretation;
- and unless the context indicates a contrary intention:
- (b) "person" includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
 - (c) a reference to a party includes that party's executors, administrators, successors and permitted assigns, including persons taking by way of novation;
 - (d) a reference to a document (including this deed) is to that document as varied, novated, ratified or replaced from time to time;

- (e) a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
- (f) a reference to a party, clause, schedule, exhibit, attachment or annexure is a reference to a party, clause, schedule, exhibit, attachment or annexure to or of this deed, and a reference to this deed includes all schedules, exhibits, attachments and annexures to it;
- (g) if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning; and
- (h) the Schedules, Exhibits and Annexures form part of this deed.

2. Variation of Planning Agreement

- (a) The Minister and the Land Owners covenant and agree that on and from the date of this deed the Planning Agreement is amended by inserting the words marked-up (by underlining) as being insertions, and deleting the words marked up (by striking through) as being deletions, in the Planning Agreement comprising Annexure A.
- (b) A clean version of the Planning Agreement (which takes into account the clause 2(a) amendments) is attached at Annexure B.

3. General

3.1 Rights and obligations are unaffected

The rights, duties, obligations and liabilities of the parties under the Planning Agreement arising from any antecedent act, omission, representation or conduct prior to the date of this deed are not affected by the execution or operation of this deed.

3.2 Counterparts

This deed may consist of a number of copies of this deed each signed by one or more parties to the deed. When taken together, the signed copies are treated as making up the one document.

3.3 Applicable law

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

Annexure A - Planning Agreement (Marked-up)

Draft

CLAYTON UTZ

Planning Agreement

The Minister for Planning and Infrastructure

ABN 38 755 709 681

Minister.

Australasian Conference Association Ltd

ACN 000 003 930

and

Avondale Greens Pty Ltd

ABN 33 099 742 542

and

Avondale Greens Developments Pty Ltd

ABN 27 106 910 598

and

Johnson Property Group Pty Limited

ABN 58 102 465 814

Collectively, the Land Owners

The Clayton Utz contact for this document is
Gary Best and Nicole Vasin on +61 2 9353 4000

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Our reference 15266/15992/80083482

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Agreement made at Sydney

on 12 January 2010

- Parties** **The Minister for Planning and Infrastructure** ABN 38 755 709 681 of Level 334 Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000 ("Minister")
- Australasian Conference Association Ltd** ACN 000 003 930 of 148 Fox Valley Road Wahroonga NSW 2076
- AND** **Avondale Greens Pty Ltd** ABN 33 099 742 542 of Level 3, 338 Kent Street Sydney NSW 2000
- AND** **Avondale Greens Developments Pty Ltd** ABN 27 106 910 598 of Level 3, 338 Kent Street Sydney NSW 2000
- AND** **Johnson Property Group Pty Limited** ABN 58 102 465 814 of Level 3, 338 Kent Street Sydney NSW 2000 ("Developer"),
- (Collectively, the "Land Owners")

Background

- A. The Land Owners (other than the Developer and Avondale Greens Developments Pty Ltd) are ~~or will be the owners of the Developer Controlled Land.~~
- B. The Developer and Avondale Greens Developments Pty Ltd control the ~~Developer Controlled Land and have certain arrangements in place with most of the owners of the balance of the Land that is not Developer Controlled Land.~~
- C. The Land Owners intend to develop the ~~Developer Controlled Land.~~
- D. The Land Owners have sought a change to an environmental planning instrument (being the Lake Macquarie LEP) in respect of the Land.
- E. The Concept Plan Approval and certain Development Consents relating to the Development have been obtained.
- ~~lication has been lodged on behalf of the Land Owners in relation to the Developer Controlled Land.~~
- F. By way of this deed, the Land Owners offer to enter into a planning agreement on the terms and conditions of this deed.
- G. The Draft Determination was placed on public exhibition in January 2011.
- H. The parties agreed to amend the Planning Agreement on _____ to give effect to the revised government policy for levying contributions in relation to land in the Lower Hunter.

Operative provisions

1. Definitions and Interpretation

1.1 Definitions

The meaning of capitalised terms and the provisions relating to the interpretation of the Documents are as follows:

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

Allotment means a lot in a Plan of Subdivision where that plan comprises the whole or any part of the Land (whether or not that land is Developer Controlled Land) which lot is intended to be developed, subject to Development Consent, by construction of residential premises.

Application means an application for any Approval.

Approval means any approvals, consents, Modifications, Part 4A Certificates, ~~Part 3A of the Act approvals~~, certificates, Construction Certificates, Compliance Certificate, Occupation Certificates, Complying Development Certificates, permits, endorsements, licences, conditions or requirements (and any variations to them) which may be required by Law for the Development or for the commencement or carrying out of works contemplated by this deed.

ASX Listing Rules means the listing rules established by ASX Limited ACN 008 624 691 to, inter alia, govern the admission of entities to the official list, quotation of securities, suspension of securities from quotation and removal of entities from the official list.

Assignment and Dealing Terms means the obligations imposed on the relevant Parties under, and by virtue of ~~Schedule 10~~ Schedule 10.

Authority means any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes an accredited certifier accredited under section 109T of the Act.

Authorised Officer means, in the case of any Party, a director or secretary or an officer whose title contains the word "manager" or a person performing the functions of any of them, or any other person appointed by that Party to act as an Authorised Officer for the purpose of this deed.

Avondale School Site means, for the purposes of paragraph 1.2 of Schedule 6, the area of land that is comprised in Lot 1 in the unregistered plan of subdivision of Folio Identifier 21/DP1165277 hatched (in black ink) and identified as the "Avondale School Site" in the plan attached to the Deed of Amendment (2011) is deed at Annexure CB.

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

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

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

The Minister may calculate a rate under paragraph (a) or (b) before 11:00 am on the Due Date, but if the average bid rate appears on the "BBSY" page by 11:00 am and there is no obvious

error in it, the "BBSY" page rate applies as the Bank Bill Rate under this deed despite any calculation by the payee under paragraph (a) or (b).

Bank Guarantee means an irrevocable and unconditional undertaking by an Australian bank, and on terms, acceptable to the Minister, in the Minister's absolute and unfettered discretion, to pay the face value of that undertaking on demand.

Bank Guarantee Delivery Date (Environmental Contribution) means any day prior to the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land.

Base CPI means the CPI number for the quarter ending 31 March 2011.

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

Business Day means any day except for Saturday or Sunday or a day which is a public holiday in Sydney.

Cash Contribution means the amount payable as determined in accordance with Item 3 in Column 1 in Table 1 in Schedule 3.

Claim means any allegation, debt, cause of action, liability, claim, proceeding, suit or demand of any nature howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at Law, in equity, under statute or otherwise, including (without limitation), any claim for compensation arising under or pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991*.

Compliance Certificate means a certificate referred to in section 109C(1)(a) of the Act.

Complying Development Certificate means a complying development certificate referred to in section 85 of the Act.

Construction Certificate means a certificate issued under section 109C(1)(b) of the Act.

Concept Plan Approval means the Approval by the Minister to the Concept Plan dated 15 December 2008 pursuant to section 75O of the Act, in respect of the Concept Plan Application, including any Modification of it.

Concept Plan Application means an Application number 07_0147 pursuant to section 75M of the Act made by the Land Owners on 16 August 2007 to the Minister for Approval.

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

Contribution Amount means the amount set out in Item 1 in Column 1 in Table 1 in Schedule 3.

Contribution Credit means, for any Milestone, the amount agreed as the value of the Road Improvement Works to be completed as part of that Milestone as agreed by the Director-General, the Land Owners and the RTA.

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

Costs includes costs, charges and expenses, including those incurred in connection with advisers.

Council means the Lake Macquarie Council.

CPI means the Sydney Consumer Price Index (All Groups) published by the Commonwealth Statistician, or if that index no longer exists, any similar index which performs the same function and which the Minister determines, acting reasonably.

CPI Adjustment Date means 1 July 2012 and each anniversary of 1 July 2012.

Current CPI means the CPI number for the March quarter in the year in which the adjustment is made (the March quarter being the quarter commencing on and including 1 January and ending on and including 31 March in that same year).

DECC means the NSW Office of Environment and Heritage, NSW Department of Premier and Cabinet NSW Department of Environment and Climate Change or any similar office or department that may be established from time to time.

Deed of Amendment (2011) means the document entitled Deed of Amendment dated between the Minister and the Land Owners.

DET means the NSW Department of Education and Communities Training or any similar department that may be established from time to time.

Designated State Public Infrastructure has the same meaning given to that term in clause 62 of the Lake Macquarie Local Environmental Plan 2004.

Developer means Johnson Property Group Pty Limited ABN 58 102 465 814.

Developer Controlled Land means the land described in Part B of Schedule 2 and, for the avoidance of doubt, forms part of the Land.

Development means the development of the Land for (approximately) 2,350,500 Allotments pursuant to an approval to carry out that development to be granted under the Act.

Development Application has the meaning given to that term in the Act.

Development Consent has the meaning given to that term in the Act.

Development Contributions means the payment of the Contribution Amount and the provision of those other contributions specified in Tables 1 and 2 of Schedule 3.

Development Contributions Procedures means the development contribution procedures set out in Schedule 4.

Development Contributions Schedule means the schedule for the Development Contributions set out in Schedule 3.

Development Contributions Timetable means the timetable and milestones for each Development Contribution described in the table in Schedule 5.

Director-General means the Director-General of the Department of Planning and Infrastructure.

Dispute Resolution Procedures means the procedures imposed on the relevant Parties under Schedule 8.

Dora Creek Road Improvement Works means an upgrade of the Newport Road connection to Macquarie Street/Wangi Road (MR 217) at Dora Creek to provide for the additional North Cooranbong traffic generated through the area. As a minimum, this upgrade must incorporate the following design requirements:

- (a) safe and efficient access from Newport Road to and from MR217;
- (b) construction of traffic control signals or roundabout at the intersection on MR217;
- (c) adequate dual approach and departure lanes to the MR217 intersection; and
- (d) provision for pedestrians and on road cyclists,

and such other road works as may be agreed by the RTA and the Land Owners, such road works to be expressly detailed in a Road Works Agreement, and where the RTA and the Land Owners are unable to agree in respect of such other road works then such other road works as determined by the Minister.

Draft Determination means the draft Environmental Planning and Assessment (Special Infrastructure Contribution - Lower Hunter) Determination 2011 attached to the Deed of Amendment (2011) at Annexure E.

Education Contribution Land means the site comprising approximately 2.893 hectares of ~~Developer Controlled Land~~ and identified as the "~~Lot 1 Proposed Primary School Location~~" in the plan attached to the Deed of Amendment (2011) ~~is deed at~~ Annexure DB.

Environmental Contribution means either:

- (a) the Development Contribution set out at Item 1 of Table 1 in ~~Schedule 3~~ Schedule 3; or
- (b) if the Land Owners so elect pursuant to paragraph 3.13.4(a)(a) of ~~Schedule 4~~ Schedule 4, the dedication of the Environmental Contribution Land to the Minister (or, if the Minister so directs, to the Minister of Environment and Climate Change) for environmental purposes.

Environmental Contribution Land means the site that may be dedicated to the Minister (or, if the Minister so directs, to the Minister of Environment and Climate Change) pursuant to paragraph 44 of ~~Schedule 4~~ Schedule 4.

Explanatory Note means the note exhibited with a copy of this deed, when this deed is made available for inspection by the public in accordance with the Act, as contemplated by clause 25E of the *Environmental Planning & Assessment Regulation 2000* (NSW).

Further Explanatory Note means the note exhibited with the Deed of Amendment (2011).

Gazettal Date means the date that SEPP (Major Projects - North Cooranbong) Amendment 2008 was gazetted being 5 December 2008..

General Register of Deeds means the land registry so entitled and maintained under the *Conveyancing Act 1919* (NSW).

GST has the meaning it has in the GST Act.

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

Lake Macquarie LEP means the Lake Macquarie Local Environmental Plan 2004.

Land means the land described in ~~Part A of~~ Schedule 2 Schedule 2.

Law means:

- (a) the common law including principles of equity; and

- (b) the requirements of all statutes, rules, ordinances, codes, regulations, proclamations, by-laws or consents by an Authority,

presently applying or as they may apply in the future.

Legislation means any statute, rule, ordinance, code, regulation, proclamation, by-law or consent by an Authority.

LPI means Land and Property Information NSW or any similar department that may be established from time to time.

Market Valuation means the value of the Education Contribution Land as determined in accordance with paragraph 2.2A of Schedule 4.

Milestone means, in respect of each Road Improvement Works the milestones agreed by the Minister, the Land Owners and the RTA being such works, or such events, as comprise part of the works for that Road Improvement Works.

Minister means the New South Wales Minister for Planning and Infrastructure.

Ministerial Determination means:

- (a) a determination by the Minister pursuant to section 94EE of the Act relating to; or
(b) an instrument, or other announcement or publication that establishes the rates at which,

development contributions are to be made for the provision of public or regional infrastructure in relation to development or a class of development in relation to, inter alia, the Land,

Modification means a "modification" of the Concept Plan Approval within the meaning of section 75W of the Act.

Morriset Road Improvement Works means each of the following road works:

- (a) an upgrade of the roundabout intersection of Mandalong Road/Freemans Drive/Wyee Road/Dora Street, Morisset to traffic control signals which, as a minimum, must incorporate the following design requirements:
- (i) adequate dual approach and departure through lanes on all legs, with the departure side of the eastern leg of the intersection (Dora Street) to be extended for a minimum length of 200 metres, excluding tapers;
 - (ii) dual separate right turn lanes on all legs;
 - (iii) separate left turn slip lanes on all legs;
 - (iv) pedestrian crossings on all legs;
 - (v) provision for on-road cyclists on all legs; and
 - (vi) allowance and provision for 'double diamond' signal phasing; and
- (b) the duplication of Mandalong Road between the F3 Freeway and Freemans Drive/Wyee Road, Morisset, to provide two lanes in both directions between the F3 Freeway and Dora Street,

and such other road works as may be agreed by the RTA and the Land Owners, such road works to be expressly detailed in a Road Works Agreement, and where the RTA and the Land Owners are unable to agree in respect of such other road works then such other road works as determined by the Minister.

Net Developable Area means the net developable area of the Land comprised in a proposed plan of subdivision calculated in accordance with paragraph 2.2 of Schedule 3.

North Cooranbong Release Area means certain land at North Cooranbong, as shown edged heavy red on the map marked "State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008—North Cooranbong Land Application Map" deposited in the office of the Council of the City of Lake Macquarie.

NSW means the State of New South Wales.

Occupation Certificate means a certificate referred to in section 109C(1)(c) of the Act and which may be interim or final as provided for in section 109C(2) of the Act.

Other Land means each parcel of land within the North Cooranbong Release Area which was included in Schedule 2 of the Planning Agreement prior to the date of the Deed of Amendment (2011).

Part 4A Certificate means a certificate referred to in section 109C(1)(a), (b), (c) or (d) of the Act.

Party means a party to this deed, including their respective successors and assigns.

Plan of Subdivision means a registered plan of subdivision within the meaning of section 195 of the *Conveyancing Act 1919* (NSW).

Planning Agreement means the planning agreement that comes into operation upon satisfaction of the requirements set out in clause 2(c)2(e), comprising the form and content of this deed as amended by the Deed of Amendment (2011).

Planning Application means:

- (c) a Development Application; or
- (d) any other application required under the Act,

which seeks approval for the subdivision of the Land for the purpose of an Allotment.

Practical Completion means either:

- (a) where the expression "Practical Completion" is defined in a Road Works Agreement, the definition of "Practical Completion" in that agreement; or
- (b) where the expression "Practical Completion" is not defined in a Road Works Agreement, that stage in the execution of the Road Improvement Works under the relevant Road Works Agreement when:
 - (i) the Road Improvement Works (including any associated works necessary for public access) have been completed and are ready for their intended public use and occupation, except for minor omissions and minor defects which:

- A. do not impede use of the Road Improvement Works by the public for the continuous safe passage of vehicular traffic and pedestrians;
 - B. will not prejudice the convenient and safe use of the Road Improvement Works during rectification; and
 - C. the RTA's authorised representative determines that the Land Owners have reasonable grounds for not rectifying prior to public use and occupation;
- (ii) the Inspection and Testing Plan has been complied with and any other tests necessary to be carried out and passed before the Road Improvement Works, or a part thereof, is used and occupied by the public have been carried and passed and all test results and conformance data identified in the Inspection and Testing Plan has been provided to the RTA;
 - (iii) all relevant Legislative Requirements in respect of the Road Improvement Works have been carried out or satisfied;
 - (iv) all documents, certifications and information required under the relevant Road Works Agreement which, in the opinion of the RTA, are essential for the use, operation and maintenance of the Road Improvement Works have been supplied, including all shop drawings and draft As-Built Drawings, all original manufacturers' or suppliers' warranties required by the Road Works Agreement, all Approvals required to be obtained have been obtained from relevant Authorities and all other material as requested by the RTA; and
 - (v) with the approval of the RTA, the Land Owners have commissioned into operation the Road Improvement Works, including all plant incorporated into the Road Improvement Works and any traffic signalling equipment and demonstrated to the RTA that the commissioning has been successful,

on the basis that any expression used in this paragraph (b) that is not otherwise defined in this deed shall have that meaning usually given to that expression by the RTA in a Road Works Agreement.

Real Property Act means the *Real Property Act 1900* (NSW).

Register means the Torrens Title register maintained under the Real Property Act.

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

Related Body Corporate has the meaning given to that term in section 9 of the Corporations Act.

Release and Discharge Terms means the obligations imposed on the relevant Parties under, and by virtue of, Schedule 6 ~~Schedule 6~~.

Review or Replacement Procedures means the procedures set out in Schedule 7 ~~Schedule 7~~.

Road Improvement Works means each of the Dora Creek Road Improvement Works, and the Morisset Road Improvement Works or any other road works agreed by the Land Owners,

the Minister and the RTA which may include any of the works listed in Appendix 1 of the Draft Determination.

Road Works Agreement means a works authorisation deed or other legally binding agreement between the Land Owners (or, if the RTA agrees, the Developer) and the RTA which governs the carrying out of the Road Improvement Works or any other road works agreed by the Land Owners, the Minister and the RTA which may include any of the works listed in Appendix 1 of the Draft Determination.

RTA means ~~Roads & Maritime Services~~ the Roads and Traffic Authority of NSW or any similar department that may be established from time to time.

Satisfactory Arrangements Certificate means a certificate issued by the Director-General that satisfactory arrangements have been made to contribute to the provision of designated state public infrastructure in accordance with clause 62 of the Lake Macquarie Local Environmental Plan 2004.

Security Arrangements means those security arrangements set out in ~~Schedule 9~~ Schedule 9.

SEPP (Major Projects - North Cooranbong) Amendment 2008 means the amendment to the Lake Macquarie LEP, such amendment known as the *"State Environmental Planning Policy (Major Projects - North Cooranbong) Amendment 2008"*.

State means the State of New South Wales.

Subdivision Certificate means a certificate issued under section 109C(1)(d) of the Act.

1.2 Interpretation

In the Documents:

- (a) headings are for convenience only and do not affect interpretation;
and unless the context indicates a contrary intention:
- (b) if more than one person is identified as the Minister, that expression refers to them, and the obligations of the Minister under this deed bind them, jointly and severally;
- (c) "person" includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
- (d) a reference to a party includes that party's executors, administrators, successors and permitted assigns, including persons taking by way of novation;
- (e) a reference to a document is to that document as varied, novated, ratified or replaced from time to time;
- (f) a reference to a statute includes its delegated legislation and a reference to a statute or delegated legislation or a provision of either includes consolidations, amendments, re-enactments and replacements;
- (g) a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
- (h) a reference to a party, clause, schedule, exhibit, attachment or annexure is a reference to a party, clause, schedule, exhibit, attachment or annexure to or of this

deed, and a reference to this deed includes all schedules, exhibits, attachments and annexures to it;

- (i) if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;
- (j) "includes" in any form is not a word of limitation;
- (k) a reference to "\$" or "dollar" is to Australian currency;
- (l) the Schedules and Annexures to this deed form part of this deed; and
- (m) if a party to this deed is made up of more than one person:
 - (i) an obligation of those persons is joint and several;
 - (ii) a right of those persons is held by each of them severally; and
 - (iii) any references to that party is a reference to each of those persons separately, so that (for example), a representation, warranty or undertaking is given by each of them separately.

2. Status of this Agreement

- (a) This deed applies to the Development.
- (b) Until the Planning Agreement operates, this deed constitutes an irrevocable offer from the Land Owners to enter into the Planning Agreement if:
 - (i) Concept Plan Approval is granted; and
 - (ii) the Lake Macquarie LEP is amended by the SEPP (Major Projects - North Cooranbong) Amendment 2008.
- (c) The Planning Agreement operates only if:
 - (i) the Concept Plan Approval is subject to a satisfactory arrangements provision as contemplated by section 75O(5) of the Act;
 - (ii) the Planning Agreement is entered into as required by clause 25C(1) of the Regulation; and
 - (iii) the Minister executes this deed.
- (d) The Minister must notify the Land Owners immediately after the Minister executes this deed and promptly provide the Land Owners with the deed as executed by the Minister.

3. Planning Agreement under the Act

The Planning Agreement constitutes a planning agreement within the meaning of section 93F of the Act.

4. Application of the Planning Agreement

The Planning Agreement applies to:

- (a) the Land; and
- (b) the Development; and
- (c) Other Land where the Developer acquires Other Land and has notified the Director-General in writing of the acquisition.

5. Development Contributions

The Land Owners will provide, or procure the provision of, the Development Contributions in accordance with:

- (a) the Development Contributions Schedule;
- (b) the Development Contributions Timetable; and
- (c) the terms of this deed.

5.1A Part Payment of Environmental Contribution

The Minister acknowledges and agrees the Land Owners have paid part of the Environmental Contribution in the aggregate amount of \$105,600, being the amount required to be paid prior to the date of issue of a Subdivision Certificate which relates to the 1st Allotment in respect of the Land.

6. Acknowledgements

The Parties agree that:

- (a) the Minister acknowledges to the Land Owners that it is the Minister's present intention that those parts of the Development Contributions which the Land Owners pay to the Minister in cash will be made available for use or expenditure for the purposes set out in Column 2 of Table 1 of Schedule 3 ~~Schedule 3~~; and
- (b) to the extent that a Development Contribution may be described in, or implied by this deed, including clause 6(a) ~~6(a)~~, as having a particular use (intended or otherwise), the Land Owners acknowledge and agree that the Minister:
 - (i) has not made any warranty or representation that a Development Contribution must, or will, be used for, or expended on, a particular purpose;
 - (ii) has no obligation to use or expend a Development Contribution for a particular purpose;
 - (iii) is not required to repay to the Land Owners, and the Land Owners are not entitled to a repayment of, any Development Contribution;
 - (iv) has no obligation to monitor or follow up the use or expenditure of such a Development Contribution including if the Minister transmits a Development Contribution to any Authority.

7. Security and enforcement

7.1 Security

The Land Owners have agreed to provide security to the Minister for performance of the Land Owners' obligations under this deed on the terms and conditions of the Security Arrangements.

7.2 Enforcement

- (a) This deed may be enforced by any Party in any court of competent jurisdiction.
- (b) The Land Owners covenant with the Minister that no Land Owner will rescind or terminate this deed or make a claim that this deed is void, voidable, illegal or unenforceable because the Concept Plan Approval is subject to a satisfactory arrangements provision as contemplated by section 75O(5) of the Act.
- (c) The Land Owners indemnify the Minister against any liability, loss, Claim, damages, costs and expenses (including legal fees, costs and disbursements on the higher of a full indemnity basis and a solicitor and own client basis, determined without taxation, assessment or similar process) arising from or incurred in connection with any breach of the Land Owners' obligations under clause ~~7.2(b)~~ 7.2(h).
- (d) This indemnity is a continuing obligation, separate and independent from the Land Owners' other obligations and survives completion, rescission or termination of this deed.
- (e) It is not necessary for the Minister to incur expense or to make any payment before enforcing this indemnity.
- (f) The Land Owners must pay on demand any amount they must pay under this indemnity.

7.3 No prevention to enforcement

For the avoidance of doubt, nothing in this deed prevents:

- (a) 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; and
- (b) the Minister from exercising any function under any Legislation, including 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.

8. Application of sections 94, 94A and 94EF of the Act to the Development

The application of sections 94, 94A and 94EF of the Act are excluded to the extent stated in ~~Schedule 1~~ Schedule 1.

9. Interests in the Developer Controlled Land

9.1 Ownership

The Land Owners represent and warrant to the Minister that, on the date of this deed, one or more of them is the legal and beneficial owner of the ~~Developer Controlled Land~~.

9.2 Registration of the Planning Agreement

- (a) The Land Owners agree to procure the registration of the Planning Agreement entered into pursuant to clause 2(c)2(e) and the Deed of Amendment (2011), under the *Real Property Act 1900* (NSW) in the relevant folios of the register for the ~~Developer Controlled Land~~ in accordance with section 93H of the Act;
- (b) The Land Owners, at their own expense, will, promptly after the Planning Agreement comes into operation, take all practical steps, and otherwise do anything that the Minister reasonably requires, to procure:
 - (i) the consent of each person who:
 - A. has an estate or interest in the ~~Developer Controlled Land~~ registered under the *Real Property Act 1900* (NSW); or
 - B. is seized or possessed of an estate or interest in the ~~Developer Controlled Land~~; and
 - (ii) the execution of any documents; and
 - (iii) the production of the relevant duplicate certificates of title, to enable the registration of the Planning Agreement and the Deed of Amendment (2011) under the *Real Property Act 1900* (NSW) in the relevant folios of the register for the ~~Developer Controlled Land~~ in accordance with section 93H of the Act;
- (c) The Land Owners, at their own expense, will take all practical steps, and otherwise do anything that the Minister reasonably requires:
 - (i) to procure the lodgement of the Planning Agreement with the Registrar-General as soon as reasonably practicable after the Planning Agreement comes into operation but in any event, no later than 60 Business Days after that date; and
 - (ii) to procure the registration of the Planning Agreement and the Deed of Amendment (2011) by the Registrar-General either in the relevant folios of the register for the ~~Developer Controlled Land~~ (or in the General Register of Deeds if the Planning Agreement relates to land not under the *Real Property Act 1900* (NSW)) as soon as reasonably practicable after the Planning Agreement or the Deed of Amendment (2011), as the case may be, is lodged for registration but, in any event, no later than 20 Business Days after the date on which the Land Owners procure the lodgement of the Planning Agreement or the Deed of Amendment (2011), as the case may be, with the Registrar-General.

9.3 Release and discharge of this deed

The Minister agrees to release and discharge the Planning Agreement on the Release and Discharge Terms.

9.4 Caveat

The Land Owners acknowledge and agree that:

- (a) when this deed is executed by the Land Owners, the Minister is deemed to have acquired, and the Land Owners are deemed to have granted, an equitable estate and interest in the ~~Developer Controlled Land~~ for the purposes of section 74F(1) of the *Real Property Act 1900* (NSW) and consequently the Minister has a sufficient interest in the ~~Developer Controlled Land~~ in respect of which to lodge with the LPI a caveat notifying that interest;
- (b) they will not object to the Minister lodging a caveat in the relevant folio of the Register for the ~~Developer Controlled Land~~ nor will it seek to remove any caveat lodged by the Minister, except following registration of the Planning Agreement in the relevant folios of the Register for the ~~Developer Controlled Land~~; and
- (c) they will indemnify and keep indemnified the Minister against all Claims made against the Minister (including, without limitation, Claims made by the Land Owners or any other person who has an estate or interest in any part of the ~~Developer Controlled Land~~ registered under the *Real Property Act*), by virtue of or in connection to the Minister lodging a caveat in the relevant folio of the Register for the ~~Developer Controlled Land~~ prior to the registration of the Planning Agreement in the relevant folios of the Register for the ~~Developer Controlled Land~~.

10. Review or replacement of this deed

The Parties agree that this deed will be reviewed or modified in the circumstances, and in accordance with, the Review or Replacement Procedures.

11. Dispute resolution

The Parties agree that any disputes under or in relation to this deed will be resolved in accordance with the Dispute Resolution Procedures.

12. GST

12.1 Interpretation

In this clause 12.1.2:

- (a) except where the context suggests otherwise, terms used in this clause 12.1.2 have the meanings given to those terms by the GST Act (as amended from time to time);
- (b) any part of a supply that is treated as a separate supply for GST purposes (including attributing GST payable to tax periods) will be treated as a separate supply for the purposes of this clause 12.1.2; and
- (c) a reference to something done (including a supply made) by a party includes a reference to something done by any entity through which that party acts.

12.2 Intention of the parties

Without limiting the operation of this clause 12.1.2, the parties intend that:

- (a) Divisions 81 and 82 of the GST Act apply to the supplies made under and in respect of this deed;
- (b) no tax invoices will be exchanged between the parties; and
- (c) no additional amounts will be payable on account of GST.

12.3 Reimbursement

Any payment or reimbursement required to be made under this deed that is calculated by reference to a cost, expense, or other amount paid or incurred will be limited to the total cost, expense or amount less the amount of any input tax credit to which any entity is entitled for the acquisition to which the cost, expense or amount relates.

12.4 Consideration GST exclusive

Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this deed are exclusive of GST. Any consideration that is specified to be inclusive of GST must not be taken into account in calculating the GST payable in relation to a supply for the purposes of this clause ~~12.4.2~~.

12.5 Additional amount of GST payable

Subject to clause ~~12.7+2.7~~, if GST becomes payable on any supply made by a party ("Supplier") under or in connection with this deed:

- (a) any party ("Recipient") that is required to provide consideration to the Supplier for that supply must pay an additional amount to the Supplier equal to the amount of GST payable on that supply ("GST Amount"), and:
 - (i) where that GST Amount is payable by the Minister, the GST Amount will be limited to the amount of the input tax credit (if any) to which the Minister (or the representative member of any GST group of which the Minister, in any capacity, is a member) is entitled in relation to the Minister's acquisition of that supply and is payable within 5 Business Days after the Minister, in any capacity, is a member) has received the benefit of that input tax credit; and
 - (ii) in any other case, the GST Amount is payable at the same time as any other consideration is to be first provided for that supply; and
- (b) the Supplier must provide a tax invoice to the Recipient for that supply, no later than the time at which the GST Amount for that supply is to be paid in accordance with clause ~~12.5+2.5(a)(a)~~.

12.6 Variation

- (a) If the GST Amount properly payable in relation to a supply (as determined in accordance with clause ~~12.5+2.5~~ and clause ~~12.7+2.7~~), varies from the additional amount paid by the Recipient under clause ~~12.5+2.5~~, then the Supplier will provide a corresponding refund or credit to, or will be entitled to receive the amount of that variation from, the Recipient. Any payment, credit or refund under this clause ~~12.6+2.6(a)(a)~~ is deemed to be a payment, credit or refund of the GST Amount payable under clause ~~12.5+2.5~~.
- (b) The Supplier must issue an adjustment note to the Recipient in respect of any adjustment event occurring in relation to a supply made under or in connection with this deed as soon as reasonably practicable after the Supplier becomes aware of the adjustment event.

12.7 Exchange of non-monetary consideration

- (a) To the extent that the consideration provided for the Supplier's taxable supply to which clause ~~12.5+2.5~~ applies is a taxable supply made by the Recipient (the

"Recipient Supply"), the GST Amount that would be otherwise be payable by the Recipient to the Supplier in accordance with clause ~~12.512.5~~ shall:

- (i) if the Supplier is the Minister, be reduced by the amount of the input tax credit (if any) to which the Minister (or the representative member of any GST group of which the Minister, in any capacity, is a member) is entitled in relation to the Minister's acquisition of the Recipient Supply; and
 - (ii) in any other case, be reduced by the amount of GST payable by the Recipient on the Recipient Supply.
- (b) The Recipient must issue to the Supplier an invoice for any Recipient Supply on or before the time at which the Recipient must pay the GST Amount in accordance with clause ~~12.512.5~~ (or the time at which such GST Amount would have been payable in accordance with clause ~~12.512.5~~ but for the operation of clause ~~12.712.7(a)(e)~~).

12.8 No merger

This clause will not merge on completion or termination of the deed.

13. Overdue payments

- (a) The Land Owners agree to pay the Minister interest on any amount payable by it under this deed from when it becomes due for payment, during the period that it remains unpaid, on demand or at times determined by the Minister, calculated on daily balances. The rate to be applied to each daily balance is the rate 3% per annum above the Bank Bill Rate.
- (b) Interest which is not paid when due for payment may be capitalised by the Minister at intervals which the Minister determines from time to time or, if no determination is made, then on the first day of each month. Interest is payable on capitalised interest at the rate and in the manner referred to in this clause ~~1313~~.
- (c) The Land Owners' obligation to pay the outstanding amount on the date it becomes due for payment is not affected by any other provision of this deed.
- (d) If a liability under this deed becomes merged in a judgment or order, then the Land Owners agree to pay interest to the Minister on the amount of that liability as an independent obligation. This interest accrues from the date the liability becomes due for payment both before and after the judgment or order until it is paid, at a rate that is the higher of the rate payable under the judgment or order and the rate referred to in this clause ~~1313~~.

14. Release and indemnity

- (a) The Land Owners agree that the obligation to provide the Development Contributions is at the risk of the Land Owners. The Land Owners release the Minister from any claim, liability or loss arising from, and Costs incurred in connection with, the Land Owners' obligation to provide the Development Contributions.
- (b) The Land Owners indemnify the Minister against all liabilities or loss arising from, and any Costs incurred in connection with the Minister enforcing the Land Owners'

obligations to provide the Development Contributions in accordance with this deed and/or the Minister exercising the Minister's rights under or by virtue of this deed.

- (c) The indemnity in clause ~~14(b)~~14(b) is a continuing obligation, independent of the Land Owners' other obligations under this deed and continues after this deed ends.

15. Explanatory Note and Further Explanatory Note

- (a) The Explanatory Note must not be used to assist in construing the Planning Agreement.
- (b) The Further Explanatory Note must not be used to assist in construing the Deed of Amendment (2011).

16. Effect of Scheduled terms and conditions

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

17. General provisions

The Parties agree to the miscellaneous and general provisions set out in Schedule 12 ~~Schedule 12~~.

Executed as a deed.

Schedule 1 - Section 93F Requirements

SUBJECT and SUB-SECTION OF THE ACT	THE PLANNING AGREEMENT
Planning instrument and/or Development Application - (Section 93F(1)) The Land Owners have: (a) sought a change to an environmental planning instrument. (b) made, or proposes to make, a Concept Plan Application. (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.	(a) Yes (b) Yes (c) No
Description of the land to which the Planning Agreement applies - (Section 93F(3)(a))	The whole of the Land.
Description of change to the environmental planning instrument to which the Planning Agreement deed applies - (Section 93F(3)(b))	SEPP (Major Projects - North Cooranbong) Amendment 2008.
The scope, timing and manner of delivery of contribution required by the Planning Agreement - (Section 93F(3)(c))	See ~~Schedule 3~~ <u>Schedule 3</u> to ~~Schedule 5~~ <u>Schedule 5</u> inclusive.
Applicability of section 94 of the Act - (Section 93F(3)(d))	The application of section 94 of the Act is not excluded.
Applicability of section 94A of the Act - (Section 93F(3)(d))	The application of section 94A of the Act is not excluded.
Applicability of section 94EF of the Act - (Section 93F(3)(d))	The application of section 94EF of the Act is not excluded.
Mechanism for dispute resolution - (Section 93F(3)(f))	See clause ~~1144~~ and <u>Schedule 8</u> ~~Schedule 8~~ .
Enforcement of the Planning Agreement - (Section 93F(3)(g))	See clause ~~77~~ and <u>Schedule 9</u> ~~Schedule 9~~ .
Registration of the Planning Agreement (Section 93F(3)(g)) The Parties agree that the Planning Agreement will be registered in accordance with clause ~~9.29.2~~ .	Yes, in respect of the ~~Developer Controlled Land~~
No obligation to grant consent or exercise functions - (Section 93F(9))	No obligation. See paragraph ~~90~~ of <u>Schedule 12</u> ~~Schedule 12~~ .

Schedule 2 - Land and Developer Controlled Land

Part A - Land

The Land comprises the whole of the land described in the following table:

Lot	Deposited Plan	Registered Proprietor
21	1165277595941	Australasian Conference Association Ltd
11	129156	Australasian Conference Association Ltd
12	129157	Australasian Conference Association Ltd
20	129159	Australasian Conference Association Ltd
1-13	7352	Australasian Conference Association Ltd
1 to 4, 7, 8 and 10 Section 6	3533	Australasian Conference Association Ltd
1	825266	Australasian Conference Association Ltd
34	736908	Australasian Conference Association Ltd
2	517245	Australasian Conference Association Ltd
1	170378	Avondale Greens Pty Ltd
1	182756	Avondale Greens Pty Ltd
212	1037011	Avondale Greens Pty Ltd
1	348173	Avondale Greens Pty Ltd
219	755218	Avondale Greens Pty Ltd
2	825266	John Raymond Dabson, Inkeri Dabson, Michael David Dabson and Andra Maree Dabson
4	329367	Simon Bruce Dodson and Priscilla Ruth Dodson
14	129157	John Raymond Dabson, Inkeri Dabson, Michael David Dabson and Andra Maree Dabson
4	301305	Phillip John Hitchcock and Rebecca Jane Hitchcock
B	306673	Frances Isabell Bryen
A	306673	Daryl Laurence Sheedy
13	129157	Ian Bruce Iselin and Cheryl Ann Iselin
4	346776	Lewis Volk and Debbie Ann Volk
2	346776	Gloria Fay Ferguson
24	129159	Dennis Ronald and Marilyn Dorothy Batey
4	360725	John Stephen Vosper

Lot	Deposited Plan	Registered Proprietor
1	363639	Anthony Donald Roy
22	129159	Kathryn Delphine Dixon
3	1029952	Ian George Wheatley and Valda Lorraine Wheatley
2	663728	Ankiea Dencevie
Land identified as "Unformed Council Road Reserve" in the diagram attached to this deed at Annexure C		Australasian Conference Association Ltd

Part B - Developer Controlled Land

The Developer Controlled Land comprises the whole of the land described in the following table:

Lot	Deposited Plan	Registered Proprietor
1	595941	Australasian Conference Association Ltd
11	129156	Australasian Conference Association Ltd
12	129157	Australasian Conference Association Ltd
20	129159	Australasian Conference Association Ltd
1-13	7352	Australasian Conference Association Ltd
1 to 8 and 10 Section 6	3353	Australasian Conference Association Ltd
1	825266	Australasian Conference Association Ltd
34	736908	Australasian Conference Association Ltd
2	517245	Australasian Conference Association Ltd
1	170378	Avondale Greens Pty Ltd
1	182756	Avondale Greens Pty Ltd
212	1037011	Avondale Greens Pty Ltd
1	348173	Avondale Greens Pty Ltd
219	755218	Avondale Greens Pty Ltd
Land identified as "Unformed Council Road Reserve" in the diagram attached to this deed at Annexure C		Australasian Conference Association Ltd

Schedule 3 - Development Contributions Schedule

1. Development Contributions

The Land Owners undertake to pay, make or provide the following Development Contributions as set out and provided for in the Table below.

Table 1 of ~~Schedule 3~~Schedule-3

Column 1	Column 2
Development Contribution	Intended use
Item 1. Environmental Contribution \$2,640,000 (as that amount is increased by movements in the CPI as provided for in <u>paragraph 2.1 of this Schedule 3</u>~~Schedule-3~~) payable by the Land Owners in accordance with Column 2 of Item 1, Table 1 in <u>Schedule 5</u>~~Schedule-5~~ or, where the Land Owners make the election referred to in <u>paragraph 3.13-1(a)(a) of Schedule 4</u>~~Schedule-4~~, the transfer of the Environmental Contribution Land as contemplated by <u>paragraph 3.3 of Schedule 4</u>~~Schedule-4~~.	Environmental Contribution
Item 2. ~~Road Works~~Road Improvement Contribution <u>If a Road Works Agreement is entered into for the relevant Road Improvement Works in accordance with paragraph 4 of Schedule 4, the Road Improvement Works are to be undertaken in accordance with thata Road Works Agreement with the RTA (or such other legally-binding agreement), the terms and conditions of which each of the RTA and the Land Owners have agreed and the Minister has approved in her absolute and unfettered discretion, as contemplated by <u>paragraph 4s 4.1 and 4.2 of Schedule 4</u></u>~~Schedule-4~~.	Road Improvement <u>Road Works</u> Contribution

<u>Item 3. Cash Contribution</u> <u>\$108,676 per hectare of Net Developable Area as provided for in paragraph 2.2 of this Schedule 3, adjusted in accordance with paragraph 2.3 of this Schedule 3 and subject to the Land Owners' rights to offset any of the Contribution Credit and the Market Valuation against its obligation to pay the Cash Contribution (or any part of it) as provided for in paragraph 2.4 in this Schedule 3.</u>	<u>Cash Contribution towards the provision of roads and other infrastructure</u>
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Table 2 of Schedule 3

Column 1	Column 2
Development Contribution	Intended use
Item 1. Transfer of Education Contribution Land	Land to be transferred to the Minister (or, if the Minister directs, to the Minister for Education and Training) for education purposes pursuant to paragraph 22 of <u>Schedule 4</u> .

2. Adjustment and Offset

2.1 Indexation

In respect of indexation by CPI in Item 1 of Column 1 of Table 1 in this Schedule 3 the following applies:

A means the dollar (\$) amount specified in Item 1 of Column 1 of the Table 1 in this Schedule 3 payable prior to indexation by CPI.

CPI means the published Consumer Price Index (Sydney - All Groups), or if that index is no longer published, then any other index which, in the reasonable opinion of the Minister, is a similar index.

CPIA means the amount determined in accordance with the following formula:

$$CPIA = \frac{A \times C}{D} - A$$

where:

C = the most recent CPI prior to the date that payment is due to be made; and

D = the most recent CPI before the Gazettal Date,

where C is greater than D.

2.2 Payment

In respect of Item 3 of Column 1 of Table 1 in this Schedule 3 the following applies:

- (a) Each instalment of the Cash Contribution must be paid in accordance with Item 3 of Table 1 in Schedule 5.
- (b) The amount of each instalment of the Cash Contribution is to be determined in accordance with the following formula:

$$X = N \times \$108,676$$

Where:

X means the amount required to be paid

N means the number of hectares (including any part of a hectare) comprised in the Net Developable Area in any proposed plan of subdivision for any part of the Land

- (c) Prior to paying any instalment of the Cash Contribution, the Land Owners must provide the Director-General with certification from an independent surveyor (or other qualified person as agreed with the Director-General), confirming the Net Developable Area to which the Cash Contribution relates.
- (d) Subject to paragraphs 2.2(e) and 2.2(f) of this Schedule 3, for the purposes of the calculation and determination of the Net Developable Area, clauses 9, 10, 11 and 13 of the Draft Determination apply to this deed as if they were fully set out in this deed.
- (e) Clause 9(3)(l) of the Draft Determination applies with the following words inserted at the end of the clause:

"or may be imposed in accordance with a planning agreement within the meaning of the Act with the relevant council."
- (f) The parties acknowledge and agree the application of clauses 9, 10, 11 and 13 of the Draft Determination to this deed are intended for the sole purpose of calculating and determining the Net Developable Area and in all other respects the Draft Determination does not apply to the Land.

2.3 Adjustment

In respect of Item 3 of Column 1 of Table 1 in this Schedule 3 the following applies:

The amount in Item 3 of Column 1 of Table 1 in this Schedule 3 is to be adjusted on each CPI Adjustment Date, in respect of instalments of the Cash Contribution payable after that date, by multiplying that amount by the Current CPI and dividing by the Base CPI.

2.4 Ministerial Determination

- (a) If a Ministerial Determination specifies a rate or method of calculation for a contribution that results in a contribution amount that is less than the amount that would have been payable under the Draft Determination, then the amount of the contribution calculated pursuant to the Ministerial Determination will be deemed to be the Cash Contribution for the purpose of this deed.

- (b) If a Ministerial Determination specifies a rate or method of calculation for a contribution that results in a contribution amount that is equal to or greater than the amount that would have been payable under the Draft Determination, then the amount of the Cash Contribution will be the amount required under this deed.

2.5 Cash Contribution Offset

In respect of Item 3 of Column 1 of Table 1 in this Schedule 3 the following applies:

- (c) The Land Owners will be entitled to offset the:
- (i) Market Valuation; and
 - (ii) Contribution Credit,
- against the obligation to pay the Cash Contribution (or any part of it) up to the aggregate of the Market Valuation and the Contribution Credit.
- (d) The Market Valuation and the Contribution Credit are to be applied towards the Land Owners' obligation to pay any part of the Cash Contribution next payable after:
- (i) in the case of the Market Valuation, the dedication of the Education Contribution Land; and
 - (ii) in the case of the Contribution Credit relating to a certain Milestone, as from the date that relevant Milestone is satisfied in the reasonable opinion of the Minister,
- (e) Prior to application of any part of the Market Valuation and the Contribution Credit (as contemplated by this paragraph 2.5 in this Schedule 3) (Partial Offset Amount), that Partial Offset Amount must be increased to reflect any increase in the CPI since:
- (i) in the case of part of the Market Valuation, the date of that Market Valuation; and
 - (ii) in the case of part of the Contribution Credit relating to a certain Milestone, the date of signing of the Road Works Agreement relevant to the Road Improvement Works the subject of that Milestone,
- with the relevant amount being adjusted in accordance with paragraph 2.3 in this Schedule 3.

Schedule 4 - Development Contribution Procedures

1. Land Owners' undertakings

The Land Owners:

- (a) subject to any election by the Land Owners to transfer the Environmental Contribution Land to the Minister, as contemplated by paragraph 3.1(a) of ~~Schedule 4~~Schedule 4, undertake to pay the Contribution Amount set out in Item 1 of Column 1 of Table 1 in ~~Schedule 3~~Schedule 3 to the Minister (or as the Minister directs) as contemplated by, and in accordance with, the Development Contributions Timetable;
- (b) undertake to carry out the Road Improvement Works, and comply with all its obligations under or pursuant to ~~the terms of any a Road Road Works Agreement, if it elects to carry out the Road Improvement Works, pursuant to paragraph 4 of this Schedule 4 with the RTA (or such other legally binding agreement), the terms and conditions of which each of the RTA and the Land Owners have agreed and the Minister has approved in her absolute and unfettered discretion, as provided in paragraphs 4.1 and 4.2 of this Schedule 4;~~
- (c) undertake to transfer to the Minister (or, if the Minister directs, to the Minister for Education and Training) the Education Contribution Land and its improvements as contemplated by, and in accordance with, Item 1 of Column 1 of Table 2 in ~~Schedule 3~~Schedule 3, paragraph 22 of this ~~Schedule 4~~Schedule 4 and the Development Contributions Timetable;
- (d) if the Land Owners so elect pursuant to paragraph 3.1(a) of ~~Schedule 4~~Schedule 4, undertake to transfer to the Minister (or, if the Minister directs, to the Minister for ~~the Environment and Climate Change~~) the Environmental Contribution Land and its improvements as contemplated by, and in accordance with, paragraph 33 of ~~Schedule 4~~Schedule 4;
- (e) undertake to consult regularly with the Minister, respond within a reasonable period to the Minister's questions, queries and enquiries (acting reasonably) and generally keep the Minister informed regarding the progress of the Development to the extent such matters relate to the payment, or provision, of a Development Contribution.

2. Education Contribution Land

2.1 Education Contribution Land

The Minister and the Land Owners agree that the Land Owners must transfer the Education Contribution Land to the Minister (or, if the Minister directs, to the Minister for Education and Training) in accordance with the Development Contribution Timetable and paragraph 2.2 of this ~~Schedule 4~~Schedule 4.

2.2 Transfer of the Education Contribution Land

- (a) As soon as practicable after this deed commences to operate as provided for in clause 22, the Land Owners must (at their cost) prepare and register a Plan of Subdivision to create a separate lot or lots for the Education Contribution Land.

(b) No later than the date that the event identified in Column 2 of Table 2 of Schedule 5 occurs, the Land Owners must deliver to the Minister (or, if the Minister directs, to the Minister for Education and Training):

A. a form of transfer in respect of the land comprising the Education Contribution Land in favour of the Minister or, if the Minister directs in writing, to the Minister for Education and Training, for a consideration of the Market Value of \$1, executed by the Land Owners and in registrable form except for acceptance by the transferee and marking by the Office of State Revenue; and

B. the certificate or certificates of title for the Education Contribution Land,

and must take any other necessary action (other than paying stamp duty associated with the transfer) to give effect to the transfer of the title of the Education Contribution Land to the Minister (or, where appropriate, the Minister for Education and Training) free of all encumbrances and affectations (including any charge or liability for rates, taxes and charges).

2.2A Land Valuation Process

(a) At least 2 months before the date that the event identified in Column 2 of Table 2 of Schedule 5 occurs, the Minister and the Land Owners must each appoint a valuer who:

(i) is a registered valuer under the *Valuers Act 2003* (NSW) and is not restricted under that act from valuing the Education Contribution Land;

(ii) is both an Associate (or a Fellow) Member and a Certified Practising Valuer of the Australian Property Institute (Inc) NSW Division;

(iii) is then practising as a valuer;

(iv) is independent and not related to any party to this deed;

(v) has at least 5 years experience in valuing land of a similar nature to the Education Contribution Land; and

(vi) who has a practical understanding of the development and planning process to prepare a valuation for the Education Contribution Land,

(the Valuer).

(b) Each Valuer must prepare a valuation in accordance with this paragraph 2.2A.

(c) Any valuation provided by the Valuer must be prepared as though the Education Contribution Land was being compulsorily acquired pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW).

(d) In the event that the valuations vary by less than 5%, the average of the valuation amounts shall be adopted as the value for the subject land.

(e) In the event that the valuations vary by more than 5%, then the Valuers shall meet to compare the valuations and attempt to find common ground (whether this be mutual agreement on value or, at the very least, agreement as to certain valuation

drivers, methodologies or inputs). Following this meeting, the Valuers shall review their valuations. If the valuations continue to vary by more than 5%, the valuation to apply to the subject land will be determined by a further Valuer appointed by the President of the Australian Property Institute (NSW Division). That further Valuer shall act as an expert and not as an arbitrator, in compliance with paragraph 2.2A(c) of this Schedule 4 and whose decision is final and binding, in the absence of manifest error.

- (f) The Land Owners must pay all costs incurred by the Minister in respect of the appointment and determination of the Valuer and, if applicable, the further Valuer who acts as an expert appointed in accordance with paragraph 2.2A(e) of this Schedule 4.

2.3 Servicing of Education Contribution Land

- (a) Prior to the date of issue of a Subdivision Certificate which relates to the 700th Allotment in respect of the Land, the Land Owners must ensure that the Education Contribution Land is serviced (to the reasonable satisfaction of the Minister (or, where appropriate, the Minister for Education and Training), in respect of water, sewer, power, telephone and kerb, gutter, footpath and sealed road to the frontage of the Education Contribution Land, to a standard appropriate for a primary school.
- (b) Once the Land Owners are of the opinion that the Education Contribution Land is serviced pursuant to paragraph 2.3(a) of this Schedule, the Land Owners must notify the Minister in writing that the Education Contribution Land is serviced to a standard appropriate for a primary school.
- (c) Within 10 Business Days of receipt by the Minister of the notice referred to in paragraph 2.3(b) of this Schedule, the Minister agrees to (or agrees to procure DET to) issue a notice in writing to the Land Owners confirming whether or not the Minister or DET is reasonably satisfied that the Education Contribution Land has been adequately serviced by the Land Owners to a standard appropriate for a primary school.
- (d) If the Land Owners:
- (i) believe the Minister (or DET, as the case may be) has acted unreasonably in breach of this paragraph 2.3; or
 - (ii) disputes the opinion of the Minister (or DET, as the case may be) set out in the notice referred to in paragraph 2.3(c) of this Schedule,
- the Land Owners must give a notice to that effect to the Minister within 5 Business Days of the notice given under and by virtue of paragraph 2.3(c) of this Schedule, and the provisions of Schedule 8 ~~Schedule 8~~ will apply to that dispute.
- (e) If the Minister (or DET, as the case may be) is not reasonably satisfied that the Education Contribution Land has been adequately serviced by the Land Owners to a standard appropriate for a primary school, the Minister agrees to (or agrees to procure DET to) promptly notify the Land Owners of the reasons for its opinion.
- (f) Upon receipt by the Land Owners of any notice referred to in paragraph 2.3(e) of this Schedule, the Land Owners must either:
- (i) as soon as practicable, service the Education Contribution Land in respect of water, sewer, power, telephone and kerb, gutter, footpath and

sealed road to the frontage of the Education Contribution Land, to a standard appropriate for a primary school; or

- (ii) promptly advise the Minister in writing that they dispute the reasons set out in the notice referred to in paragraph 2.3(e) of this Schedule, in which case the matter must be resolved in accordance with Schedule 8~~Schedule 8~~.
- (g) If, following referral of the matter to dispute resolution, it is determined that:
 - (i) the Minister (or DET, as the case may be) was entitled to be of the opinion that the Education Contribution Land has not been adequately serviced by the Land Owners to a standard appropriate for a primary school, then paragraph 2.3(f)(i) of this Schedule will apply; or
 - (ii) the Minister (or DET, as the case may be) was not entitled to be of the opinion that the Education Contribution Land has not been adequately serviced by the Land Owners to a standard appropriate for a primary school, then the Minister must (or must procure DET to) reconsider whether the Education Contribution Land has been adequately serviced by the Land Owners (to the reasonable satisfaction of the Minister (or, where appropriate, the Minister for Education and Training) to a standard appropriate for a primary school in accordance with the terms of this deed.

2.4 Compulsory Acquisition

- (a) If the Land Owners do not transfer the Education Contribution Land as required by this deed, the Land Owners consent to the Minister (or the Minister for Education and Training) compulsorily acquiring the whole or any part of the Education Contribution Land in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW), for the amount of \$1.00.
- (b) The Land Owners and the Minister agree that:
 - (i) this paragraph 2.4 is an agreement between them for the purposes of section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW); and
 - (ii) in this paragraph 2.4 they have agreed on all relevant matters concerning the compulsory acquisition and the compensation to be paid for the acquisition.
- (c) Except as otherwise agreed between the Land Owners and DET, the Land Owners must ensure that the Education Contribution Land is free of all encumbrances and affectations (including any charge or liability for rates, taxes and charges), on the date that the Land Owners are liable to transfer the Education Contribution Land to the Minister (or, if the Minister directs, to the Minister for Education and Training) in accordance with paragraph 2.2 of this Schedule 4~~Schedule 4~~.
- (d) The Land Owners indemnify and keep indemnified the Minister and the Minister for Education and Training against all Claims made against the Minister or the Minister for Education and Training as a result of any acquisition by the Minister or the Minister for Education and Training of the whole or any part of the Education Contributions Land under paragraph 2.4.

- (e) The Land Owners must pay the Minister, promptly on demand, an amount equivalent to all Costs incurred by the Minister or the Minister for Education and Training acquiring the whole or any part of the Education Contribution Land as contemplated by this paragraph 2.4.

3. Environmental Contribution Land

3.1 Environmental Contribution and Environmental Contribution Land

- (a) Subject to paragraph 3.3(a) of this Schedule, at any time prior to the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land, the Land Owners must notify the Minister in writing whether they will:
- (i) pay the Environmental Contribution in the manner set out in Item 1 of Table 1 of ~~Schedule 5~~ Schedule 5; or
 - (ii) transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) as contemplated by paragraph 3.3 of this ~~Schedule 4~~ Schedule 4.
- (b) If the Landowners have:
- (i) paid to the Minister that part of the Environmental Contribution set out in paragraph (a) of Item 1 in Column 2 of Table 1 in ~~Schedule 5~~ Schedule 5; and
 - (ii) elected to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) pursuant to paragraph 3.1(a),
- that amount paid by the Land Owners as part of the Environmental Contribution, which is held by the Minister, will be refunded to the Land Owners within 30 days of completion of the transfer of the Environmental Contribution Land.
- (c) If no notification is given by the Land Owners prior to the date referred to in paragraph 3.1(a) of this Schedule, the Land Owners will be deemed to have elected to pay the Environmental Contribution set out in Item 1 of Table 1 of ~~Schedule 5~~ Schedule 5, rather than transferring the Environmental Contribution Land to the Minister as contemplated by paragraph 3.3 of this Schedule.

3.2 Location of the Environmental Contribution Land

- (a) Prior to the Land Owners notifying the Minister that they will transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) pursuant to paragraph 3.1(a)(ii) of this Schedule:
- (i) the Land Owners must nominate to the Minister the land they propose to comprise the Environmental Contribution Land; and
 - (ii) the Minister must notify the Land Owners, in writing, whether or not she agrees that the land so nominated by the Land Owners to comprise the proposed Environmental Contribution Land is accepted as the land to comprise the Environmental Contribution Land.
- (b) The Land Owners agree that they must not give any notification to the Minister as provided for in paragraph 3.1(a)(ii) unless and until the Minister has agreed with the

Land Owners the area and location of the land to comprise the Environmental Contribution Land.

- (c) The Land Owners acknowledge that the Minister may make its approval of the area and location of the land to comprise the Environmental Contribution Land conditional on certain conditions.
- (d) Where:
 - (i) the Minister makes its approval of the area and location of the land to comprise the Environmental Contribution Land conditional on certain conditions; and
 - (ii) the Land Owners notify the Minister that they will transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) pursuant to paragraph 3.1(a)(ii) of this Schedule,

then the Land Owners are taken to have agreed to the conditions of the Minister's approval of the area and location of the land to comprise the Environmental Contribution Land.

- (e) The Land Owners agree to provide the Minister and its contractors and agents access to the land they propose to comprise the Environmental Contribution Land after the date of this deed for the purpose of determining whether or not the location of that part of the ~~Developer Controlled Land~~ is suitable to dedicate to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change).

3.3 Transfer of the Environmental Contribution Land

- (a) As soon as reasonably possible after the Minister has approved the location for the Environmental Contribution Land, the Land Owners must (at their cost and risk) prepare and register a Plan of Subdivision to create a separate lot or lots for the Environmental Contribution Land.
- (b) If the Land Owners elect to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) pursuant to paragraph 3.13-1(a)(i)(ii) of this Schedule, no later than the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land, the Land Owners and the Minister must:
 - (i) agree the terms upon which the Environmental Contribution Land will be transferred to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change); and
 - (ii) agree the terms of, and enter into, the contract in respect of the transfer of the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change).

4. Road Contributions

4.1 Dora Creek Road Improvement Works

If the Land Owners agree with the Minister and the RTA all arrangements to carry out the Dora Creek Road Improvement Works:

- (a) The Land Owners must:
- (i) enter into a Road Works Agreement with the RTA, or such other legally binding agreement, the terms and conditions of which:
 - A. each of the RTA and the Land Owners have agreed; and
 - B. the Minister has approved in her absolute and unfettered discretion,
 in respect of the carrying out and completion of the Dora Creek Road Improvement Works; and
 - (ii) achieve Practical Completion of the Dora Creek Road Improvement Works,
- by the date of issue of a Subdivision Certificate which relates to the 300th Allotment in respect of the Land. The Land Owners must notify the Minister promptly following entry into an agreement as contemplated by paragraph 4.1(a)(i) ~~4.1(a)(i)~~ of this Schedule, and provide the Minister with a copy of that agreement.
- (b) The Land Owners must comply with the terms and conditions of that agreement, including any requirements to provide security and achieve Practical Completion of the Dora Creek Road Improvement Works.
- (c) If the Land Owners have not achieved Practical Completion of the Dora Creek Road Improvement Works by the date specified in paragraph 4.1(a)(i) ~~4.1(a)~~ of this Schedule, the Land Owners are deemed to be in default of this deed, without the need for the Minister to issue a notice of default on each of the Land Owners.

4.2 Morisset Road Improvement Works

If the Land Owners agree with the Minister and the RTA all arrangements to carry out the Morisset Road Improvement Works:

- (a) The Land Owners must:
- (i) enter into a Road Works Agreement with the RTA, or such other legally binding agreement, the terms and conditions of which:
 - A. each of the RTA and the Land Owners have agreed; and
 - B. the Minister has approved in her absolute and unfettered discretion,
 in respect of the carrying out and completion of the Morisset Road Improvement Works; and
 - (ii) achieve Practical Completion of the Morisset Road Improvement Works,
- by the date of issue of a Subdivision Certificate which relates to the 1,000th Allotment in respect of the Land.
- (b) The Land Owners must notify the Minister promptly following entry into an agreement as contemplated by paragraph 4.24.2(a)(i) ~~(a)(i)~~ of this Schedule, and provide the Minister with a copy of that agreement.

- (c) The Land Owners must comply with the terms and conditions of that agreement, including any requirements to provide security and achieve Practical Completion of the Morisset Road Improvement Works.
- (d) If the Land Owners have not achieved Practical Completion of the Morisset Road Improvement Works by the date specified in paragraph 4.2(a)4.2(a) of this Schedule, the Land Owners are deemed to be in default of this deed, without the need for the Minister to issue a notice of default on each of the Land Owners.

4.3 Other Road Improvement Works

At any time prior to the creation of the 398th Allotment, the Land Owners may, in writing, request the Director-General's approval, on behalf of the Minister (which is not to be unreasonably withheld) to enter into a Road Works Agreement to undertake Road Improvement Works, not being the Dora Creek Road Improvement Works nor the Morisset Road Improvement Works.

4.4 Road Improvement Works Contribution Credit

- (a) At or about the time the Land Owners enter into any Road Works Agreement, the Land Owners and the Director-General must agree in writing, the Contribution Credit to be attributed to each Milestone relevant to that Road Works Agreement.
- (b) The Land Owners must provide an estimate of the cost of the relevant Road Improvement Works prepared by an independent quantity surveyor, at the Land Owners' cost. The parties will have regard to that estimate in determining the Contribution Credit to be attributed to achieving each Milestone of the relevant Road Improvement Works.
- (c) Any of the Road Improvement Works and the Contribution Credit may be varied at any time by the Land Owners so long as the Director-General has given written approval to the varied Road Improvement Works and revised Contribution Credit prior to the relevant Road Improvement Works commencing.

Schedule 5 - Development Contributions Timetable

Table 1 - Contribution Amount

Column 1	Column 2
Development Contribution	Date for payment of Contribution Amount
Item 1: Item 1 of Table 1 in <u>Schedule 3</u> <u>Schedule-3</u>	(a) \$105,600 (as that amount is increased by movements in the CPI pursuant to <u>Schedule 3</u><u>Schedule-3</u>) prior to the date of issue of a Subdivision Certificate which relates to the 1st Allotment in respect of the Land; and (b) if the Land Owners elect not to transfer the Environmental Contribution Land pursuant to paragraph 33 of <u>Schedule 4</u><u>Schedule-4</u>, \$2,534,400 (as that amount is increased by movements in the CPI pursuant to <u>Schedule 3</u><u>Schedule-3</u>) prior to the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land.
Item 2: Item 2 of Table 1 in <u>Schedule 3</u> <u>Schedule-3</u>	<u>If a Road Works Agreement is entered into for The any Road Improvement Works in accordance with paragraph 4 of Schedule 4, the Road Improvement Works will be undertaken by the Land Owners pursuant to the relevant Road Works Agreement and in the case of the Dora Creek Road Improvement Works and the Morisset Road Improvement Works pursuant to paragraphs 4.14.1 and 4.24.2 of Schedule 4</u> <u>Schedule-4, as is relevant.</u>
Item 3: Item 3 of Table 1 in <u>Schedule 3</u>	<u>To be paid, in relation to any Subdivision Certificate, progressively in instalments in relation to each hectare of Net Developable Area (or any part thereof) comprised in a proposed plan of subdivision for any part of the Land prior to the issue of the Subdivision Certificate which relates to that part of the Land.</u>

Table 2 - Education Contribution Land

Column 1	Column 2
Development Contribution	Date for transfer or dedication of the Education Contribution Land
Item 1: Item 1 of Table 2 in <u>Schedule 3</u> <u>Schedule-3</u>	<u>At any time</u> Prior to the date of issue of a Subdivision Certificate which relates to the 300th Allotment in respect of the Land.

Schedule 6 - Release and Discharge Terms

1.1 Release and Discharge Terms

- (a) Once the Land Owners have:
- (i) paid the Contribution Amount;
 - (ii) ~~paid the Cash Contribution~~ achieved Practical Completion of the Dora Creek Road Improvement Works pursuant to a Road Works Agreement (or such other legally binding agreement) entered into by the Land Owners in respect of the Dora Creek Road Improvement Works;
 - (iii) ~~if applicable, achieved Practical Completion of the Morisset Road Improvement Works pursuant to each Road Works Agreement (or such other legally binding agreement) entered into by the Land Owners and the RTA in respect of the Morisset Road Improvement Works;~~
 - (iv) transferred the Education Contribution Land; and
 - (v) transferred the Environmental Contribution Land (if the Land Owners so elect pursuant to paragraph 3.13.4(a) of ~~Schedule 4~~ Schedule 4),

all as required by this deed, and any default by the Land Owners under the Planning Agreement has been remedied by the Land Owners or waived by the Minister, the Minister must promptly, at the request and cost of the Land Owners:

- A. provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) to the extent that the Planning Agreement affects the ~~Developer Controlled Land owned by the Land Owner~~; and
 - B. do all things necessary to enable the extinguishment of the Planning Agreement and the Deed of Amendment (2011) from title of that ~~Developer Controlled Land~~.
- (b) From time to time, the Land Owners may request the Minister to provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) to the extent the Planning Agreement and the Deed of Amendment (2011) affects an Allotment where the Land Owners have fully satisfied its obligations under this deed (including paying the Contribution Amount and Cash Contribution due and payable) in respect of that Allotment, and where the Land Owners are not otherwise in default of any of their obligations under this deed, at the time of the Land Owners' request.
- (c) The Minister is required to provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) in respect of any Allotment (or procure the removal of registration of the Planning Agreement and the Deed of Amendment (2011) from title of that Allotment) if the Minister is satisfied that the Land Owners are not otherwise in default of their obligations under this deed at the time of the Land Owners' request.

1.2 Release and Discharge of Avondale School Site

The Land Owners and the Minister each acknowledge and agree that:

- (a) the Avondale School Site is not intended to form part of the Developer Controlled Land;
- (b) the Land Owners must (at their cost and risk) prepare and register a Plan of Subdivision to create a separate lot for the Avondale School Site;
- (c) following the creation of that separate lot for the Avondale School Site, the Minister must promptly, at the request and cost of the Land Owners:
 - (i) provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) to the extent that each of the Planning Agreement and the Deed of Amendment (2011) affects the Avondale School Site; and
 - (ii) do all things necessary to enable the extinguishment of the Planning Agreement and the Deed of Amendment (2011) from the title of the Avondale School Site.

Schedule 7 - Review or Replacement Procedures

- (a) The Parties may agree to review this deed.
- (b) Any review or modification will be conducted in the circumstances and in the manner determined by the Parties.
- (c) For clarity:
 - (i) no such review or replacement shall have any force or effect unless and until formal legal documents are signed by the Parties; and
 - (ii) any modification must be made pursuant to paragraph ~~12.12~~ of Schedule 12.

Schedule 8 - Dispute resolution

1. Notice of Dispute

If a dispute between any of the Parties arises in connection with this deed or its subject matter, then any Party may give to the other Parties a notice of dispute in writing adequately identifying and providing details of the dispute.

The Parties must continue to perform their respective obligations under this deed if there is a dispute but will not be required to complete the matter, the subject of the dispute, unless each Party indemnifies the other Parties against cost, damages and all losses suffered in completing the disputed matter if the dispute is not resolved in favour of the indemnifying Party.

2. Further steps required before proceedings

- (a) Any dispute between the Parties arising in connection with this deed or its subject matter must as a condition precedent to the commencement of litigation first be the subject of mediation by a mediator agreed from time to time by each Party to the dispute.
- (b) If the Parties to the dispute cannot agree on a mediator within 10 Business Days of receipt by the relevant Party of the notice referred to in paragraph 22(a)(a), any Party may request LEADR (or, if LEADR does not exist, an equivalent replacement organisation to that of LEADR) to appoint a mediator.
- (c) Each party must use its best efforts to resolve the dispute by a mediation procedure to be agreed upon by each Party to the dispute.
- (d) If mediation does not result in the resolution of the dispute within 30 Business Days of the notice referred to in paragraph 22(a)(a) (or such longer period as the Parties agree in writing), then any Party is entitled to commence litigation in respect of that dispute.

3. Disputes for expert determination

If the mediation referred to in paragraph 22 has not resulted in settlement of the dispute, any Party may, with the prior written consent of each other Party, refer the matter to expert determination in accordance with paragraph 44, such expert to act in accordance with the requirements of this ~~Schedule 8~~ Schedule-8.

4. Choice of expert

- (a) A dispute to be referred to an expert in accordance with paragraph 33 must be determined by an independent expert in the relevant field:
 - (i) agreed between and appointed jointly by the Parties; or
 - (ii) in the absence of agreement within 5 Business Days of the agreement of the Parties to refer the matter to expert determination under paragraph 33, appointed by the President or other senior officer for the time being of the body administering the relevant field.

- (b) If the Parties cannot agree as to the relevant field, any one Party may refer the matter to the President of the New South Wales Bar Association (or the President's nominee) whose decision as to the relevant field is final and binding on the Parties.

5. Requirements for expert

- (a) The expert appointed to determine a dispute:
- (i) must have a technical understanding of the issues in contest;
 - (ii) must not have a significantly greater understanding of one Party's business or operations which might allow the other side to construe this greater understanding as a bias or a conflict of interest;
 - (iii) must inform the Parties before being appointed 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.
- (b) The Parties must enter into an agreement with the expert appointed under this ~~Schedule 8~~ Schedule 8 setting out the terms of the expert's determination and the fees and expenses payable to the expert.

6. Directions to expert

In reaching a determination in respect of a dispute under paragraph 33, the independent expert must give effect to the intent of the Parties entering into the Planning Agreement.

7. Expert not arbitrator

The expert must:

- (a) act as an expert and not as an arbitrator; and
- (b) proceed in any manner as the expert thinks fit but must observe the rules of natural justice but not the rules of evidence, not accept verbal submission unless both Parties are present and on receipt of written submissions from one Party ensure that a copy of such submission is given promptly to the other Party; and
- (c) 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; and
- (d) 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); and
- (e) issue a draft certificate stating the expert's intended determination giving each Party 15 Business Days to make further submissions; and
- (f) issue a final certificate stating the expert's determination; and
- (g) act with expedition with a view to issuing the final certificate as soon as practicable.

8. Compliance with directions

The Parties must comply with all directions given by the expert in relation to the resolution of the dispute and must within a time period specified by the expert, give the expert:

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

9. Expert may commission reports

The expert may commission the expert's own advisers or consultants (including lawyers, accountants, bankers, engineers, surveyors or other technical consultants) to provide information to assist the expert in making a determination. The Parties must indemnify the expert for the cost of those advisers or consultants.

10. Expert may convene meetings

- (a) The expert will hold a meeting with all the Parties present to discuss the dispute.
- (b) The meeting must be conducted in a manner which the expert considers appropriate.
- (c) The meeting may be adjourned to, and resumed at, a later time in the expert's discretion.
- (d) The Parties agree that a meeting under this paragraph is not a hearing and is not an arbitration.

11. Final determination of expert

- (a) The Parties agree that the final determination by an expert will be final and binding upon them.
- (b) The expert or mediator will not be liable in respect of the expert determination or mediation, except in the case of fraud or misfeasance by the expert or mediator.
- (c) The Parties agree to release and indemnify the expert from and against all Claims, except in the case of fraud or misfeasance by the expert, which may be made against the expert by any person in respect of the expert's appointment to determine the dispute.

12. Other courses of action

If the mediation referred to in paragraph 22 or the expert determination required or agreed under paragraph 33 has not resulted in resolution of the dispute, any one Party may take whatever course of action it deems appropriate (including commencing and prosecuting any proceedings in any court of competent jurisdiction) for the purpose of resolving the dispute.

13. Confidentiality of information

- (a) The Parties agree, and must procure that, the mediator and expert agrees as a condition of his or her appointment:

- (i) subject to paragraph (ii)(ii) below, to keep confidential all documents, information and other material, disclosed to them during or in relation to the expert determination or mediation; and
 - (ii) not to disclose any confidential documents, information and other material except:
 - A. to a Party or adviser who has signed a confidentiality undertaking to the same effect as this paragraph 13.13; or
 - B. if required by Law or the ASX Listing Rules to do so; or
 - (iii) not to use confidential documents, information or other material disclosed to them during or in relation to the expert determination for a purpose other than the expert determination or mediation.
- (b) The Parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
- (i) views expressed or proposals or suggestions made by a Party or the expert during the expert determination or mediation relating to a possible settlement of the dispute; and
 - (ii) admissions or concessions made by Party during the expert determination or mediation in relation to the dispute; and
 - (iii) information, documents or other material concerning the dispute which are disclosed by a Party during the expert determination or mediation unless such information, documents or facts will have been otherwise discoverable in judicial or arbitral proceedings.

Schedule 9 - Security Arrangements

1. Bank Guarantee and Cash Deposit

1.1 Face value of Bank Guarantees - Environmental Contribution Land Development Contributions

- (a) Where the Land Owners elect to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) in accordance with paragraph 3.13.1(a)(a)(ii)(i) of Schedule 4 ~~Schedule 4~~, prior to the Bank Guarantee Delivery Date (Environmental Contribution), the Land Owners must procure and provide to the Minister one or more Bank Guarantees having a (or an aggregate) face value of an amount equivalent to \$2,640,000 unless the Environmental Contribution Land has been transferred to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) prior to the Bank Guarantee Delivery Date (Environmental Contribution).
- (b) The Land Owners and the Minister acknowledge and agree that any Bank Guarantee required to be provided by the Land Owners under paragraph 1.14.1(a)(a):
 - (i) secures the Land Owners' obligations to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) as contemplated by paragraph 3.3 of Schedule 4 ~~Schedule 4~~; and
 - (ii) will be returned to the Land Owners once the Land Owners have transferred the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment and Climate Change) as contemplated by paragraph 3.3 of Schedule 4 ~~Schedule 4~~.

1.1A Face value of Bank Guarantee - Cash Contribution

- (a) The Bank Guarantees to be provided under this paragraph 1.1A of Schedule 9 must name the "Minister for Planning and Infrastructure and Department of Planning and Infrastructure ABN 38 755 709 861" as the relevant beneficiaries.
- (b) At any one time, the Land Owners must ensure the Minister is in receipt of Bank Guarantees that equal the amount of security determined under paragraph 1.1A(e) of this Schedule 9.
- (c) The Land Owners must procure and provide to the Minister one or more Bank Guarantees having a (or an aggregate) face value of an amount equivalent to \$428,414.67 (Base Security Bank Guarantee) prior to the date of issue of a Subdivision Certificate which relates to the 48th Allotment as security for the Land Owner's obligations under this deed.
- (d) The Land Owners must procure and provide one or more Bank Guarantees (other than the Base Security Bank Guarantee) to the Minister in respect of each relevant Planning Application to be lodged after the date of this deed, either:
 - (i) prior to the issue of a Satisfactory Arrangements Certificate in relation to that Planning Application; or

- (ii) where such a Satisfactory Arrangements Certificate is not required, within 10 Business Days of lodging that Planning Application with the relevant consent authority.

That additional Bank Guarantee or Bank Guarantees will further secure the Land Owners' obligations to pay the Cash Contribution in relation to the proposed Allotments the subject of that Planning Application.

- (e) The face value of the Bank Guarantees required under paragraph 1.1A(d) of this Schedule 9 is to be calculated in accordance with the following formula (but after taking into account any offsets to which the Land Owners have become entitled under paragraph 2.5 of Schedule 3):

$$\$BCA = (\$20,974,468 \times A) - \$428,414.67$$

Where:

\$BCA is the face value of all relevant Bank Guarantees

A is the percentage of the area of Net Developable Area of the Land the subject of the relevant Planning Applications as a proportion of the area of the Net Developable Area of the Land

If \$BCA is less than 0 then the \$BCA is deemed to be \$428,414.67

Note: the Land Owners may provide separate Bank Guarantees in circumstances where multiple Planning Applications have been lodged.

- (f) The Land Owners and the Minister acknowledge and agree that any Bank Guarantee required to be provided by the Land Owners under this paragraph 1.1A of Schedule 9 will be returned to the Land Owners:

- (i) once the Land Owners have paid the whole of the relevant Cash Contribution to which the Bank Guarantee relates; or
- (ii) where the Land Owners have entered into a Road Works Agreement and the security provided by the Land Owners under the relevant Road Works Agreement is equal to or exceeds the outstanding relevant Cash Contribution.

- (g) The Minister agrees that it will request the Director-General to act reasonably and issue more than one Satisfactory Arrangement Certificate in respect of any Planning Application where the Land Owners agree with Council that the land the subject of that Planning Application may be developed in stages, upon the basis that a Satisfactory Arrangement Certificate may be issued, and found acceptable to the Council, in relation to the development of different stages or different parts of the Land the subject of that Planning Application.

1.2 Reduction or replacement

At the request of the Land Owner, the Minister agrees that the face value of any Bank Guarantee provided by the Land Owners will reduce in amount, or be replaced by Bank Guarantees with face values of reduced amounts, as determined by the Minister, acting reasonably, having regard to payments of the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed the Contribution Amount secured by that Bank Guarantees and made by the Land Owners from time to time and in the case of Bank

Guarantees provided pursuant to paragraph 1.1A of this Schedule 9, having regard the security provided by the Land Owners under the relevant Road Works Agreement.

1.3 Expiry of Bank Guarantees

- (a) If any Bank Guarantees provided by the Land Owners are expressed as expiring on a certain date, the Land Owners must provide the Minister with a replacement Bank Guarantee 20 Business Days prior to the expiry of any Bank Guarantee subject to paragraph 1.4.4.
- (b) The provision of the Bank Guarantee does not:
 - (i) relieve the Land Owners from any of the obligations to be complied with on its part under any other provision of this deed;
 - (ii) limit the right of the Minister to recover from the Land Owners in full all money payable to the Minister under this deed, including without limitation, interest on any such amounts or damages or other losses incurred by the Minister.

1.4 Failure to replace expired Bank Guarantee

If the Land Owners fail to provide the Minister with a replacement Bank Guarantee in accordance with paragraph 1.3(a)-1.3(a), the Minister may call on the full amount of any Bank Guarantee held by the Minister after giving 20 Business Days prior written notice to the Land Owners.

1.5 Cash deposit

- (a) If the Minister makes demand under any Bank Guarantee pursuant to paragraph 1.4.4, the Minister must hold the full amount so paid to the Minister as a cash deposit ("**Cash Deposit**") in a separate account opened with any body corporate that is an ADI (authorised deposit-taking institution) for the purposes of the Banking Act, 1959 (Cth) in the name of the Minister and with beneficial ownership vesting at all times in the Minister ("**Cash Deposit Account**"). The Cash Deposit will operate to secure all the obligations of the Land Owners in respect of the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed.
- (b) As beneficial owner of the Cash Deposit, the Minister may, at any time and without notice to the Land Owners, withdraw money (including accrued interest) from the Cash Deposit Account and retain that money absolutely to satisfy or reimburse the Minister for any liability, loss, cost, charge or expense incurred by the Minister because of failure by the Land Owners to comply with their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed under paragraph 4.1 of Schedule 4.
- (c) All costs, charges, duties and taxes payable in connection with the Cash Deposit Account or interest accruing on moneys credited to the Cash Deposit Account may be satisfied by the Minister withdrawing money from the Cash Deposit Account and applying the money for that purpose.
- (d) If no moneys are, or may become, payable to the Minister under this deed and the Land Owners have satisfied all of their obligations under this deed to comply with their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed under paragraph 4.1 of Schedule 4, the Minister must pay the balance of the Cash Deposit Account, less all costs,

charges, duties and taxes payable in connection with such payment, to the Land Owners.

- (e) For the avoidance of doubt, the Land Owners have no right to require the Minister to release the Cash Deposit until the Minister is reasonably satisfied that the Land Owners have complied with all their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed under paragraph 4.1 of Schedule 4.

1.6 Release of Cash Deposit

The Minister must release the Cash Deposit to the Land Owners if the Land Owners provide the Minister with a replacement Bank Guarantee complying with the requirements of paragraphs 1.1+1 and 1.2+2.

1.7 Claims under Bank Guarantees

The Parties agree that:

- (a) the Minister may make claims under each of the Bank Guarantees required to be provided under paragraphs 1.1(a)+1(a) and 1.1A of this Schedule 9 ~~Schedule 9~~, at any time and from time to time, if the Land Owners fail to comply with their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed under paragraph 3.1(a) of Schedule 4; and
- (b) the Minister agrees not to make any claim under any Bank Guarantee without providing at least 3 Business Days' prior written notice to the Land Owners of their intention to do so.

1.8 Base Security Bank Guarantee

Despite anything else in this schedule, the Base Security Bank Guarantee will only be released once the Land Owners have complied with all of their obligation under this deed, which may include the provision of security under a Road Works Agreement.

Schedule 10 - Assignment and Dealing Terms

1.1 Land Owners' right to sell Developer Controlled Land

- (a) The Land Owners must not sell, transfer or dispose of the whole or any part of the ~~Developer Controlled Land~~ otherwise than in circumstances where paragraph ~~1.21.2~~ applies, unless before it sells, transfers or disposes of any such part of the ~~Developer Controlled Land~~ to another person ("Transferee"):
- (i) it satisfies the Minister acting reasonably that the proposed Transferee is financially capable of complying with such of the Land Owners' obligations under this deed (including, without limitation, by providing financial statements for, and credit standing of, the proposed transferee) as the Minister acting reasonably shall nominate must be adopted by the Transferee ("Required Obligations");
 - (ii) the rights of the Minister under this deed are not diminished or fettered in any way;
 - (iii) the Transferee signs a deed in the form set out in Annexure F to the Deed of Amendment (2011)A to the Minister containing provisions under which the Transferee agrees to comply with the Required Obligations as if it were the Land Owners (including obligations which arose before the transfer or assignment) with respect to the land being sold, transferred or disposed of; and
 - (iv) the Minister is satisfied that it holds appropriate security (by way of Bank Guarantees as contemplated by ~~Schedule 9~~Schedule 9) to secure the Land Owners' obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed to transfer the Environmental Contribution Land or to pay the Environmental Contribution in the manner set out in Item 1 of Table 1 of Schedule 5 (as the case may be);
 - (v) if applicable, the Minister is satisfied that the Land Owners are performing their obligations under paragraph 44 of Schedule 4~~Schedule 4~~ in respect of the carrying out and completion of the Road Improvement Works as required by this deed;
 - (vi) any default by the Land Owners have been remedied by the Land Owners or waived by the Minister; and
 - (vii) the Land Owners and the Transferee pay the Minister's reasonable Costs in relation to that assignment.

1.2 Release

If the Land Owners sell, transfer or dispose of the whole or any part of the ~~Developer Controlled Land~~ and fully satisfy the requirements of paragraph ~~1.14.1~~ of this ~~Schedule 10~~Schedule 10, the Land Owners will be released from their obligations under this deed with respect to that ~~Developer Controlled Land~~ being sold, transferred or disposed of.

Schedule 11 - Costs

The Land Owners to pay their own Costs and the Minister's Costs in connection with the negotiation, preparation, execution, stamping, notification and registration of documents in relation to this deed and the Deed of Amendment (2011).

Draft

Schedule 12 - General terms

1. Notices

1.1 Form

Any notice, consent, information, application or request that must or may be given or made to a Party under the Planning Agreement is only given or made if it is in writing and sent in one of the following ways:

- (a) delivered or posted to that Party at its address set out below; or
- (b) faxed to that Party at its fax number set out below:

Minister

Address: 22-33 Bridge Street
Sydney, NSW, 2000

Telephone: (02) 9228 6111

Fax: (02) 9228 6195

Attention: Director-General

Land Owners

Australasian Conference Association Ltd:

Address: 148 Fox Valley Road Wahroonga NSW 2076

Telephone: (02) 9847 3383

Fax: (02) fax: 9489 0943

Attention: Company Secretary

Avondale Greens Pty Ltd:

Address: Level 3, 338 Kent Street Sydney NSW 2000

Telephone: (02) 8023 8888

Fax: (02) 8023 8800

Attention: Managing Director

Avondale Greens Developments Pty Ltd:

Address: Level 3, 338 Kent Street Sydney NSW 2000

Telephone: (02) 8023 8888

Fax: (02) 8023 8800

Attention: Managing Director

Johnson Property Group Pty Limited:

Address: Level 3, 338 Kent Street Sydney NSW 2000
Telephone: (02) 8023 8888
Fax: (02) 8023 8800
Attention: Managing Director

1.2 Change of address

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

1.3 Receipt

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

- (a) if it is delivered, when it is left at the relevant address;
- (b) if it is sent by post, 2 Business Days after it is posted; or
- (c) if it is 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.

1.4 Receipt - next Business Day

If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a Business Day or after 5pm on any Business 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.

2. Approvals and Consent

Except as otherwise set out in this deed, and subject to any statutory obligations, the Minister may give or withhold an approval or consent to be given under this deed in her absolute and unfettered discretion and subject to any conditions determined by the Minister. The Minister is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

3. Assignment and dealings

None of the Parties to this deed may assign or otherwise deal with its rights under this agreement or allow any interest in them to arise or be varied in each case unless stated otherwise in Schedule 10~~Schedule 10~~.

4. Costs

The costs regarding the negotiation, preparation, execution, stamping, notification and registration of documents in relation to this deed and the Deed of Amendment (2011) are to be borne by the Land Owners as set out in Schedule 11~~Schedule 11~~.

5. Entire Agreement

This deed contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, anything said or done by another Party, or by an Authorised Officer, agent or employee of that Party, before the Planning Agreement was executed, except as permitted by Law.

6. Further Acts

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

7. Governing Law and Jurisdiction

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

8. Joint and individual liability and benefits

Except as otherwise set out in this deed, any agreement, covenant, representation or warranty under this deed by two or more persons binds them jointly and each of them individually, and any benefit in favour of two or more persons is for the benefit of them jointly and each of them individually.

9. No fetter

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

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

10. Representations and warranties

- (a) The Parties represent and warrant that they have power to enter into this deed and comply with their obligations under this deed and that entry into this deed will not result in the breach of any Law.
- (b) The Parties agree that the Minister enters into this deed for and on behalf of the State of New South Wales and for the benefit of the State Government as a juristic entity.

11. Severability

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

12. Modification

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

13. Waiver

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

14. The Planning Agreement not confidential

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

Executed as a deed

Executed by Australasian Conference Association Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Secretary/other Director

Signature of Director or Sole Director and Secretary

Name of Secretary/other Director in full

Name of Director or Sole Director and Secretary in full

Executed by Avondale Greens Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Executed by Avondale Greens Developments Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Executed by Johnson Property Group Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Signed by The Honourable Brad Hazzard~~Kristina Keneally~~ M.P.

Minister for Planning and Infrastructure for the
State of New South Wales

Signature of Witness

Name of Witness in full

The Honourable Brad Hazzard~~Kristina Keneally~~ M.P.
Minister for Planning and Infrastructure

Draft

Annexure B - Education Contribution Land and Avondale School Site

DRAFT

Draft

Annexure B - Planning Agreement (Clean)

Draft

CLAYTON UTZ

Planning Agreement

The Minister for Planning and Infrastructure
ABN 38 755 709 681

Minister

Australasian Conference Association Ltd
ACN 000 003 930

and

Avondale Greens Pty Ltd
ABN 33 099 742 542

and

Avondale Greens Developments Pty Ltd
ABN 27 106 910 598

and

Johnson Property Group Pty Limited
ABN 58 102 465 814

Collectively, the Land Owners

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Our reference 15266/15992/80083482

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on 12 January 2010

Parties **The Minister for Planning and Infrastructure ABN 38 755 709 681 of**
Level 33 Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000
("Minister")

Australasian Conference Association Ltd ACN 000 003 930 of 148 Fox Valley Road Wahroonga NSW 2076

AND Avondale Greens Pty Ltd ABN 33 099 742 542 of Level 3, 338 Kent Street
Sydney NSW 2000

AND **Avondale Greens Developments Pty Ltd ABN 27 106 910 598** of Level 3,
338 Kent Street Sydney NSW 2000

AND Johnson Property Group Pty Limited ABN 58 102 465 814 of Level 3, 338 Kent Street Sydney NSW 2000 ("**Developer**"),

(Collectively, the "Land Owners")

Background

- A. The Land Owners (other than the Developer and Avondale Greens Developments Pty Ltd) are the owners of the Land.
- B. The Developer and Avondale Greens Developments Pty Ltd control the Land.
- C. The Land Owners intend to develop the Land.
- D. The Land Owners have sought a change to an environmental planning instrument (being the Lake Macquarie LEP) in respect of the Land.
- E. The Concept Plan Approval and certain Development Consents relating to the Development have been obtained.
- F. By way of this deed, the Land Owners offer to enter into a planning agreement on the terms and conditions of this deed.
- G. The Draft Determination was placed on public exhibition in January 2011.
- H. The parties agreed to amend the Planning Agreement on _____ to give effect to the revised government policy for levying contributions in relation to land in the Lower Hunter.

Operative provisions

1. Definitions and Interpretation

1.1 Definitions

The meaning of capitalised terms and the provisions relating to the interpretation of the Documents are as follows:

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

Allotment means a lot in a Plan of Subdivision where that plan comprises the whole or any part of the Land which lot is intended to be developed, subject to Development Consent, by construction of residential premises.

Application means an application for any Approval.

Approval means any approvals, consents, modifications, Part 4A Certificates, certificates, Construction Certificates, Compliance Certificate, Occupation Certificates, Complying Development Certificates, permits, endorsements, licences, conditions or requirements (and any variations to them) which may be required by Law for the Development or for the commencement or carrying out of works contemplated by this deed.

ASX Listing Rules means the listing rules established by ASX Limited ACN 008 624 691 to, inter alia, govern the admission of entities to the official list, quotation of securities, suspension of securities from quotation and removal of entities from the official list.

Assignment and Dealing Terms means the obligations imposed on the relevant Parties under, and by virtue of Schedule 10.

Authority means any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity and includes an accredited certifier accredited under section 109T of the Act.

Authorised Officer means, in the case of any Party, a director or secretary or an officer whose title contains the word "manager" or a person performing the functions of any of them, or any other person appointed by that Party to act as an Authorised Officer for the purpose of this deed.

Avondale School Site means, for the purposes of paragraph 1.2 of Schedule 6, the area of land comprised in Lot 1 in the unregistered plan of subdivision of Folio Identifier 21/DP1165277 attached to the Deed of Amendment (2011) at Annexure C.

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

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

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

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

Bank Guarantee means an irrevocable and unconditional undertaking by an Australian bank, and on terms, acceptable to the Minister, in the Minister's absolute and unfettered discretion, to pay the face value of that undertaking on demand.

Bank Guarantee Delivery Date (Environmental Contribution) means any day prior to the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land.

Base CPI means the CPI number for the quarter ending 31 March 2011.

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

Business Day means any day except for Saturday or Sunday or a day which is a public holiday in Sydney.

Cash Contribution means the amount payable as determined in accordance with Item 3 in Column 1 in Table 1 in Schedule 3.

Claim means any allegation, debt, cause of action, liability, claim, proceeding, suit or demand of any nature howsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at Law, in equity, under statute or otherwise, including (without limitation), any claim for compensation arising under or pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991*.

Compliance Certificate means a certificate referred to in section 109C(1)(a) of the Act.

Complying Development Certificate means a complying development certificate referred to in section 85 of the Act.

Construction Certificate means a certificate issued under section 109C(1)(b) of the Act.

Concept Plan Approval means the Approval by the Minister to the Concept Plan dated 15 December 2008, in respect of the Concept Plan Application, including any modification of it.

Concept Plan Application means Application number 07_0147 made by the Land Owners on 16 August 2007 to the Minister for Approval.

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

Contribution Amount means the amount set out in Item 1 in Column 1 in Table 1 in Schedule 3.

Contribution Credit means, for any Milestone, the amount agreed as the value of the Road Improvement Works to be completed as part of that Milestone as agreed by the Director-General, the Land Owners and the RTA.

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

Costs includes costs, charges and expenses, including those incurred in connection with advisers.

Council means the Lake Macquarie Council.

CPI means the Sydney Consumer Price Index (All Groups) published by the Commonwealth Statistician, or if that index no longer exists, any similar index which performs the same function and which the Minister determines, acting reasonably.

CPI Adjustment Date means 1 July 2012 and each anniversary of 1 July 2012.

Current CPI means the CPI number for the March quarter in the year in which the adjustment is made (the March quarter being the quarter commencing on and including 1 January and ending on and including 31 March in that same year).

DECC means the NSW Office of Environment and Heritage, NSW Department of Premier and Cabinet or any similar office or department that may be established from time to time.

Deed of Amendment (2011) means the document entitled Deed of Amendment dated between the Minister and the Land Owners.

DET means the NSW Department of Education and Communities or any similar department that may be established from time to time.

Designated State Public Infrastructure has the same meaning given to that term in clause 62 of the Lake Macquarie Local Environmental Plan 2004.

Developer means Johnson Property Group Pty Limited ABN 58 102 465 814.

Development means the development of the Land for (approximately) 2,350 Allotments pursuant to an approval to carry out that development to be granted under the Act.

Development Application has the meaning given to that term in the Act.

Development Consent has the meaning given to that term in the Act.

Development Contributions means the contributions specified in Tables 1 and 2 of Schedule 3.

Development Contributions Procedures means the development contribution procedures set out in Schedule 4 of this deed.

Development Contributions Schedule means the schedule for the Development Contributions set out in Schedule 3 of this deed.

Development Contributions Timetable means the timetable and milestones for each Development Contribution described in the table in Schedule 5 of this deed.

Director-General means the Director-General of the Department of Planning and Infrastructure.

Dispute Resolution Procedures means the procedures imposed on the relevant Parties under Schedule 8.

Dora Creek Road Improvement Works means an upgrade of the Newport Road connection to Macquarie Street/Wangi Road (MR 217) at Dora Creek to provide for the additional North Cooranbong traffic generated through the area. As a minimum, this upgrade must incorporate the following design requirements:

- (a) safe and efficient access from Newport Road to and from MR217;
- (b) construction of traffic control signals or roundabout at the intersection on MR217;

- (c) adequate dual approach and departure lanes to the MR217 intersection; and
- (d) provision for pedestrians and on road cyclists,

and such other road works as may be agreed by the RTA and the Land Owners, such road works to be expressly detailed in a Road Works Agreement, and where the RTA and the Land Owners are unable to agree in respect of such other road works then such other road works as determined by the Minister.

Draft Determination means the draft Environmental Planning and Assessment (Special Infrastructure Contribution - Lower Hunter) Determination 2011 attached to the Deed of Amendment (2011) at Annexure E.

Education Contribution Land means the site comprising approximately 2.893 hectares of Land and identified as "Lot 1" in the plan attached to the Deed of Amendment (2011) at Annexure D.

Environmental Contribution means either:

- (a) the Development Contribution set out at Item 1 of Table 1 in Schedule 3; or
- (b) if the Land Owners so elect pursuant to paragraph 3.1(a) of Schedule 4, the dedication of the Environmental Contribution Land to the Minister (or, if the Minister so directs, to the Minister of Environment and Climate Change) for environmental purposes.

Environmental Contribution Land means the site that may be dedicated to the Minister (or, if the Minister so directs, to the Minister of Environment and Climate Change) pursuant to paragraph 4 of Schedule 4.

Explanatory Note means the note exhibited with a copy of this deed, when this deed is made available for inspection by the public in accordance with the Act, as contemplated by clause 25E of the *Environmental Planning & Assessment Regulation 2000* (NSW).

Further Explanatory Note means the note exhibited with the Deed of Amendment (2011).

Gazettal Date means the date that SEPP (Major Projects - North Cooranbong) Amendment 2008 was gazetted being 5 December 2008..

General Register of Deeds means the land registry so entitled and maintained under the *Conveyancing Act 1919* (NSW).

GST has the meaning it has in the GST Act.

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

Lake Macquarie LEP means the Lake Macquarie Local Environmental Plan 2004.

Land means the land described in Schedule 2.

Law means:

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

presently applying or as they may apply in the future.

Legislation means any statute, rule, ordinance, code, regulation, proclamation, by-law or consent by an Authority.

LPI means Land and Property Information NSW or any similar department that may be established from time to time.

Market Valuation means the value of the Education Contribution Land as determined in accordance with paragraph 2.2A of Schedule 4.

Milestone means, in respect of each Road Improvement Works the milestones agreed by the Minister, the Land Owners and the RTA being such works, or such events, as comprise part of the works for that Road Improvement Works.

Minister means the New South Wales Minister for Planning and Infrastructure.

Ministerial Determination means:

- (a) a determination by the Minister pursuant to section 94EE of the Act relating to; or
- (b) an instrument, or other announcement or publication that establishes the rates at which,

development contributions are to be made for the provision of public or regional infrastructure in relation to development or a class of development in relation to, inter alia, the Land.

Morisset Road Improvement Works means each of the following road works:

- (a) an upgrade of the roundabout intersection of Mandalong Road/Freemans Drive/Wyee Road/Dora Street, Morisset to traffic control signals which, as a minimum, must incorporate the following design requirements:
 - (i) adequate dual approach and departure through lanes on all legs, with the departure side of the eastern leg of the intersection (Dora Street) to be extended for a minimum length of 200 metres, excluding tapers;
 - (ii) dual separate right turn lanes on all legs;
 - (iii) separate left turn slip lanes on all legs;
 - (iv) pedestrian crossings on all legs;
 - (v) provision for on-road cyclists on all legs; and
 - (vi) allowance and provision for 'double diamond' signal phasing; and
- (b) the duplication of Mandalong Road between the F3 Freeway and Freemans Drive/Wyee Road, Morisset, to provide two lanes in both directions between the F3 Freeway and Dora Street,

and such other road works as may be agreed by the RTA and the Land Owners, such road works to be expressly detailed in a Road Works Agreement, and where the RTA and the Land Owners are unable to agree in respect of such other road works then such other road works as determined by the Minister.

Net Developable Area means the net developable area of the Land comprised in a proposed plan of subdivision calculated in accordance with paragraph 2.2 of Schedule 3.

North Cooranbong Release Area means certain land at North Cooranbong, as shown edged heavy red on the map marked "State Environmental Planning Policy (Major Projects—North Cooranbong) Amendment 2008—North Cooranbong Land Application Map" deposited in the office of the Council of the City of Lake Macquarie.

NSW means the State of New South Wales.

Occupation Certificate means a certificate referred to in section 109C(1)(c) of the Act and which may be interim or final as provided for in section 109C(2) of the Act.

Other Land means each parcel of land within the North Cooranbong Release Area which was included in Schedule 2 of the Planning Agreement prior to the date of the Deed of Amendment (2011).

Part 4A Certificate means a certificate referred to in section 109C(1)(a), (b), (c) or (d) of the Act.

Party means a party to this deed, including their respective successors and assigns.

Plan of Subdivision means a registered plan of subdivision within the meaning of section 195 of the *Conveyancing Act 1919* (NSW).

Planning Agreement means the planning agreement that comes into operation upon satisfaction of the requirements set out in clause 2(c), comprising the form and content of this deed as amended by the Deed of Amendment (2011).

Planning Application means:

- (c) a Development Application; or
- (d) any other application required under the Act,

which seeks approval for the subdivision of the Land for the purpose of an Allotment.

Practical Completion means either:

- (a) where the expression "Practical Completion" is defined in a Road Works Agreement, the definition of "Practical Completion" in that agreement; or
- (b) where the expression "Practical Completion" is not defined in a Road Works Agreement, that stage in the execution of the Road Improvement Works under the relevant Road Works Agreement when:
 - (i) the Road Improvement Works (including any associated works necessary for public access) have been completed and are ready for their intended public use and occupation, except for minor omissions and minor defects which:
 - A. do not impede use of the Road Improvement Works by the public for the continuous safe passage of vehicular traffic and pedestrians;
 - B. will not prejudice the convenient and safe use of the Road Improvement Works during rectification; and
 - C. the RTA's authorised representative determines that the Land Owners have reasonable grounds for not rectifying prior to public use and occupation;

- (ii) the Inspection and Testing Plan has been complied with and any other tests necessary to be carried out and passed before the Road Improvement Works, or a part thereof, is used and occupied by the public have been carried and passed and all test results and conformance data identified in the Inspection and Testing Plan has been provided to the RTA;
- (iii) all relevant Legislative Requirements in respect of the Road Improvement Works have been carried out or satisfied;
- (iv) all documents, certifications and information required under the relevant Road Works Agreement which, in the opinion of the RTA, are essential for the use, operation and maintenance of the Road Improvement Works have been supplied, including all shop drawings and draft As-Built Drawings, all original manufacturers' or suppliers' warranties required by the Road Works Agreement, all Approvals required to be obtained have been obtained from relevant Authorities and all other material as requested by the RTA; and
- (v) with the approval of the RTA, the Land Owners have commissioned into operation the Road Improvement Works, including all plant incorporated into the Road Improvement Works and any traffic signalling equipment and demonstrated to the RTA that the commissioning has been successful,

on the basis that any expression used in this paragraph (b) that is not otherwise defined in this deed shall have that meaning usually given to that expression by the RTA in a Road Works Agreement.

Real Property Act means the *Real Property Act 1900* (NSW).

Register means the Torrens Title register maintained under the Real Property Act.

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

Related Body Corporate has the meaning given to that term in section 9 of the Corporations Act.

Release and Discharge Terms means the obligations imposed on the relevant Parties under, and by virtue of, Schedule 6.

Review or Replacement Procedures means the procedures set out in Schedule 7.

Road Improvement Works means the Dora Creek Road Improvement Works, the Morisset Road Improvement Works or any other road works agreed by the Land Owners, the Minister and the RTA which may include any of the works listed in Appendix 1 of the Draft Determination.

Road Works Agreement means a works authorisation deed or other legally binding agreement between the Land Owners (or, if the RTA agrees, the Developer) and the RTA which governs the carrying out of the Road Improvement Works or any other road works agreed by the Land Owners, the Minister and the RTA which may include any of the works listed in Appendix 1 of the Draft Determination.

RTA means Roads & Maritime Services or any similar department that may be established from time to time.

Satisfactory Arrangements Certificate means a certificate issued by the Director-General that satisfactory arrangements have been made to contribute to the provision of designated state public infrastructure in accordance with clause 62 of the Lake Macquarie Local Environmental Plan 2004.

Security Arrangements means those security arrangements set out in Schedule 9.

SEPP (Major Projects - North Cooranbong) Amendment 2008 means the amendment to the Lake Macquarie LEP, such amendment known as the "*State Environmental Planning Policy (Major Projects - North Cooranbong) Amendment 2008*".

State means the State of New South Wales.

Subdivision Certificate means a certificate issued under section 109C(1)(d) of the Act.

1.2 Interpretation

In the Documents:

- (a) headings are for convenience only and do not affect interpretation;
and unless the context indicates a contrary intention:
- (b) if more than one person is identified as the Minister, that expression refers to them, and the obligations of the Minister under this deed bind them, jointly and severally;
- (c) "**person**" includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
- (d) a reference to a party includes that party's executors, administrators, successors and permitted assigns, including persons taking by way of novation;
- (e) a reference to a document is to that document as varied, novated, ratified or replaced from time to time;
- (f) a reference to a statute includes its delegated legislation and a reference to a statute or delegated legislation or a provision of either includes consolidations, amendments, re-enactments and replacements;
- (g) a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
- (h) a reference to a party, clause, schedule, exhibit, attachment or annexure is a reference to a party, clause, schedule, exhibit, attachment or annexure to or of this deed, and a reference to this deed includes all schedules, exhibits, attachments and annexures to it;
- (i) if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;
- (j) "**includes**" in any form is not a word of limitation;
- (k) a reference to "**\$**" or "**dollar**" is to Australian currency;
- (l) the Schedules and Annexures to this deed form part of this deed; and
- (m) if a party to this deed is made up of more than one person:

- (i) an obligation of those persons is joint and several;
- (ii) a right of those persons is held by each of them severally; and
- (iii) any references to that party is a reference to each of those persons separately, so that (for example), a representation, warranty or undertaking is given by each of them separately.

2. Status of this Agreement

- (a) This deed applies to the Development.
- (b) Until the Planning Agreement operates, this deed constitutes an irrevocable offer from the Land Owners to enter into the Planning Agreement if:
 - (i) Concept Plan Approval is granted; and
 - (ii) the Lake Macquarie LEP is amended by the SEPP (Major Projects - North Cooranbong) Amendment 2008.
- (c) The Planning Agreement operates only if:
 - (i) the Concept Plan Approval is subject to a satisfactory arrangements provision as contemplated by section 75O(5) of the Act;
 - (ii) the Planning Agreement is entered into as required by clause 25C(1) of the Regulation; and
 - (iii) the Minister executes this deed.
- (d) The Minister must notify the Land Owners immediately after the Minister executes this deed and promptly provide the Land Owners with the deed as executed by the Minister.

3. Planning Agreement under the Act

The Planning Agreement constitutes a planning agreement within the meaning of section 93F of the Act.

4. Application of the Planning Agreement

The Planning Agreement applies to:

- (a) the Land;
- (b) the Development; and
- (c) Other Land where the Developer acquires Other Land and has notified the Director-General in writing of the acquisition.

5. Development Contributions

The Land Owners will provide, or procure the provision of, the Development Contributions in accordance with:

- (a) the Development Contributions Schedule;

- (b) the Development Contributions Timetable; and
- (c) the terms of this deed.

5.1A Part Payment of Environmental Contribution

The Minister acknowledges and agrees the Land Owners have paid part of the Environmental Contribution in the aggregate amount of \$105,600, being the amount required to be paid prior to the date of issue of a Subdivision Certificate which relates to the 1st Allotment in respect of the Land.

6. Acknowledgements

The Parties agree that:

- (a) the Minister acknowledges to the Land Owners that it is the Minister's present intention that those parts of the Development Contributions which the Land Owners pay to the Minister in cash will be made available for use or expenditure for the purposes set out in Column 2 of Table 1 of Schedule 3; and
- (b) to the extent that a Development Contribution may be described in, or implied by this deed, including clause 6(a), as having a particular use (intended or otherwise), the Land Owners acknowledge and agree that the Minister:
 - (i) has not made any warranty or representation that a Development Contribution must, or will, be used for, or expended on, a particular purpose;
 - (ii) has no obligation to use or expend a Development Contribution for a particular purpose;
 - (iii) is not required to repay to the Land Owners, and the Land Owners are not entitled to a repayment of, any Development Contribution;
 - (iv) has no obligation to monitor or follow up the use or expenditure of such a Development Contribution including if the Minister transmits a Development Contribution to any Authority.

7. Security and enforcement

7.1 Security

The Land Owners have agreed to provide security to the Minister for performance of the Land Owners' obligations under this deed on the terms and conditions of the Security Arrangements.

7.2 Enforcement

- (a) This deed may be enforced by any Party in any court of competent jurisdiction.
- (b) The Land Owners covenant with the Minister that no Land Owner will rescind or terminate this deed or make a claim that this deed is void, voidable, illegal or unenforceable because the Concept Plan Approval is subject to a satisfactory arrangements provision as contemplated by section 75O(5) of the Act.
- (c) The Land Owners indemnify the Minister against any liability, loss, Claim, damages, costs and expenses (including legal fees, costs and disbursements on the

higher of a full indemnity basis and a solicitor and own client basis, determined without taxation, assessment or similar process) arising from or incurred in connection with any breach of the Land Owners' obligations under clause 7.2(b).

- (d) This indemnity is a continuing obligation, separate and independent from the Land Owners' other obligations and survives completion, rescission or termination of this deed.
- (e) It is not necessary for the Minister to incur expense or to make any payment before enforcing this indemnity.
- (f) The Land Owners must pay on demand any amount they must pay under this indemnity.

7.3 No prevention to enforcement

For the avoidance of doubt, nothing in this deed prevents:

- (a) 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; and
- (b) the Minister from exercising any function under any Legislation, including 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.

8. Application of sections 94, 94A and 94EF of the Act to the Development

The application of sections 94, 94A and 94EF of the Act are excluded to the extent stated in Schedule 1.

9. Interests in the Land

9.1 Ownership

The Land Owners represent and warrant to the Minister that, on the date of this deed, one or more of them is the legal and beneficial owner of the Land.

9.2 Registration of the Planning Agreement

- (a) The Land Owners agree to procure the registration of the Planning Agreement entered into pursuant to clause 2(c) and the Deed of Amendment (2011), under the *Real Property Act 1900* (NSW) in the relevant folios of the register for the Land in accordance with section 93H of the Act;
- (b) The Land Owners, at their own expense, will, promptly after the Planning Agreement comes into operation, take all practical steps, and otherwise do anything that the Minister reasonably requires, to procure:
 - (i) the consent of each person who:
 - A. has an estate or interest in the Land registered under the *Real Property Act 1900* (NSW); or
 - B. is seized or possessed of an estate or interest in the Land; and

- (ii) the execution of any documents; and
- (iii) the production of the relevant duplicate certificates of title,

to enable the registration of the Planning Agreement and the Deed of Amendment (2011) under the *Real Property Act 1900* (NSW) in the relevant folios of the register for the Land in accordance with section 93H of the Act;

- (c) The Land Owners, at their own expense, will take all practical steps, and otherwise do anything that the Minister reasonably requires:
 - (i) to procure the lodgement of the Planning Agreement with the Registrar-General as soon as reasonably practicable after the Planning Agreement comes into operation but in any event, no later than 60 Business Days after that date; and
 - (ii) to procure the registration of the Planning Agreement and the Deed of Amendment (2011) by the Registrar-General either in the relevant folios of the register for the Land (or in the General Register of Deeds if the Planning Agreement relates to land not under the *Real Property Act 1900* (NSW)) as soon as reasonably practicable after the Planning Agreement or the Deed of Amendment (2011), as the case may be, is lodged for registration but, in any event, no later than 20 Business Days after the date on which the Land Owners procure the lodgement of the Planning Agreement or the Deed of Amendment (2011), as the case may be, with the Registrar-General.

9.3 Release and discharge of this deed

The Minister agrees to release and discharge the Planning Agreement on the Release and Discharge Terms.

9.4 Caveat

The Land Owners acknowledge and agree that:

- (a) when this deed is executed by the Land Owners, the Minister is deemed to have acquired, and the Land Owners are deemed to have granted, an equitable estate and interest in the Land for the purposes of section 74F(1) of the *Real Property Act 1900* (NSW) and consequently the Minister has a sufficient interest in the Land in respect of which to lodge with the LPI a caveat notifying that interest;
- (b) they will not object to the Minister lodging a caveat in the relevant folio of the Register for the Land nor will it seek to remove any caveat lodged by the Minister, except following registration of the Planning Agreement in the relevant folios of the Register for the Land; and
- (c) they will indemnify and keep indemnified the Minister against all Claims made against the Minister (including, without limitation, Claims made by the Land Owners or any other person who has an estate or interest in any part of the Land registered under the *Real Property Act*), by virtue of or in connection to the Minister lodging a caveat in the relevant folio of the Register for the Land prior to the registration of the Planning Agreement in the relevant folios of the Register for the Land.

10. Review or replacement of this deed

The Parties agree that this deed will be reviewed or modified in the circumstances, and in accordance with, the Review or Replacement Procedures.

11. Dispute resolution

The Parties agree that any disputes under or in relation to this deed will be resolved in accordance with the Dispute Resolution Procedures.

12. GST

12.1 Interpretation

In this clause 12:

- (a) except where the context suggests otherwise, terms used in this clause 12 have the meanings given to those terms by the GST Act (as amended from time to time);
- (b) any part of a supply that is treated as a separate supply for GST purposes (including attributing GST payable to tax periods) will be treated as a separate supply for the purposes of this clause 12; and
- (c) a reference to something done (including a supply made) by a party includes a reference to something done by any entity through which that party acts.

12.2 Intention of the parties

Without limiting the operation of this clause 12, the parties intend that:

- (a) Divisions 81 and 82 of the GST Act apply to the supplies made under and in respect of this deed;
- (b) no tax invoices will be exchanged between the parties; and
- (c) no additional amounts will be payable on account of GST.

12.3 Reimbursement

Any payment or reimbursement required to be made under this deed that is calculated by reference to a cost, expense, or other amount paid or incurred will be limited to the total cost, expense or amount less the amount of any input tax credit to which any entity is entitled for the acquisition to which the cost, expense or amount relates.

12.4 Consideration GST exclusive

Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this deed are exclusive of GST. Any consideration that is specified to be inclusive of GST must not be taken into account in calculating the GST payable in relation to a supply for the purposes of this clause 12.

12.5 Additional amount of GST payable

Subject to clause 12.7, if GST becomes payable on any supply made by a party ("Supplier") under or in connection with this deed:

- (a) any party ("**Recipient**") that is required to provide consideration to the Supplier for that supply must pay an additional amount to the Supplier equal to the amount of GST payable on that supply ("**GST Amount**"), and:
 - (i) where that GST Amount is payable by the Minister, the GST Amount will be limited to the amount of the input tax credit (if any) to which the Minister (or the representative member of any GST group of which the Minister, in any capacity, is a member) is entitled in relation to the Minister's acquisition of that supply and is payable within 5 Business Days after the Minister, in any capacity, is a member) has received the benefit of that input tax credit; and
 - (ii) in any other case, the GST Amount is payable at the same time as any other consideration is to be first provided for that supply; and
- (b) the Supplier must provide a tax invoice to the Recipient for that supply, no later than the time at which the GST Amount for that supply is to be paid in accordance with clause 12.5(a).

12.6 Variation

- (a) If the GST Amount properly payable in relation to a supply (as determined in accordance with clause 12.5 and clause 12.7), varies from the additional amount paid by the Recipient under clause 12.5, then the Supplier will provide a corresponding refund or credit to, or will be entitled to receive the amount of that variation from, the Recipient. Any payment, credit or refund under this clause 12.6(a) is deemed to be a payment, credit or refund of the GST Amount payable under clause 12.5.
- (b) The Supplier must issue an adjustment note to the Recipient in respect of any adjustment event occurring in relation to a supply made under or in connection with this deed as soon as reasonably practicable after the Supplier becomes aware of the adjustment event.

12.7 Exchange of non-monetary consideration

- (a) To the extent that the consideration provided for the Supplier's taxable supply to which clause 12.5 applies is a taxable supply made by the Recipient (the "**Recipient Supply**"), the GST Amount that would otherwise be payable by the Recipient to the Supplier in accordance with clause 12.5 shall:
 - (i) if the Supplier is the Minister, be reduced by the amount of the input tax credit (if any) to which the Minister (or the representative member of any GST group of which the Minister, in any capacity, is a member) is entitled in relation to the Minister's acquisition of the Recipient Supply; and
 - (ii) in any other case, be reduced by the amount of GST payable by the Recipient on the Recipient Supply.
- (b) The Recipient must issue to the Supplier an invoice for any Recipient Supply on or before the time at which the Recipient must pay the GST Amount in accordance with clause 12.5 (or the time at which such GST Amount would have been payable in accordance with clause 12.5 but for the operation of clause 12.7(a)).

12.8 No merger

This clause will not merge on completion or termination of the deed.

13. Overdue payments

- (a) The Land Owners agree to pay the Minister interest on any amount payable by it under this deed from when it becomes due for payment, during the period that it remains unpaid, on demand or at times determined by the Minister, calculated on daily balances. The rate to be applied to each daily balance is the rate 3% per annum above the Bank Bill Rate.
- (b) Interest which is not paid when due for payment may be capitalised by the Minister at intervals which the Minister determines from time to time or, if no determination is made, then on the first day of each month. Interest is payable on capitalised interest at the rate and in the manner referred to in this clause 13.
- (c) The Land Owners' obligation to pay the outstanding amount on the date it becomes due for payment is not affected by any other provision of this deed.
- (d) If a liability under this deed becomes merged in a judgment or order, then the Land Owners agree to pay interest to the Minister on the amount of that liability as an independent obligation. This interest accrues from the date the liability becomes due for payment both before and after the judgment or order until it is paid, at a rate that is the higher of the rate payable under the judgment or order and the rate referred to in this clause 13.

14. Release and indemnity

- (a) The Land Owners agree that the obligation to provide the Development Contributions is at the risk of the Land Owners. The Land Owners release the Minister from any claim, liability or loss arising from, and Costs incurred in connection with, the Land Owners' obligation to provide the Development Contributions.
- (b) The Land Owners indemnify the Minister against all liabilities or loss arising from, and any Costs incurred in connection with the Minister enforcing the Land Owners' obligations to provide the Development Contributions in accordance with this deed and/or the Minister exercising the Minister's rights under or by virtue of this deed.
- (c) The indemnity in clause 14(b) is a continuing obligation, independent of the Land Owners' other obligations under this deed and continues after this deed ends.

15. Explanatory Note and Further Explanatory Note

- (a) The Explanatory Note must not be used to assist in construing the Planning Agreement.
- (b) The Further Explanatory Note must not be used to assist in construing the Deed of Amendment (2011).

16. Effect of Schedulised terms and conditions

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

17. General provisions

The Parties agree to the miscellaneous and general provisions set out in Schedule 12.

Executed as a deed.

Draft

Schedule 1 - Section 93F Requirements

SUBJECT and SUB-SECTION OF THE ACT	THE PLANNING AGREEMENT
Planning instrument and/or Development Application - (Section 93F(1)) The Land Owners have: (a) sought a change to an environmental planning instrument. (b) made, or proposes to make, a Concept Plan Application. (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.	(a) Yes (b) Yes (c) No
Description of the land to which the Planning Agreement applies - (Section 93F(3)(a))	The whole of the Land.
Description of change to the environmental planning instrument to which the Planning Agreement deed applies - (Section 93F(3)(b))	SEPP (Major Projects - North Cooranbong) Amendment 2008.
The scope, timing and manner of delivery of contribution required by the Planning Agreement - (Section 93F(3)(c))	See Schedule 3 to Schedule 5 inclusive.
Applicability of section 94 of the Act - (Section 93F(3)(d))	The application of section 94 of the Act is not excluded.
Applicability of section 94A of the Act - (Section 93F(3)(d))	The application of section 94A of the Act is not excluded.
Applicability of section 94EF of the Act - (Section 93F(3)(d))	The application of section 94EF of the Act is excluded.
Mechanism for dispute resolution - (Section 93F(3)(f))	See clause 11 and Schedule 8.
Enforcement of the Planning Agreement - (Section 93F(3)(g))	See clause 7 and Schedule 9.
Registration of the Planning Agreement (Section 93F(3)(g)) The Parties agree that the Planning Agreement will be registered in accordance with clause 9.2.	Yes, in respect of the Land
No obligation to grant consent or exercise functions - (Section 93F(9))	No obligation. See paragraph 9 of Schedule 12.

Schedule 2 - Land

The Land comprises the whole of the land described in the following table:

[illegible]

Lot	Deposited Plan	Registered Proprietor
Land identified as " <i>Unformed Council Road Reserve</i> " in the diagram attached to this deed at Annexure C		Australasian Conference Association Ltd

Draft

Schedule 3 - Development Contributions Schedule

1. Development Contributions

The Land Owners undertake to pay, make or provide the following Development Contributions as set out and provided for in the Table below.

Table 1 of Schedule 3

Column 1	Column 2
Development Contribution	Intended use
Item 1. Environmental Contribution \$2,640,000 (as that amount is increased by movements in the CPI as provided for in paragraph 2.1 of this Schedule 3) payable by the Land Owners in accordance with Column 2 of Item 1, Table 1 in Schedule 5 or, where the Land Owners make the election referred to in paragraph 3.1(a) of Schedule 4, the transfer of the Environmental Contribution Land as contemplated by paragraph 3.3 of Schedule 4.	Environmental Contribution
Item 2. Road Works Contribution If a Road Works Agreement is entered into for the relevant Road Improvement Works in accordance with paragraph 4 of Schedule 4, the Road Improvement Works are to be undertaken in accordance with that Road Works Agreement, as contemplated by paragraph 4 of Schedule 4.	Road Works Contribution

Item 3. Cash Contribution \$108,676 per hectare of Net Developable Area as provided for in paragraph 2.2 of this Schedule 3, adjusted in accordance with paragraph 2.3 of this Schedule 3 and subject to the Land Owners' rights to offset any of the Contribution Credit and the Market Valuation against its obligation to pay the Cash Contribution (or any part of it) as provided for in paragraph 2.4 in this Schedule 3.	Cash Contribution towards the provision of roads and other infrastructure
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Table 2 of Schedule 3

Column 1	Column 2
Development Contribution	Intended use
Item 1. Transfer of Education Contribution Land	Land to be transferred to the Minister (or, if the Minister directs, to the Minister for Education) for education purposes pursuant to paragraph 2 of Schedule 4.

2. Adjustment and Offset

2.1 Indexation

In respect of indexation by CPI in Item 1 of Column 1 of Table 1 in this Schedule 3 the following applies:

A means the dollar (\$) amount specified in Item 1 of Column 1 of Table 1 in this Schedule 3 payable prior to indexation by CPI.

CPI means the published Consumer Price Index (Sydney - All Groups), or if that index is no longer published, then any other index which, in the reasonable opinion of the Minister, is a similar index.

CPIA means the amount determined in accordance with the following formula:

$$\text{CPIA} = \frac{A \times C}{D} - A$$

where:

C = the most recent CPI prior to the date that payment is due to be made; and

D = the most recent CPI before the Gazettal Date,

where C is greater than D.

2.2 Payment

In respect of Item 3 of Column 1 of Table 1 in this Schedule 3 the following applies:

- (a) Each instalment of the Cash Contribution must be paid in accordance with Item 3 of Table 1 in Schedule 5.
- (b) The amount of each instalment of the Cash Contribution is to be determined in accordance with the following formula:

$$X = N \times \$108,676$$

Where:

X means the amount required to be paid

N means the number of hectares (including any part of a hectare) comprised in the Net Developable Area in any proposed plan of subdivision for any part of the Land

- (c) Prior to paying any instalment of the Cash Contribution, the Land Owners must provide the Director-General with certification from an independent surveyor (or other qualified person as agreed with the Director-General), confirming the Net Developable Area to which the Cash Contribution relates.
- (d) Subject to paragraphs 2.2(e) and 2.2(f) of this Schedule 3, for the purposes of the calculation and determination of the Net Developable Area, clauses 9, 10, 11 and 13 of the Draft Determination apply to this deed as if they were fully set out in this deed.
- (e) Clause 9(3)(l) of the Draft Determination applies with the following words inserted at the end of the clause:

"or may be imposed in accordance with a planning agreement within the meaning of the Act with the relevant council."
- (f) The parties acknowledge and agree the application of clauses 9, 10, 11 and 13 of the Draft Determination to this deed are intended for the sole purpose of calculating and determining the Net Developable Area and in all other respects the Draft Determination does not apply to the Land.

2.3 Adjustment

In respect of Item 3 of Column 1 of Table 1 in this Schedule 3 the following applies:

The amount in Item 3 of Column 1 of Table 1 in this Schedule 3 is to be adjusted on each CPI Adjustment Date, in respect of instalments of the Cash Contribution payable after that date, by multiplying that amount by the Current CPI and dividing by the Base CPI.

2.4 Ministerial Determination

- (a) If a Ministerial Determination specifies a rate or method of calculation for a contribution that results in a contribution amount that is less than the amount that would have been payable under the Draft Determination, then the amount of the contribution calculated pursuant to the Ministerial Determination will be deemed to be the Cash Contribution for the purpose of this deed.

- (b) If a Ministerial Determination specifies a rate or method of calculation for a contribution that results in a contribution amount that is equal to or greater than the amount that would have been payable under the Draft Determination, then the amount of the Cash Contribution will be the amount required under this deed.

2.5 Cash Contribution Offset

In respect of Item 3 of Column 1 of Table 1 in this Schedule 3 the following applies:

- (c) The Land Owners will be entitled to offset the:
- (i) Market Valuation; and
 - (ii) Contribution Credit,
- against the obligation to pay the Cash Contribution (or any part of it) up to the aggregate of the Market Valuation and the Contribution Credit.
- (d) The Market Valuation and the Contribution Credit are to be applied towards the Land Owners' obligation to pay any part of the Cash Contribution next payable after:
- (i) in the case of the Market Valuation, the dedication of the Education Contribution Land; and
 - (ii) in the case of the Contribution Credit relating to a certain Milestone, as from the date that relevant Milestone is satisfied in the reasonable opinion of the Minister.
- (e) Prior to application of any part of the Market Valuation and the Contribution Credit (as contemplated by this paragraph 2.5 in this Schedule 3) (**Partial Offset Amount**), that Partial Offset Amount must be increased to reflect any increase in the CPI since:
- (i) in the case of part of the Market Valuation, the date of that Market Valuation; and
 - (ii) in the case of part of the Contribution Credit relating to a certain Milestone, the date of signing of the Road Works Agreement relevant to the Road Improvement Works the subject of that Milestone,
- with the relevant amount being adjusted in accordance with paragraph 2.3 in this Schedule 3.

Schedule 4 - Development Contribution Procedures

1. Land Owners' undertakings

The Land Owners:

- (a) subject to any election by the Land Owners to transfer the Environmental Contribution Land to the Minister, as contemplated by paragraph 3.1(a) of Schedule 4, undertake to pay the Contribution Amount set out in Item 1 of Column 1 of Table 1 in Schedule 3 to the Minister (or as the Minister directs) as contemplated by, and in accordance with, the Development Contributions Timetable;
- (b) undertake to carry out the Road Improvement Works, and comply with all its obligations under or pursuant to the terms of any Road Works Agreement, if it elects to carry out the Road Improvement Works, pursuant to paragraph 4 of this Schedule 4 ;
- (c) undertake to transfer to the Minister (or, if the Minister directs, to the Minister for Education) the Education Contribution Land and its improvements as contemplated by, and in accordance with, Item 1 of Column 1 of Table 2 in Schedule 3, paragraph 2 of this Schedule 4 and the Development Contributions Timetable;
- (d) if the Land Owners so elect pursuant to paragraph 3.1(a) of Schedule 4, undertake to transfer to the Minister (or, if the Minister directs, to the Minister for the Environment) the Environmental Contribution Land and its improvements as contemplated by, and in accordance with, paragraph 3 of Schedule 4;
- (e) undertake to consult regularly with the Minister, respond within a reasonable period to the Minister's questions, queries and enquiries (acting reasonably) and generally keep the Minister informed regarding the progress of the Development to the extent such matters relate to the payment, or provision, of a Development Contribution.

2. Education Contribution Land

2.1 Education Contribution Land

The Minister and the Land Owners agree that the Land Owners must transfer the Education Contribution Land to the Minister (or, if the Minister directs, to the Minister for Education) in accordance with the Development Contribution Timetable and paragraph 2.2 of this Schedule 4.

2.2 Transfer of the Education Contribution Land

- (a) As soon as practicable after this deed commences to operate as provided for in clause 2, the Land Owners must (at their cost) prepare and register a Plan of Subdivision to create a separate lot or lots for the Education Contribution Land.
- (b) No later than the date that the event identified in Column 2 of Table 2 of Schedule 5 occurs, the Land Owners must deliver to the Minister (or, if the Minister directs, to the Minister for Education):
 - A. a form of transfer in respect of the land comprising the Education Contribution Land in favour of the Minister or, if the Minister directs in writing, to the Minister for Education,

for a consideration of the Market Valuation, executed by the Land Owners and in registrable form except for acceptance by the transferee and marking by the Office of State Revenue; and

- B. the certificate or certificates of title for the Education Contribution Land,

and must take any other necessary action (other than paying stamp duty associated with the transfer) to give effect to the transfer of the title of the Education Contribution Land to the Minister (or, where appropriate, the Minister for Education) free of all encumbrances and affectations (including any charge or liability for rates, taxes and charges).

2.2A Land Valuation Process

- (a) At least 2 months before the date that the event identified in Column 2 of Table 2 of Schedule 5 occurs, the Minister and the Land Owners must each appoint a valuer who:
- (i) is a registered valuer under the *Valuers Act 2003* (NSW) and is not restricted under that act from valuing the Education Contribution Land;
 - (ii) is both an Associate (or a Fellow) Member and a Certified Practising Valuer of the Australian Property Institute (Inc) NSW Division;
 - (iii) is then practising as a valuer;
 - (iv) is independent and not related to any party to this deed;
 - (v) has at least 5 years experience in valuing land of a similar nature to the Education Contribution Land; and
 - (vi) who has a practical understanding of the development and planning process to prepare a valuation for the Education Contribution Land,
- (the **Valuer**).
- (b) Each Valuer must prepare a valuation in accordance with this paragraph 2.2A.
- (c) Any valuation provided by the Valuer must be prepared as though the Education Contribution Land was being compulsorily acquired pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW).
- (d) In the event that the valuations vary by less than 5%, the average of the valuation amounts shall be adopted as the value for the subject land.
- (e) In the event that the valuations vary by more than 5%, then the Valuers shall meet to compare the valuations and attempt to find common ground (whether this be mutual agreement on value or, at the very least, agreement as to certain valuation drivers, methodologies or inputs). Following this meeting, the Valuers shall review their valuations. If the valuations continue to vary by more than 5%, the valuation to apply to the subject land will be determined by a further Valuer appointed by the President of the Australian Property Institute (NSW Division). That further Valuer shall act as an expert and not as an arbitrator, in compliance with paragraph 2.2A(c) of this Schedule 4 and whose decision is final and binding, in the absence of manifest error.

- (f) The Land Owners must pay all costs incurred by the Minister in respect of the appointment and determination of the Valuer and, if applicable, the further Valuer who acts as an expert appointed in accordance with paragraph 2.2A(e) of this Schedule 4.

2.3 Servicing of Education Contribution Land

- (a) Prior to the date of issue of a Subdivision Certificate which relates to the 700th Allotment in respect of the Land, the Land Owners must ensure that the Education Contribution Land is serviced (to the reasonable satisfaction of the Minister (or, where appropriate, the Minister for Education), in respect of water, sewer, power, telephone and kerb, gutter, footpath and sealed road to the frontage of the Education Contribution Land, to a standard appropriate for a primary school.
- (b) Once the Land Owners are of the opinion that the Education Contribution Land is serviced pursuant to paragraph 2.3(a) of this Schedule, the Land Owners must notify the Minister in writing that the Education Contribution Land is serviced to a standard appropriate for a primary school.
- (c) Within 10 Business Days of receipt by the Minister of the notice referred to in paragraph 2.3(b) of this Schedule, the Minister agrees to (or agrees to procure DET to) issue a notice in writing to the Land Owners confirming whether or not the Minister or DET is reasonably satisfied that the Education Contribution Land has been adequately serviced by the Land Owners to a standard appropriate for a primary school.
- (d) If the Land Owners:
 - (i) believe the Minister (or DET, as the case may be) has acted unreasonably in breach of this paragraph 2.3; or
 - (ii) disputes the opinion of the Minister (or DET, as the case may be) set out in the notice referred to in paragraph 2.3(c) of this Schedule,the Land Owners must give a notice to that effect to the Minister within 5 Business Days of the notice given under and by virtue of paragraph 2.3(c) of this Schedule, and the provisions of Schedule 8 will apply to that dispute.
- (e) If the Minister (or DET, as the case may be) is not reasonably satisfied that the Education Contribution Land has been adequately serviced by the Land Owners to a standard appropriate for a primary school, the Minister agrees to (or agrees to procure DET to) promptly notify the Land Owners of the reasons for its opinion.
- (f) Upon receipt by the Land Owners of any notice referred to in paragraph 2.3(e) of this Schedule, the Land Owners must either:
 - (i) as soon as practicable, service the Education Contribution Land in respect of water, sewer, power, telephone and kerb, gutter, footpath and sealed road to the frontage of the Education Contribution Land, to a standard appropriate for a primary school; or
 - (ii) promptly advise the Minister in writing that they dispute the reasons set out in the notice referred to in paragraph 2.3(e) of this Schedule, in which case the matter must be resolved in accordance with Schedule 8.
- (g) If, following referral of the matter to dispute resolution, it is determined that:

- (i) the Minister (or DET, as the case may be) was entitled to be of the opinion that the Education Contribution Land has not been adequately serviced by the Land Owners to a standard appropriate for a primary school, then paragraph 2.3(f)(i) of this Schedule will apply; or
- (ii) the Minister (or DET, as the case may be) was not entitled to be of the opinion that the Education Contribution Land has not been adequately serviced by the Land Owners to a standard appropriate for a primary school, then the Minister must (or must procure DET to) reconsider whether the Education Contribution Land has been adequately serviced by the Land Owners (to the reasonable satisfaction of the Minister (or, where appropriate, the Minister for Education) to a standard appropriate for a primary school in accordance with the terms of this deed.

2.4 Compulsory Acquisition

- (a) If the Land Owners do not transfer the Education Contribution Land as required by this deed, the Land Owners consent to the Minister (or the Minister for Education) compulsorily acquiring the whole or any part of the Education Contribution Land in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW), for the amount of \$1.00.
- (b) The Land Owners and the Minister agree that:
 - (i) this paragraph 2.4 is an agreement between them for the purposes of section 30 of the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW); and
 - (ii) in this paragraph 2.4 they have agreed on all relevant matters concerning the compulsory acquisition and the compensation to be paid for the acquisition.
- (c) Except as otherwise agreed between the Land Owners and DET, the Land Owners must ensure that the Education Contribution Land is free of all encumbrances and affectations (including any charge or liability for rates, taxes and charges), on the date that the Land Owners are liable to transfer the Education Contribution Land to the Minister (or, if the Minister directs, to the Minister for Education) in accordance with paragraph 2.2 of this Schedule 4.
- (d) The Land Owners indemnify and keep indemnified the Minister and the Minister for Education against all Claims made against the Minister or the Minister for Education as a result of any acquisition by the Minister or the Minister for Education of the whole or any part of the Education Contributions Land under paragraph 2.4.
- (e) The Land Owners must pay the Minister, promptly on demand, an amount equivalent to all Costs incurred by the Minister or the Minister for Education acquiring the whole or any part of the Education Contribution Land as contemplated by this paragraph 2.4.

3. Environmental Contribution Land

3.1 Environmental Contribution and Environmental Contribution Land

- (a) Subject to paragraph 3.3(a) of this Schedule, at any time prior to the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land, the Land Owners must notify the Minister in writing whether they will:
 - (i) pay the Environmental Contribution in the manner set out in Item 1 of Table 1 of Schedule 5; or
 - (ii) transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) as contemplated by paragraph 3.3 of this Schedule 4.
- (b) If the Landowners have:
 - (i) paid to the Minister that part of the Environmental Contribution set out in paragraph (a) of Item 1 in Column 2 of Table 1 in Schedule 5; and
 - (ii) elected to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) pursuant to paragraph 3.1(a),

that amount paid by the Land Owners as part of the Environmental Contribution, which is held by the Minister, will be refunded to the Land Owners within 30 days of completion of the transfer of the Environmental Contribution Land.
- (c) If no notification is given by the Land Owners prior to the date referred to in paragraph 3.1(a) of this Schedule, the Land Owners will be deemed to have elected to pay the Environmental Contribution set out in Item 1 of Table 1 of Schedule 5, rather than transferring the Environmental Contribution Land to the Minister as contemplated by paragraph 3.3 of this Schedule.

3.2 Location of the Environmental Contribution Land

- (a) Prior to the Land Owners notifying the Minister that they will transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) pursuant to paragraph 3.1(a)(ii) of this Schedule:
 - (i) the Land Owners must nominate to the Minister the land they propose to comprise the Environmental Contribution Land; and
 - (ii) the Minister must notify the Land Owners, in writing, whether or not she agrees that the land so nominated by the Land Owners to comprise the proposed Environmental Contribution Land is accepted as the land to comprise the Environmental Contribution Land.
- (b) The Land Owners agree that they must not give any notification to the Minister as provided for in paragraph 3.1(a)(ii) unless and until the Minister has agreed with the Land Owners the area and location of the land to comprise the Environmental Contribution Land.
- (c) The Land Owners acknowledge that the Minister may make its approval of the area and location of the land to comprise the Environmental Contribution Land conditional on certain conditions.

- (d) Where:
 - (i) the Minister makes its approval of the area and location of the land to comprise the Environmental Contribution Land conditional on certain conditions; and
 - (ii) the Land Owners notify the Minister that they will transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) pursuant to paragraph 3.1(a)(ii) of this Schedule,

then the Land Owners are taken to have agreed to the conditions of the Minister's approval of the area and location of the land to comprise the Environmental Contribution Land.

- (e) The Land Owners agree to provide the Minister and its contractors and agents access to the land they propose to comprise the Environmental Contribution Land after the date of this deed for the purpose of determining whether or not the location of that part of the Land is suitable to dedicate to the Minister (or, if the Minister directs, to the Minister for the Environment).

3.3 Transfer of the Environmental Contribution Land

- (a) As soon as reasonably possible after the Minister has approved the location for the Environmental Contribution Land, the Land Owners must (at their cost and risk) prepare and register a Plan of Subdivision to create a separate lot or lots for the Environmental Contribution Land.
- (b) If the Land Owners elect to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) pursuant to paragraph 3.1(a)(ii) of this Schedule, no later than the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land, the Land Owners and the Minister must:
 - (i) agree the terms upon which the Environmental Contribution Land will be transferred to the Minister (or, if the Minister directs, to the Minister for the Environment); and
 - (ii) agree the terms of, and enter into, the contract in respect of the transfer of the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment).

4. Road Contributions

4.1 Dora Creek Road Improvement Works

If the Land Owners agree with the Minister and the RTA all arrangements to carry out the Dora Creek Road Improvement Works:

- (a) The Land Owners must:
 - (i) enter into a Road Works Agreement with the RTA, or such other legally binding agreement, the terms and conditions of which:
 - A. each of the RTA and the Land Owners have agreed; and

B. the Minister has approved in her absolute and unfettered discretion,

in respect of the carrying out and completion of the Dora Creek Road Improvement Works; and

(ii) achieve Practical Completion of the Dora Creek Road Improvement Works,

by the date of issue of a Subdivision Certificate which relates to the 300th Allotment in respect of the Land. The Land Owners must notify the Minister promptly following entry into an agreement as contemplated by paragraph 4.1(a)(i) of this Schedule, and provide the Minister with a copy of that agreement.

(b) The Land Owners must comply with the terms and conditions of that agreement, including any requirements to provide security and achieve Practical Completion of the Dora Creek Road Improvement Works.

(c) If the Land Owners have not achieved Practical Completion of the Dora Creek Road Improvement Works by the date specified in paragraph 4.1(a)(i) of this Schedule, the Land Owners are deemed to be in default of this deed, without the need for the Minister to issue a notice of default on each of the Land Owners.

4.2 Morisset Road Improvement Works

If the Land Owners agree with the Minister and the RTA all arrangements to carry out the Morisset Road Improvement Works:

(a) The Land Owners must:

(i) enter into a Road Works Agreement with the RTA, or such other legally binding agreement, the terms and conditions of which:

A. each of the RTA and the Land Owners have agreed; and

B. the Minister has approved in her absolute and unfettered discretion,

in respect of the carrying out and completion of the Morisset Road Improvement Works; and

(ii) achieve Practical Completion of the Morisset Road Improvement Works,

by the date of issue of a Subdivision Certificate which relates to the 1,000th Allotment in respect of the Land.

(b) The Land Owners must notify the Minister promptly following entry into an agreement as contemplated by paragraph 4.2(a)(i) of this Schedule, and provide the Minister with a copy of that agreement.

- (c) The Land Owners must comply with the terms and conditions of that agreement, including any requirements to provide security and achieve Practical Completion of the Morisset Road Improvement Works.
- (d) If the Land Owners have not achieved Practical Completion of the Morisset Road Improvement Works by the date specified in paragraph 4.2(a) of this Schedule, the Land Owners are deemed to be in default of this deed, without the need for the Minister to issue a notice of default on each of the Land Owners.

4.3 Other Road Improvement Works

At any time prior to the creation of the 398th Allotment, the Land Owners may, in writing, request the Director-General's approval, on behalf of the Minister (which is not to be unreasonably withheld) to enter into a Road Works Agreement to undertake Road Improvement Works, not being the Dora Creek Road Improvement Works nor the Morisset Road Improvement Works.

4.4 Road Improvement Works Contribution Credit

- (a) At or about the time the Land Owners enter into any Road Works Agreement, the Land Owners and the Director-General must agree in writing, the Contribution Credit to be attributed to each Milestone relevant to that Road Works Agreement.
- (b) The Land Owners must provide an estimate of the cost of the relevant Road Improvement Works prepared by an independent quantity surveyor, at the Land Owners' cost. The parties will have regard to that estimate in determining the Contribution Credit to be attributed to achieving each Milestone of the relevant Road Improvement Works.
- (c) Any of the Road Improvement Works and the Contribution Credit may be varied at any time by the Land Owners so long as the Director-General has given written approval to the varied Road Improvement Works and revised Contribution Credit prior to the relevant Road Improvement Works commencing.

Schedule 5 - Development Contributions Timetable

Table 1 - Contribution Amount

Column 1	Column 2
Development Contribution	Date for payment of Contribution Amount
Item 1: Item 1 of Table 1 in Schedule 3	(a) \$105,600 (as that amount is increased by movements in the CPI pursuant to Schedule 3) prior to the date of issue of a Subdivision Certificate which relates to the 1st Allotment in respect of the Land; and (b) if the Land Owners elect not to transfer the Environmental Contribution Land pursuant to paragraph 3 of Schedule 4, \$2,534,400 (as that amount is increased by movements in the CPI pursuant to Schedule 3) prior to the date of issue of a Subdivision Certificate which relates to the 101st Allotment in respect of the Land.
Item 2: Item 2 of Table 1 in Schedule 3	If a Road Works Agreement is entered into for any Road Improvement Works in accordance with paragraph 4 of Schedule 4, the Road Improvement Works will be undertaken by the Land Owners pursuant to the relevant Road Works Agreement and in the case of the Dora Creek Road Improvement Works and the Morisset Road Improvement Works pursuant to paragraphs 4.1 and 4.2 of Schedule 4, as is relevant.
Item 3: Item 3 of Table 1 in Schedule 3	To be paid, in relation to any Subdivision Certificate, progressively in instalments in relation to each hectare of Net Developable Area (or any part thereof) comprised in a proposed plan of subdivision for any part of the Land prior to the issue of the Subdivision Certificate which relates to that part of the Land.

Table 2 - Education Contribution Land

Column 1	Column 2
Development Contribution	Date for transfer or dedication of the Education Contribution Land
Item 1: Item 1 of Table 2 in Schedule 3	At any time prior to the date of issue of a Subdivision Certificate which relates to the 300th Allotment in respect of the Land.

Schedule 6 - Release and Discharge Terms

1.1 Release and Discharge Terms

- (a) Once the Land Owners have:
 - (i) paid the Contribution Amount;
 - (ii) paid the Cash Contribution;
 - (iii) if applicable, achieved Practical Completion of the Road Improvement Works pursuant to each Road Works Agreement entered into by the Land Owners and the RTA;
 - (iv) transferred the Education Contribution Land; and
 - (v) transferred the Environmental Contribution Land (if the Land Owners so elect pursuant to paragraph 3.1(a) of Schedule 4),

all as required by this deed, and any default by the Land Owners under the Planning Agreement has been remedied by the Land Owners or waived by the Minister, the Minister must promptly, at the request and cost of the Land Owners:

- A. provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) to the extent that the Planning Agreement affects the Land; and
 - B. do all things necessary to enable the extinguishment of the Planning Agreement and the Deed of Amendment (2011) from title of that Land.
- (b) From time to time, the Land Owners may request the Minister to provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) to the extent the Planning Agreement and the Deed of Amendment (2011) affects an Allotment where the Land Owners have fully satisfied its obligations under this deed (including paying the Contribution Amount and Cash Contribution due and payable) in respect of that Allotment, and where the Land Owners are not otherwise in default of any of their obligations under this deed, at the time of the Land Owners' request.
- (c) The Minister is required to provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) in respect of any Allotment (or procure the removal of registration of the Planning Agreement and the Deed of Amendment (2011) from title of that Allotment) if the Minister is satisfied that the Land Owners are not otherwise in default of their obligations under this deed at the time of the Land Owners' request.

1.2 Release and Discharge of Avondale School Site

The Land Owners and the Minister each acknowledge and agree that:

- (a) the Avondale School Site is not intended to form part of the Land;
- (b) the Land Owners must (at their cost and risk) prepare and register a Plan of Subdivision to create a separate lot for the Avondale School Site;

- (c) following the creation of that separate lot for the Avondale School Site, the Minister must promptly, at the request and cost of the Land Owners:
- (i) provide a release and discharge of the Planning Agreement and the Deed of Amendment (2011) to the extent that each of the Planning Agreement and the Deed of Amendment (2011) affect the Avondale School Site; and
 - (ii) do all things necessary to enable the extinguishment of the Planning Agreement and the Deed of Amendment (2011) from the title of the Avondale School Site.

Schedule 7 - Review or Replacement Procedures

- (a) The Parties may agree to review this deed.
- (b) Any review or modification will be conducted in the circumstances and in the manner determined by the Parties.
- (c) For clarity:
 - (i) no such review or replacement shall have any force or effect unless and until formal legal documents are signed by the Parties; and
 - (ii) any modification must be made pursuant to paragraph 12 of Schedule 12.

Schedule 8 - Dispute resolution

1. Notice of Dispute

If a dispute between any of the Parties arises in connection with this deed or its subject matter, then any Party may give to the other Parties a notice of dispute in writing adequately identifying and providing details of the dispute.

The Parties must continue to perform their respective obligations under this deed if there is a dispute but will not be required to complete the matter, the subject of the dispute, unless each Party indemnifies the other Parties against cost, damages and all losses suffered in completing the disputed matter if the dispute is not resolved in favour of the indemnifying Party.

2. Further steps required before proceedings

- (a) Any dispute between the Parties arising in connection with this deed or its subject matter must as a condition precedent to the commencement of litigation first be the subject of mediation by a mediator agreed from time to time by each Party to the dispute.
- (b) If the Parties to the dispute cannot agree on a mediator within 10 Business Days of receipt by the relevant Party of the notice referred to in paragraph 2(a), any Party may request LEADR (or, if LEADR does not exist, an equivalent replacement organisation to that of LEADR) to appoint a mediator.
- (c) Each party must use its best efforts to resolve the dispute by a mediation procedure to be agreed upon by each Party to the dispute.
- (d) If mediation does not result in the resolution of the dispute within 30 Business Days of the notice referred to in paragraph 2(a) (or such longer period as the Parties agree in writing), then any Party is entitled to commence litigation in respect of that dispute.

3. Disputes for expert determination

If the mediation referred to in paragraph 2 has not resulted in settlement of the dispute, any Party may, with the prior written consent of each other Party, refer the matter to expert determination in accordance with paragraph 4, such expert to act in accordance with the requirements of this Schedule 8.

4. Choice of expert

- (a) A dispute to be referred to an expert in accordance with paragraph 3 must be determined by an independent expert in the relevant field:
 - (i) agreed between and appointed jointly by the Parties; or
 - (ii) in the absence of agreement within 5 Business Days of the agreement of the Parties to refer the matter to expert determination under paragraph 3, appointed by the President or other senior officer for the time being of the body administering the relevant field.

- (b) If the Parties cannot agree as to the relevant field, any one Party may refer the matter to the President of the New South Wales Bar Association (or the President's nominee) whose decision as to the relevant field is final and binding on the Parties.

5. Requirements for expert

- (a) The expert appointed to determine a dispute:
- (i) must have a technical understanding of the issues in contest;
 - (ii) must not have a significantly greater understanding of one Party's business or operations which might allow the other side to construe this greater understanding as a bias or a conflict of interest;
 - (iii) must inform the Parties before being appointed 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.
- (b) The Parties must enter into an agreement with the expert appointed under this Schedule 8 setting out the terms of the expert's determination and the fees and expenses payable to the expert.

6. Directions to expert

In reaching a determination in respect of a dispute under paragraph 3, the independent expert must give effect to the intent of the Parties entering into the Planning Agreement.

7. Expert not arbitrator

The expert must:

- (a) act as an expert and not as an arbitrator; and
- (b) proceed in any manner as the expert thinks fit but must observe the rules of natural justice but not the rules of evidence, not accept verbal submission unless both Parties are present and on receipt of written submissions from one Party ensure that a copy of such submission is given promptly to the other Party; and
- (c) 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; and
- (d) 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); and
- (e) issue a draft certificate stating the expert's intended determination giving each Party 15 Business Days to make further submissions; and
- (f) issue a final certificate stating the expert's determination; and
- (g) act with expedition with a view to issuing the final certificate as soon as practicable.

8. Compliance with directions

The Parties must comply with all directions given by the expert in relation to the resolution of the dispute and must within a time period specified by the expert, give the expert:

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

9. Expert may commission reports

The expert may commission the expert's own advisers or consultants (including lawyers, accountants, bankers, engineers, surveyors or other technical consultants) to provide information to assist the expert in making a determination. The Parties must indemnify the expert for the cost of those advisers or consultants.

10. Expert may convene meetings

- (a) The expert will hold a meeting with all the Parties present to discuss the dispute.
- (b) The meeting must be conducted in a manner which the expert considers appropriate.
- (c) The meeting may be adjourned to, and resumed at, a later time in the expert's discretion.
- (d) The Parties agree that a meeting under this paragraph is not a hearing and is not an arbitration.

11. Final determination of expert

- (a) The Parties agree that the final determination by an expert will be final and binding upon them.
- (b) The expert or mediator will not be liable in respect of the expert determination or mediation, except in the case of fraud or misfeasance by the expert or mediator.
- (c) The Parties agree to release and indemnify the expert from and against all Claims, except in the case of fraud or misfeasance by the expert, which may be made against the expert by any person in respect of the expert's appointment to determine the dispute.

12. Other courses of action

If the mediation referred to in paragraph 2 or the expert determination required or agreed under paragraph 3 has not resulted in resolution of the dispute, any one Party may take whatever course of action it deems appropriate (including commencing and prosecuting any proceedings in any court of competent jurisdiction) for the purpose of resolving the dispute.

13. Confidentiality of information

- (a) The Parties agree, and must procure that, the mediator and expert agrees as a condition of his or her appointment:

- (i) subject to paragraph (ii) below, to keep confidential all documents, information and other material, disclosed to them during or in relation to the expert determination or mediation; and
 - (ii) not to disclose any confidential documents, information and other material except:
 - A. to a Party or adviser who has signed a confidentiality undertaking to the same effect as this paragraph 13; or
 - B. if required by Law or the ASX Listing Rules to do so; or
 - (iii) not to use confidential documents, information or other material disclosed to them during or in relation to the expert determination for a purpose other than the expert determination or mediation.
- (b) The Parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
- (i) views expressed or proposals or suggestions made by a Party or the expert during the expert determination or mediation relating to a possible settlement of the dispute; and
 - (ii) admissions or concessions made by Party during the expert determination or mediation in relation to the dispute; and
 - (iii) information, documents or other material concerning the dispute which are disclosed by a Party during the expert determination or mediation unless such information, documents or facts will have been otherwise discoverable in judicial or arbitral proceedings.

Schedule 9 - Security Arrangements

1. Bank Guarantee and Cash Deposit

1.1 Face value of Bank Guarantees - Environmental Contribution Land

- (a) Where the Land Owners elect to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) in accordance with paragraph 3.1(a)(ii) of Schedule 4, prior to the Bank Guarantee Delivery Date (Environmental Contribution), the Land Owners must procure and provide to the Minister one or more Bank Guarantees having a (or an aggregate) face value of an amount equivalent to \$2,640,000 unless the Environmental Contribution Land has been transferred to the Minister (or, if the Minister directs, to the Minister for the Environment) prior to the Bank Guarantee Delivery Date (Environmental Contribution).
- (b) The Land Owners and the Minister acknowledge and agree that any Bank Guarantee required to be provided by the Land Owners under paragraph 1.1(a):
 - (i) secures the Land Owners' obligations to transfer the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) as contemplated by paragraph 3.3 of Schedule 4; and
 - (ii) will be returned to the Land Owners once the Land Owners have transferred the Environmental Contribution Land to the Minister (or, if the Minister directs, to the Minister for the Environment) as contemplated by paragraph 3.3 of Schedule 4.

1.1A Face value of Bank Guarantee - Cash Contribution

- (a) The Bank Guarantees to be provided under this paragraph 1.1A of Schedule 9 must name the "Minister for Planning and Infrastructure and Department of Planning and Infrastructure ABN 38 755 709 861" as the relevant beneficiaries.
- (b) At any one time, the Land Owners must ensure the Minister is in receipt of Bank Guarantees that equal the amount of security determined under paragraph 1.1A(e) of this Schedule 9.
- (c) The Land Owners must procure and provide to the Minister one or more Bank Guarantees having a (or an aggregate) face value of an amount equivalent to \$428,414.67 (**Base Security Bank Guarantee**) prior to the date of issue of a Subdivision Certificate which relates to the 48th Allotment as security for the Land Owner's obligations under this deed.
- (d) The Land Owners must procure and provide one or more Bank Guarantees (other than the Base Security Bank Guarantee) to the Minister in respect of each relevant Planning Application to be lodged after the date of this deed, either:
 - (i) prior to the issue of a Satisfactory Arrangements Certificate in relation to that Planning Application; or
 - (ii) where such a Satisfactory Arrangements Certificate is not required, within 10 Business Days of lodging that Planning Application with the relevant consent authority.

That additional Bank Guarantee or Bank Guarantees will further secure the Land Owners' obligations to pay the Cash Contribution in relation to the proposed Allotments the subject of that Planning Application.

- (e) The face value of the Bank Guarantees required under paragraph 1.1A(d) of this Schedule 9 is to be calculated in accordance with the following formula (but after taking into account any offsets to which the Land Owners have become entitled under paragraph 2.5 of Schedule 3):

$$\text{\$BCA} = (\text{\$20,974,468} \times A) - \$428,414.67$$

Where:

\\$BCA is the face value of all relevant Bank Guarantees

A is the percentage of the area of Net Developable Area of the Land the subject of the relevant Planning Applications as a proportion of the area of the Net Developable Area of the Land

If **\\$BCA** is less than 0 then the **\\$BCA** is deemed to be \$428,414.67

Note: the Land Owners may provide separate Bank Guarantees in circumstances where multiple Planning Applications have been lodged.

- (f) The Land Owners and the Minister acknowledge and agree that any Bank Guarantee required to be provided by the Land Owners under this paragraph 1.1A of Schedule 9 will be returned to the Land Owners:
- (i) once the Land Owners have paid the whole of the relevant Cash Contribution to which the Bank Guarantee relates; or
 - (ii) where the Land Owners have entered into a Road Works Agreement and the security provided by the Land Owners under the relevant Road Works Agreement is equal to or exceeds the outstanding relevant Cash Contribution.
- (g) The Minister agrees that it will request the Director-General to act reasonably and issue more than one Satisfactory Arrangement Certificate in respect of any Planning Application where the Land Owners agree with Council that the land the subject of that Planning Application may be developed in stages, upon the basis that a Satisfactory Arrangement Certificate may be issued, and found acceptable to the Council, in relation to the development of different stages or different parts of the Land the subject of that Planning Application.

1.2 Reduction or replacement

At the request of the Land Owner, the Minister agrees that the face value of any Bank Guarantee provided by the Land Owners will reduce in amount, or be replaced by Bank Guarantees with face values of reduced amounts, as determined by the Minister, acting reasonably, having regard to payments of the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed made by the Land Owners from time to time and in the case of Bank Guarantees provided pursuant to paragraph 1.1A of this Schedule 9, having regard the security provided by the Land Owners under the relevant Road Works Agreement.

1.3 Expiry of Bank Guarantees

- (a) If any Bank Guarantees provided by the Land Owners are expressed as expiring on a certain date, the Land Owners must provide the Minister with a replacement Bank Guarantee 20 Business Days prior to the expiry of any Bank Guarantee subject to paragraph 1.4.
- (b) The provision of the Bank Guarantee does not:
 - (i) relieve the Land Owners from any of the obligations to be complied with on its part under any other provision of this deed;
 - (ii) limit the right of the Minister to recover from the Land Owners in full all money payable to the Minister under this deed, including without limitation, interest on any such amounts or damages or other losses incurred by the Minister.

1.4 Failure to replace expired Bank Guarantee

If the Land Owners fail to provide the Minister with a replacement Bank Guarantee in accordance with paragraph 1.3(a), the Minister may call on the full amount of any Bank Guarantee held by the Minister after giving 20 Business Days prior written notice to the Land Owners.

1.5 Cash deposit

- (a) If the Minister makes demand under any Bank Guarantee pursuant to paragraph 1.4, the Minister must hold the full amount so paid to the Minister as a cash deposit ("**Cash Deposit**") in a separate account opened with any body corporate that is an ADI (authorised deposit-taking institution) for the purposes of the Banking Act, 1959 (Cth) in the name of the Minister and with beneficial ownership vesting at all times in the Minister ("**Cash Deposit Account**"). The Cash Deposit will operate to secure all the obligations of the Land Owners in respect of the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed.
- (b) As beneficial owner of the Cash Deposit, the Minister may, at any time and without notice to the Land Owners, withdraw money (including accrued interest) from the Cash Deposit Account and retain that money absolutely to satisfy or reimburse the Minister for any liability, loss, cost, charge or expense incurred by the Minister because of failure by the Land Owners to comply with their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed.
- (c) All costs, charges, duties and taxes payable in connection with the Cash Deposit Account or interest accruing on moneys credited to the Cash Deposit Account may be satisfied by the Minister withdrawing money from the Cash Deposit Account and applying the money for that purpose.
- (d) If no moneys are, or may become, payable to the Minister under this deed and the Land Owners have satisfied all of their obligations under this deed to comply with their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed, the Minister must pay the balance of the Cash Deposit Account, less all costs, charges, duties and taxes payable in connection with such payment, to the Land Owners.

- (e) For the avoidance of doubt, the Land Owners have no right to require the Minister to release the Cash Deposit until the Minister is reasonably satisfied that the Land Owners have complied with all their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed.

1.6 Release of Cash Deposit

The Minister must release the Cash Deposit to the Land Owners if the Land Owners provide the Minister with a replacement Bank Guarantee complying with the requirements of paragraphs 1.1 and 1.2.

1.7 Claims under Bank Guarantees

The Parties agree that:

- (a) the Minister may make claims under each of the Bank Guarantees required to be provided under paragraphs 1.1(a) and 1.1A of this Schedule 9, at any time and from time to time, if the Land Owners fail to comply with their obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed; and
- (b) the Minister agrees not to make any claim under any Bank Guarantee without providing at least 3 Business Days' prior written notice to the Land Owners of their intention to do so.

1.8 Base Security Bank Guarantee

Despite anything else in this schedule, the Base Security Bank Guarantee will only be released once the Land Owners have complied with all of their obligation under this deed, which may include the provision of security under a Road Works Agreement.

Schedule 10 - Assignment and Dealing Terms

1.1 Land Owners' right to sell Land

- (a) The Land Owners must not sell, transfer or dispose of the whole or any part of the Land otherwise than in circumstances where paragraph 1.2 applies, unless before it sells, transfers or disposes of any such part of the Land to another person ("**Transferee**"):
- (i) it satisfies the Minister acting reasonably that the proposed Transferee is financially capable of complying with such of the Land Owners' obligations under this deed (including, without limitation, by providing financial statements for, and credit standing of, the proposed transferee) as the Minister acting reasonably shall nominate must be adopted by the Transferee ("**Required Obligations**");
 - (ii) the rights of the Minister under this deed are not diminished or fettered in any way;
 - (iii) the Transferee signs a deed in the form set out in Annexure F to the Deed of Amendment (2011) to the Minister containing provisions under which the Transferee agrees to comply with the Required Obligations as if it were the Land Owners (including obligations which arose before the transfer or assignment) with respect to the land being sold, transferred or disposed of; and
 - (iv) the Minister is satisfied that it holds appropriate security (by way of Bank Guarantees as contemplated by Schedule 9) to secure the Land Owners' obligations in relation to the relevant Development Contribution to which the relevant Bank Guarantee relates under this deed;
 - (v) if applicable, the Minister is satisfied that the Land Owners are performing their obligations under paragraph 4 of Schedule 4 in respect of the carrying out and completion of the Road Improvement Works as required by this deed;
 - (vi) any default by the Land Owners have been remedied by the Land Owners or waived by the Minister; and
 - (vii) the Land Owners and the Transferee pay the Minister's reasonable Costs in relation to that assignment.

1.2 Release

If the Land Owners sell, transfer or dispose of the whole or any part of the Land and fully satisfy the requirements of paragraph 1.1 of this Schedule 10, the Land Owners will be released from their obligations under this deed with respect to that Land being sold, transferred or disposed of.

Schedule 11 - Costs

The Land Owners to pay their own Costs and the Minister's Costs in connection with the negotiation, preparation, execution, stamping, notification and registration of documents in relation to this deed and the Deed of Amendment (2011).

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Schedule 12 - General terms

1. Notices

1.1 Form

Any notice, consent, information, application or request that must or may be given or made to a Party under the Planning Agreement is only given or made if it is in writing and sent in one of the following ways:

- (a) delivered or posted to that Party at its address set out below; or
- (b) faxed to that Party at its fax number set out below:

Minister

Address: 22-33 Bridge Street
Sydney, NSW, 2000

Telephone: (02) 9228 6111

Fax: (02) 9228 6195

Attention: Director-General

Land Owners

Australasian Conference Association Ltd:

Address: 148 Fox Valley Road Wahroonga NSW 2076

Telephone: (02) 9847 3383

Fax: (02) 9489 0943

Attention: Company Secretary

Avondale Greens Pty Ltd:

Address: Level 3, 338 Kent Street Sydney NSW 2000

Telephone: (02) 8023 8888

Fax: (02) 8023 8800

Attention: Managing Director

Avondale Greens Developments Pty Ltd:

Address: Level 3, 338 Kent Street Sydney NSW 2000

Telephone: (02) 8023 8888

Fax: (02) 8023 8800

Attention: Managing Director

Johnson Property Group Pty Limited:

Address: Level 3, 338 Kent Street Sydney NSW 2000
Telephone: (02) 8023 8888
Fax: (02) 8023 8800
Attention: Managing Director

1.2 Change of address

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

1.3 Receipt

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

- (a) if it is delivered, when it is left at the relevant address;
- (b) if it is sent by post, 2 Business Days after it is posted; or
- (c) if it is 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.

1.4 Receipt - next Business Day

If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a Business Day or after 5pm on any Business 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.

2. Approvals and Consent

Except as otherwise set out in this deed, and subject to any statutory obligations, the Minister may give or withhold an approval or consent to be given under this deed in her absolute and unfettered discretion and subject to any conditions determined by the Minister. The Minister is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

3. Assignment and dealings

None of the Parties to this deed may assign or otherwise deal with its rights under this agreement or allow any interest in them to arise or be varied in each case unless stated otherwise in Schedule 10.

4. Costs

The costs regarding the negotiation, preparation, execution, stamping, notification and registration of documents in relation to this deed and the Deed of Amendment (2011) are to be borne by the Land Owners as set out in Schedule 11.

5. Entire Agreement

This deed contains everything to which the Parties have agreed in relation to the matters it deals with. No Party can rely on an earlier document, anything said or done by another Party, or by an Authorised Officer, agent or employee of that Party, before the Planning Agreement was executed, except as permitted by Law.

6. Further Acts

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

7. Governing Law and Jurisdiction

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

8. Joint and individual liability and benefits

Except as otherwise set out in this deed, any agreement, covenant, representation or warranty under this deed by two or more persons binds them jointly and each of them individually, and any benefit in favour of two or more persons is for the benefit of them jointly and each of them individually.

9. No fetter

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

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

10. Representations and warranties

- (a) The Parties represent and warrant that they have power to enter into this deed and comply with their obligations under this deed and that entry into this deed will not result in the breach of any Law.
- (b) The Parties agree that the Minister enters into this deed for and on behalf of the State of New South Wales and for the benefit of the State Government as a juristic entity.

11. Severability

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

12. Modification

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

13. Waiver

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

14. The Planning Agreement not confidential

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

Executed as a deed

Executed by Australasian Conference Association Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Secretary/other Director

Signature of Director or Sole Director and Secretary

Name of Secretary/other Director in full

Name of Director or Sole Director and Secretary in full

Executed by Avondale Greens Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Executed by Avondale Greens Developments Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Executed by Johnson Property Group Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

**Signed by The Honourable Brad Hazzard
M.P.**

Minister for Planning and Infrastructure for the
State of New South Wales

Signature of Witness

The Honourable Brad Hazzard M.P.
Minister for Planning and Infrastructure

Name of Witness in full

Draft

Annexure A - Deed

Draft

Annexure B - Education Contribution Land and Avondale School Site

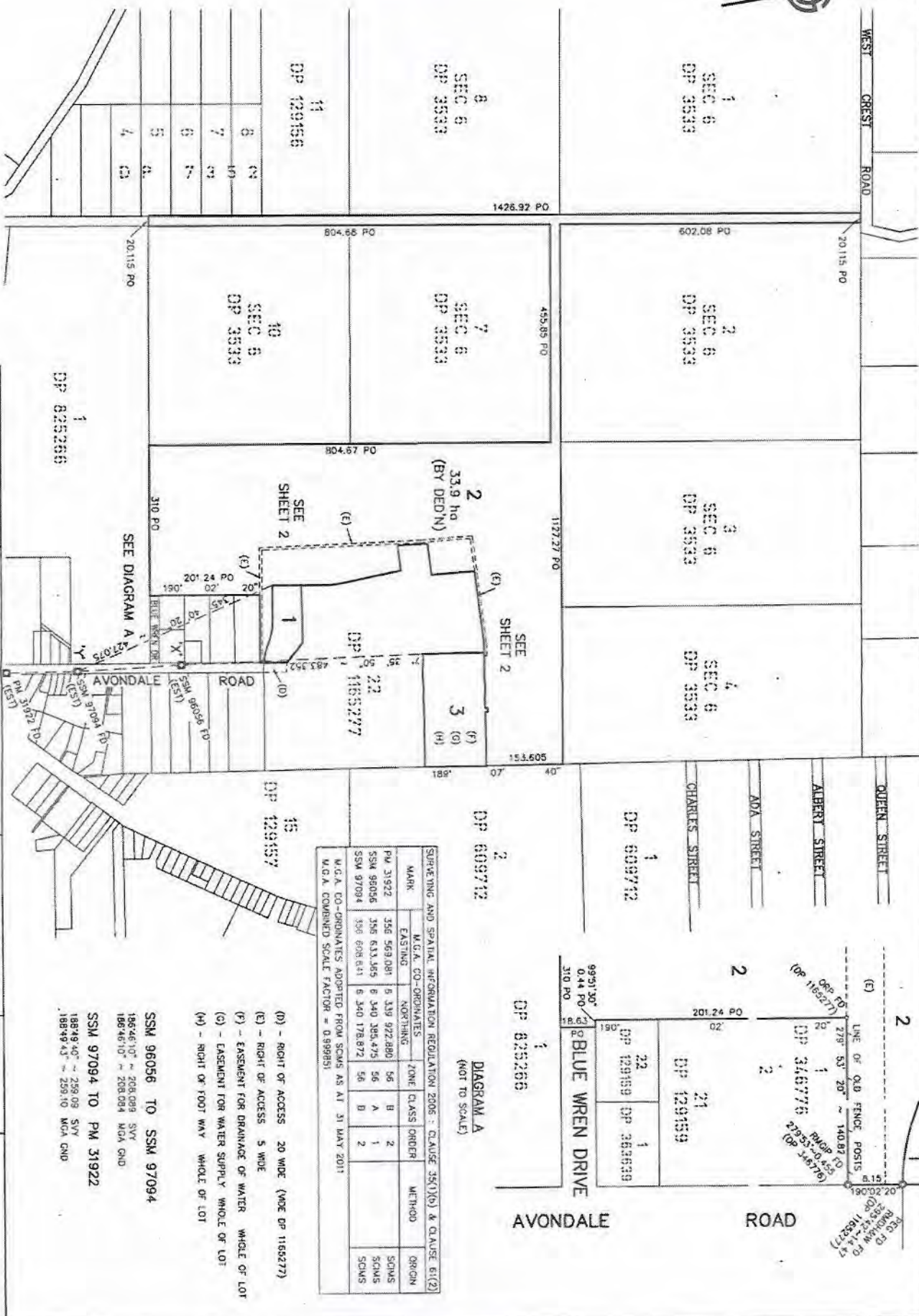
Draft

Annexure C - Unformed Council Road Reserve

Draft

Annexure C - Avondale School Site

Draft



SURVEYING AND SPATIAL INFORMATION REGULATION 2006 : CLAUSE 35(1)(b) & CLAUSE 61(2)					
MARK	M.G.A. CO-ORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
PM 31922	356 569.081	5 319 922.880	56	B	2
SSM 96056	356 633.565	5 340 385.475	56	A	1
SSM 97094	356 608.641	5 340 178.872	56	B	2

M.G.A. CO-ORDINATES ADAPTED FROM SCMS AS AT 31 MAY 2011
M.G.A. COMBINED SCALE FACTOR = 0.999851

DIAGRAM A
(NOT TO SCALE)

- (D) - RIGHT OF ACCESS 20 WIDE (WIDE DP 1166277)
- (E) - RIGHT OF ACCESS 5 WIDE
- (F) - EASEMENT FOR DRAINAGE OF WATER WHOLE OF LOT
- (C) - EASEMENT FOR WATER SUPPLY WHOLE OF LOT
- (H) - RIGHT OF FOOT WAY WHOLE OF LOT

SSM 96056 TO SSM 97094

186°46'10" ~ 208.089 SIV

186°46'10" ~ 208.084 MGA GND

SSM 97094 TO PM 31922

188°16'40" ~ 239.09 SIV

188°16'43" ~ 239.10 MGA GND

Surveyor: ALEX P LASCELLES
Date of Survey: 31ST MAY 2011
Surveyor's Ref: 108750-B-NENC

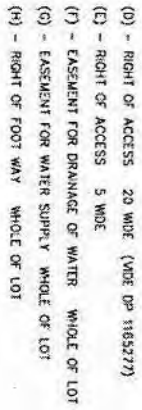
PLAN OF SUBDIVISION OF
LOT 21 DP 1165277

L.O.A.: LAKE MACQUARIE
Locality: COORANBONG
Subdivision No.: 5000

negative

DP

09-07



SCHEDULE OF SHORT LINES				
LINE	BEARING	DISTANCE	ARC	RADIUS
1	289.03°	27.77	27.89	86.15
2	298.06.45°	21.625		
3	289.01.15°	35.71	35.86	112.975

DIAGRAM B
(NOT TO SCALE)

PLAN OF SUBDIVISION OF
LOT 21 DP 1165277

LGA: LAKE MACQUARIE
COORANBONG

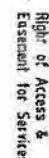
Requested

DP

Annexure D - Education Contribution Land

Draft

Revision A
Date 26th February 2010
For Avenfield Greens Dwellers



Proposed Subdivision
For New School Site
Lots 2, 7 & 8 Sec 6 DP 3533 & Lot 1 DP 595941
Avondale Road, Cooranbong



THE MACQUARIE CITY COUNCIL
Approved plans for
DEVELOPMENT CONSENT No. 30612010
DATE OF APPROVAL 12/4/10
Delegated
Officer G. Field



Annexure E - Draft Determination

Draft

Public Consultation Draft

Environmental Planning and Assessment (Special Infrastructure Contribution – Lower Hunter) Determination 2011

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, in pursuance of section 94EE of the *Environmental Planning and Assessment Act 1979*, make the following Determination.

Minister for Planning

Dated:

1 Name of Determination

This Determination is the *Environmental Planning and Assessment (Special Infrastructure Contribution – Lower Hunter) Determination 2011*.

2 Commencement

This Determination takes effect on [insert date].

3 Definitions

(1) In this Determination:

contribution rate – see clauses 7 and 8.

deferred payment arrangement – see clause 17.

developer means the person having the benefit of a development consent for the time being.

industrial land means:

(a) land within any of the following land use zones specified in the Standard Instrument:

(i) Zone B5 Business Development,

- (ii) Zone B7 Business Park,
 - (iii) Zone IN1 General Industrial,
 - (iv) Zone IN2 Light Industrial,
 - (v) Zone IN3 Heavy Industrial, and
- (b) land within a land use zone that is equivalent to any such land use zone, and
- (c) land within any land use zone:
- (i) that adjoins industrial land described in paragraph (a) or (b), and
 - (ii) on which development for a purpose permitted on the adjoining industrial land is authorised to be carried out under a development consent that is granted pursuant to a provision of an environmental planning instrument that is in the same terms, or substantially the same terms, as clause 5.3 (Development near zone boundaries) of the Standard Instrument.

infrastructure has the same meaning as it has in Subdivision 4 of Division 6 of Part 4 of the Act.

relevant development means development for which a special infrastructure contribution must be made under this Determination.

residential land means:

- (a) land within any of the following land use zones specified in the Standard Instrument:
- (i) Zone R1 General Residential,
 - (ii) Zone R2 Low Density Residential,
 - (iii) Zone R3 Medium Density Residential,
 - (iv) Zone R4 High Density Residential,
 - (v) Zone R5 Large Lot Residential,
 - (vi) Zone RE2 Private Recreation,
 - (vii) Zone E4 Environmental Living, and

Note. Examples of land use zones equivalent to those specified in the Standard Instrument are Zone 2 (Residential Zone) and Zone 6(b) (Private Open Space and Recreation Zone), as provided by *Singleton Local Environmental Plan 1996*.

- (b) land within a land use zone that is equivalent to any such land use zone, and
- (c) land within any land use zone:
- (i) that adjoins residential land described in paragraph (a) or (b), and

- (ii) on which development for a purpose permitted on the adjoining residential land is authorised to be carried out under a development consent that is granted pursuant to a provision of an environmental planning instrument that is in the same terms, or substantially the same terms, as clause 5.3 (Development near zone boundaries) of the Standard Instrument.

special infrastructure contribution means a development contribution that is determined under section 94EE of the Act.

special infrastructure contribution works-in-kind agreement – see clause 25.

Standard Instrument means the standard instrument for a principal local environmental plan prescribed by the *Standard Instrument (Local Environmental Plans) Order 2006*.

strata certificate means a strata certificate within the meaning of the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold Development) Act 1986*.

strata lot means a lot within the meaning of section 5 (1) of the *Strata Schemes (Freehold Development) Act 1973* or section 4 (1) of the *Strata Schemes (Leasehold Development) Act 1986*.

Sydney CPI number means the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

the Act means the *Environmental Planning and Assessment Act 1979*.

the map marked “Lower Hunter – Special Contributions Area” means the map marked “Lower Hunter – Special Contributions Area” referred to in Schedule 5A to the Act.

Lower Hunter Special Contributions Area means the land described in Schedule 5A to the Act as the land shown edged heavy black on the map marked “Lower Hunter – Special Contributions Area”.

- (2) A word or expression used in this Determination has the same meaning as it has in the Act, unless otherwise defined.

Note. See section 4B of the *Environmental Planning and Assessment Act 1979* for the meaning of *subdivision of land*. Subdivision of land includes community title subdivision under the *Community Land Development Act 1989*.

- (3) The following words or expressions have the same meanings as they have in the Standard Instrument:

- (a) emergency services facility,

- (b) health services facility,
 - (c) neighbourhood shop,
 - (d) passenger transport facility,
 - (e) public utility undertaking,
 - (f) recreation area,
 - (g) shop top housing.
- (4) A reference in this Determination to the Minister in relation to a deferred payment arrangement or special infrastructure contribution works-in-kind agreement includes a reference to the Director-General, or other officer of the Department of Planning, acting for and on behalf of the Crown in right of the State of New South Wales.
- (5) Notes in this Determination are provided for guidance only.

4 Development for which SIC must be made

- (1) Subject to this clause, a special infrastructure contribution must be made for development on the following land within the Lower Hunter Special Contributions Area:

- (a) residential land within the Lower Hunter Special Contributions Area,
- (b) industrial land within the Lower Hunter Special Contributions Area.

Note. A special infrastructure contribution may be imposed only as a condition of development consent. Accordingly, such a contribution can be required only in respect of development that may be carried out with development consent. A special infrastructure contribution cannot be imposed as a condition of consent if a planning agreement made in accordance with section 93F of the *Environmental Planning and Assessment Act 1979* excludes the application of section 94EF.

- (2) A special infrastructure contribution is not required to be made for development for the purpose of any of the following:
- (a) government school (within the meaning of the *Education Act 1990*),
 - (b) TAFE establishment,
 - (c) emergency services facility,
 - (d) health services facility owned or operated by a public authority,
 - (e) golf course (but not including any associated building such as a club house),
 - (f) neighbourhood shop,
 - (g) passenger transport facility,
 - (h) public utility undertaking,
 - (i) bus depot, whether or not owned or operated by a public authority,
 - (j) recreation area,
 - (k) shop top housing,
 - (l) roads, or other public amenities or public services, in connection with which development contributions have been imposed under section 94 or

- (m) roads or other infrastructure in connection with which special infrastructure contributions have been, or may be, imposed in accordance with this Determination.

Note. See Appendix 1 to this Determination for the items of infrastructure in connection with which a special infrastructure contribution is required to be made under this Determination.

- (3) If a special infrastructure contribution has been required to be made for development on land in accordance with this Determination, a further special infrastructure contribution is not required to be made for other development on that land.
- (4) A special infrastructure contribution is not required to be made for any of the following kinds of development:
 - (a) subdivision for the purpose only of creating a lot (no more than 0.1 hectare in area) to contain an existing lawful habitable dwelling,
 - (b) subdivision for the purpose only of rectifying an encroachment on any existing lot,
 - (c) development on land in relation to which the Director-General has certified to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure.
- (5) A special infrastructure contribution is not required to be made for development that satisfies both of the following:
 - (a) the development comprises the subdivision of land (other than a strata subdivision or a subdivision that is only for the purpose of creating a lot to contain an existing habitable dwelling),
 - (b) the Director-General has, having regard to relevant planning controls, certified to the consent authority that each lot resulting from the subdivision is a lot that will be further subdivided in accordance with a further development consent (or approval under Part 3A of the Act) for the purpose of the orderly development of the land for urban purposes in the future.

Note. A lot referred to in paragraph (b) is commonly referred to as a super lot.

- (6) A special infrastructure contribution is not required to be made in respect of complying development for which a complying development certificate is issued.
- (7) To avoid doubt, a special infrastructure contribution is required to be made:

- (a) for any part of the land to which a development consent relates within the Lower Hunter Special Contributions Area, even if the same development consent authorises development on land outside the Special Contributions Area, and
 - (b) for any part of the land on which relevant development is authorised to be carried out by a development consent, even if the same development consent also authorises development that is not relevant development (because, for example, of land use zoning) on another part of the land.
- (8) An exclusion from the requirement to make a special infrastructure contribution provided by a subclause of this clause is not limited by the terms of an exclusion provided by any other subclause of this clause.

Note. See section 75R (4) of the *Environmental Planning and Assessment Act 1979* for the application of this Determination to a project under Part 3A of that Act.

5 Nature of contribution

- (1) The special infrastructure contribution that must be made for relevant development is:
- (a) a monetary contribution, or
 - (b) a contribution of a kind specified in a special infrastructure contribution works-in-kind agreement that is in force in relation to the relevant development (being the carrying out of works for the provision of infrastructure or the dedication or other provision of land).
- (2) The special infrastructure contribution may comprise part of the amount of the monetary contribution otherwise payable and the balance as a contribution provided by a special infrastructure contribution works-in-kind agreement.

6 Amount of monetary contribution

The monetary contribution that is payable as a special infrastructure contribution for a relevant development is the amount calculated by applying the contribution rate for the relevant development, as at the date of payment, to the net developable area for the development, that is, the monetary contribution is an amount calculated as follows:

$$SC_p = NDA \times SC_r$$

where:

- SC_p is the monetary contribution payable
- NDA is the net developable area, in hectares, for the relevant development (determined in accordance with clauses 9 to 13)
- SC_r is the amount in dollars of the contribution rate, applicable at the date of payment, for the relevant development (as provided by clauses 7 and 8).

7 Contribution rates

- (1) The contribution rate that is to be used in the calculation of the monetary contribution for a relevant development is the rate specified in the table to subclause (2) for development of the class to which the relevant development belongs.
- (2) Each amount specified in the table to this subclause applies to the determination of the relevant contribution rate at any time before 1 July 2011.

Table

Class of development	Contribution rate
1. Development on residential land that is within the Lower Hunter Special Contributions Area (as referred to in clause 4 (1) (a))	\$105,340 per hectare of net developable area
2. Development on industrial land within the Lower Hunter Special Contributions Area (as referred to in clause 4 (1) (b))	\$42,134 per hectare of net developable area

- (3) The amounts that apply to the determination of the contribution rates at any time during the 12 month period commencing 1 July 2011, and during each subsequent 12 month period, are the amounts as adjusted in accordance with clause 8.

8 Annual adjustment of amounts used in contribution rates

- (1) For the purposes of this clause, each of the amounts of \$105,340 and \$42,134 specified in the table to clause 7 (2) is an adjustable amount.
- (2) On 1 July 2011 and on 1 July in each subsequent year, each adjustable amount is to be adjusted by multiplying the amount by the following fraction:

$$\frac{\text{latest Sydney CPI number}}{170.5}$$

where:

latest Sydney CPI number is the Sydney CPI number for the March quarter in the year in which the adjustment is made (the March quarter being the quarter commencing on and including 1 January and ending on and including 31 March in that same year).

Note. The figure 170.5 is the Sydney CPI number for the March quarter in 2010.

- (3) If an adjustable amount, as adjusted in accordance with subclause (2), is not a multiple of \$1, the amount is to be rounded to the nearest \$1.

9 Net developable area

- (1) The net developable area for a relevant development is the area of land, in hectares, to which the development consent for the development relates, subject to this Determination.
- (2) The net developable area for a relevant development includes the area of any land that the development consent authorises, or requires, to be used as a road, or reserved or dedicated as a public road (other than a road referred to in subclause (3)). The net developable area does not, however, include the area of any existing road in respect of which the development consent authorises, or requires, road work (such as road widening) to be carried out.
- (3) To avoid doubt, the net developable area does not include the area of any land that the development consent authorises, or requires, to be reserved, dedicated or otherwise set aside as, or for the purpose of, any of the following:
- (a) government school (within the meaning of the *Education Act 1990*),
 - (b) TAFE establishment,
 - (c) emergency services facility,
 - (d) health services facility owned or operated by a public authority,
 - (e) golf course,
 - (f) passenger transport facility,
 - (g) public reserve or drainage reserve (within the meaning of the *Local Government Act 1993*),
 - (h) public transport corridor (other than a road corridor),
 - (i) public utility undertaking,
 - (j) bus depot, whether or not owned or operated by a public authority,
 - (k) recreation area,
 - (l) roads, or other public amenities or public services, in connection with which development contributions have been imposed under section 94 or section 94A of the Act or may be imposed in accordance with a contributions plan approved under section 94EA of the Act,
 - (m) roads or other infrastructure in connection with which special infrastructure contributions have been, or may be, imposed in accordance with this Determination.
- (4) The following areas of land are also not to be included in the calculation of the net developable area for the relevant development:
- (a) any part of the land to which the development consent for the relevant development relates that is at or below the level of a 1:100 ARI (average recurrent interval) flood event, if that part of the land is unsuitable for the relevant development by virtue of it being at or below that level,

- (b) any part of the land to which the development consent for the relevant development relates that is identified as public open space in a development control plan or in a contributions plan approved under section 94EA of the Act.

10 Net developable area where large lot created to contain an existing habitable dwelling

The net developable area for a relevant development comprising subdivision of land for the purpose only of creating a lot of more than 0.1 hectare in area to contain an existing lawful habitable dwelling is taken to be reduced by 0.1 hectare.

Note. See also clause 4 (4) (a) which provides that a SIC is not required to be made for a subdivision of land the only purpose of which is to create a lot that is no more than 0.1 hectare in area so as to contain an existing habitable dwelling.

11 Net developable area not to include any residue lot or super lot

The net developable area for a relevant development comprising subdivision of land does not include any lot that the Director-General has, having regard to relevant planning controls, certified to the consent authority is a lot that will be further subdivided in accordance with a further development consent (or approval under Part 3A of the Act) for the purpose of the orderly development of the land for urban purposes in the future.

12 Reduction of net developable area where land within heritage curtilage or Environmental Living Zone

- (1) This clause applies to a relevant development if any lot of land to which the development consent for the development relates includes (wholly or partly):
 - (a) land that is within the curtilage of a building listed on the State Heritage Register, or
 - (b) land that is within Zone E4 Environmental Living.
- (2) For the purpose of calculating the net developable area for a relevant development to which this clause applies, any such lot that is more than 0.1 hectare in area is taken to be 0.1 hectare.
- (3) In this clause, *curtilage*, in relation to a building, means the curtilage of that building, or the site of that building, as specified or described in the listing of the building on the State Heritage Register.

13 Final determination of net developable area by Director-General

The Director-General may make any determination required to be made for the purpose of calculating the net developable area for a relevant development in accordance with this Determination and, for that purpose, may have regard to any information available at the

time, such as construction plans and any measurements made by a registered surveyor of the land concerned.

14 When a monetary contribution for development other than subdivision is to be paid

If a special infrastructure contribution is made as a monetary contribution, the monetary contribution must be paid for relevant development (other than subdivision):

- (a) before a construction certificate is issued in relation to a building to which the development consent for the relevant development relates, and
- (b) if a construction certificate is not required for the relevant development, before any work that the development consent authorises to be carried out is physically commenced on the land.

15 When a monetary contribution for subdivision (other than strata subdivision) is to be paid

- (1) If a special infrastructure contribution for a subdivision (other than strata subdivision) is made as a monetary contribution, the monetary contribution must be paid:
 - (a) before a subdivision certificate is issued for the subdivision, or
 - (b) in accordance with clause 18 if a deferred payment arrangement is in force in relation to the monetary contribution at the time the subdivision certificate is issued for the subdivision.
- (2) For the purpose of subclause (1) (a), if a subdivision certificate is sought for a plan of subdivision that would, on registration, create only some of the lots authorised to be created by the relevant development consent, the monetary contribution for the subdivision authorised by the development consent may be paid progressively, with an amount being paid before the issue of each subdivision certificate for a plan of subdivision authorised by that consent (a *subdivision certificate for a staged subdivision*).
- (3) The amount that must be paid before the issue of each subdivision certificate for a staged subdivision is to be calculated:
 - (a) as if the subdivision of land to which the subdivision certificate relates comprised the entire subdivision authorised by the development consent, and
 - (b) on the basis that the net developable area does not include the area of any "transitional lot" in the plan of subdivision for which the subdivision certificate is sought.

A "transitional lot" is a lot in the plan of subdivision for which the subdivision certificate is sought that may be further subdivided in accordance with the relevant development consent.

16 When a monetary contribution for strata subdivision is to be paid

If a special infrastructure contribution for a strata subdivision is made as a monetary contribution, the monetary contribution must be paid:

- (a) before a strata certificate for the strata subdivision is issued, or
- (b) in accordance with clause 18 if a deferred payment arrangement is in force in relation to the monetary contribution at the time the strata certificate is issued.

17 Deferred payment arrangement for subdivision

- (1) For the purposes of this Determination, a deferred payment arrangement in relation to the payment of a monetary contribution for a subdivision is an arrangement described in this clause.
- (2) A deferred payment arrangement is made, in relation to a subdivision, if a deed of charge is executed by the owner of the land and the Minister, and that deed:
 - (a) grants the Minister a charge over the land to which the development consent for the subdivision relates, and
 - (b) is generally in accordance with the Memorandum of Deed of Charge Standard Terms and Conditions, executed by the Minister and registered by the Registrar-General, and
 - (c) is registered on the title to the land.
- (3) A deferred payment arrangement is also made, in relation to a subdivision, if a bank guarantee is provided to the Minister and:
 - (a) the Minister has agreed in writing to the terms of the bank guarantee, and
 - (b) the bank guarantee:
 - (i) secures the payment of the monetary contribution (including the payment of any contribution amount referred to in clause 19, 20 or 21), and
 - (ii) is for 100% of the monetary contribution (or any contribution amount referred to in clause 19, 20 or 21) at the time it becomes due, and
 - (iii) the bank guarantee provides that the Minister may call upon the bank guarantee (in full or in part) in the event of a failure to pay the monetary contribution, or any contribution amount, at the time it becomes due.

18 When a monetary contribution must be paid if deferred payment arrangement in place

If a deferred payment arrangement in relation to a monetary contribution for subdivision is in force, a separate amount is payable in respect of each lot or strata lot in the subdivision (the *contribution amount* calculated in accordance with clause 19, 20 or 21) and must be paid:

- (a) before the end of 3 years from the date of issue of the subdivision certificate or strata certificate that relates to that lot or strata lot, or
- (b) at least 21 working days before the lot or strata lot is first transferred (following its creation),

whichever is the earlier.

19 Amount payable in respect of each lot in subdivision – deferred payment arrangement

- (1) The contribution amount that is payable in respect of a lot in a subdivision (other than a subdivision to which clause 20 or 21 applies) for which a subdivision certificate has been issued is to be calculated, as at the date of payment, in accordance with the following formula:

$$SCA_P = L/LT \times NDA \times SC_R$$

where:

SCA_P is the contribution amount payable for the lot

L is the area (in hectares) of the lot

LT is the total area (in hectares) of the lots to which the subdivision certificate relates

NDA is the net developable area for the subdivision

SC_R is the amount in dollars of the contribution rate, applicable at the date of payment, for the subdivision (as provided by clauses 7 and 8)

- (2) If the subdivision certificate referred to in subclause (1) is a subdivision certificate for a staged subdivision (as referred to in clause 15 (2)), the net developable area for the subdivision is to be calculated:
 - (a) as if the subdivision of land to which the subdivision certificate relates comprised the entire subdivision authorised by the relevant development consent, and
 - (b) on the basis that the net developable area does not include the area of any “transitional lot” in the plan of subdivision to which the subdivision certificate relates (in which case a reference to a lot in subclause (1) does not include a reference to a transitional lot).

A "transitional lot" is a lot in the plan of subdivision to which the subdivision certificate relates that may be further subdivided in accordance with the relevant development consent.

- (3) A separate contribution amount is not payable in respect of a lot comprising a road, even though the area of the road is included in the calculation of the net developable area for the subdivision and is taken into account in calculating the contribution amounts that must be paid in respect of other lots in the subdivision. (Accordingly, a reference to a lot in subclause (1) does not include a reference to a lot comprising a road.)

20 Amount payable in respect of each strata lot in a strata subdivision – deferred payment arrangement

The contribution amount that is payable in respect of a strata lot in a strata subdivision for which a strata certificate has been issued is to be calculated, as at the date of payment, in accordance with the following formula:

$$SCA_p = U/UT \times NDA \times SC_R$$

where:

SCA_p is the contribution amount payable for the strata lot
 U is the unit entitlements of the strata lot
 UT is the total (aggregate) unit entitlements of all strata lots in the strata subdivision
 NDA is the net developable area for the strata subdivision
 SC_R is the amount in dollars of the contribution rate, applicable at the date of payment, for the strata subdivision (as provided by clauses 7 and 8)

21 Amount payable in respect of a lot in a community title subdivision – deferred payment arrangement

- (1) This clause applies to a lot in a subdivision of land procured by the registration of any of the following plans of subdivision within the meaning of the *Community Land Development Act 1989* (and in respect of which there is a deferred payment arrangement in force):

- (a) community plan,
- (b) community plan of subdivision,
- (c) neighbourhood plan,
- (d) neighbourhood plan of subdivision,
- (e) precinct plan,
- (f) precinct plan of subdivision.

- (2) The contribution amount that is payable in respect of a lot in a subdivision of land to which this clause applies (and for which a subdivision certificate has been

issued) is to be calculated, as at the date of payment, in accordance with the following formula:

$$SCA_P = U/UT \times NDA \times SC_R$$

where:

- SCA_P** is the contribution amount payable for the lot
- U** is the unit entitlements of the lot
- UT** is the total (aggregate) unit entitlements of the lots in the subdivision
- NDA** is the net developable area for the subdivision
- SC_R** is the amount in dollars of the contribution rate, applicable at the date of payment, for the subdivision (as provided by clauses 7 and 8)

(3) A separate contribution amount is not payable:

- (a) in respect of a lot shown in a community plan as community property, a lot shown in a neighbourhood plan as neighbourhood property and a lot shown in a precinct plan as precinct property, or
- (b) in respect of a lot comprising a road,

even though the area of such a lot is included in the calculation of the net developable area for the subdivision and is taken into account in calculating the contribution amounts that must be paid in respect of the other lots in the subdivision. (Accordingly, a reference to a lot in subclause (2) does not include a reference to lot referred to in paragraph (a) or (b)).

(4) If the subdivision certificate referred to in subclause (2) is a subdivision certificate for a staged subdivision (as referred to in clause 15 (2)), the net developable area for the subdivision is to be calculated:

- (a) as if the subdivision of land to which the subdivision certificate relates comprised the entire subdivision authorised by the relevant development consent, and
- (b) on the basis that the net developable area does not include the area of any "transitional lot" in the plan of subdivision to which the subdivision certificate relates (in which case a reference to a lot in subclause (2) does not include a reference to a transitional lot).

A "*transitional lot*" is a lot in the plan of subdivision to which the subdivision certificate relates that may be further subdivided in accordance with the relevant development consent.

22 Payment of monetary contribution where subdivision and other development on same land

If a single development consent authorises both the subdivision of land and the carrying out of subdivision work on that land, the monetary contribution is required to be paid before the issue of the subdivision or strata certificate (or in accordance with clause 18), rather than before the issue of a construction certificate in relation to the work (even if that occurs first).

23 Payment of monetary contribution where different kinds of development on different parts of land

- (1) This clause applies if:
 - (a) a single development consent authorises different kinds of relevant development on different parts of the land to which the development consent relates, and
 - (b) this Determination would otherwise require a monetary contribution to be paid at different times in respect of each kind of development.
- (2) The special infrastructure contribution for relevant development in any such case (if made as a monetary contribution) is to be paid:
 - (a) at the earliest time by which payment would be required to be made for any of the different kinds of development, or
 - (b) as provided by subclause (3).
- (3) Separate monetary contributions may be made for each kind of relevant development as if, instead of a single development consent, a separate development consent had been granted for each kind of development. Accordingly, the monetary contributions are payable at the various times provided by this Determination in relation to the different kinds of development concerned.

24 Reduction in contribution if made by 1 July 2011

If a special infrastructure contribution is made as a monetary contribution that is paid before 1 July 2011, then the amount that would otherwise be payable under this Determination is reduced by one third.

25 Special infrastructure contribution works-in-kind agreement

- (1) For the purposes of this Determination, a special infrastructure contribution works-in-kind agreement is an agreement that meets the requirements set out in this clause.
- (2) A special infrastructure contribution works-in-kind agreement is an agreement between the Minister and the developer for the carrying out of works to provide an item of infrastructure specified in Appendix 1 to this Determination, or for the dedication or other provision of land for the purpose of any such infrastructure, in

lieu (in part or in whole) of the payment of a monetary contribution for the development concerned.

- (3) A special infrastructure contribution works-in-kind agreement, in relation to the carrying out of works, is to:
- (a) specify or acknowledge the monetary contribution that would otherwise be payable for the relevant development, and
 - (b) describe the works that are to be carried out by or on behalf of the developer to contribute to the provision of a specified item or items of infrastructure, and
 - (c) specify the attributable cost of the item or items of infrastructure and provide for the adjustment of that cost due to inflation or deflation, and
 - (d) provide that the maximum amount of the liability to make the special infrastructure contribution that may be discharged by the carrying out of the works is not to exceed the attributable cost of the item or items of the infrastructure, and
 - (e) specify times by which specified stages of the works involved must be completed ("key project milestones"), and
 - (f) provide for the nature or form of security to be provided by the developer for a failure to meet obligations with respect to the special infrastructure contribution.
- (4) A special infrastructure contribution works-in-kind agreement, in relation to the dedication or other provision of land, is to:
- (a) specify or acknowledge the monetary contribution that would otherwise be payable for the relevant development, and
 - (b) specify the time by which the land is to be dedicated or otherwise provided, and
 - (c) specify the manner in which the value of that land is to be calculated, and
 - (d) provide for the nature or form of security to be provided by the developer for a failure to meet obligations with respect to the special infrastructure contribution.
- (5) In this clause, *attributable cost*, in relation to an item of infrastructure, means the amount specified in Appendix 1 to this Determination for that item.

26 Part of special infrastructure contribution is for matters referred to in section 94ED (1) (d) of Act

For the purpose of section 94EE (3A) of the Act:

- (a) no part of the special infrastructure contribution required to be made by this Determination is for the provision of infrastructure by a council, and
- (b) no part of the special infrastructure contribution required to be made by this Determination is for matters specified in section 94ED (1) (d) of the Act.

Note. The matters specified in section 94ED (1) (d) of the *Environmental Planning and Assessment Act 1979* are the carrying out of any research or investigation, preparing any report, study or instrument, and doing any other matter or thing in connection with the exercise of any statutory function under the Act, by the Minister, the corporation, the Director-General or the Department.

27 Reasons for the level and nature of the special infrastructure contribution

For the purpose of section 94EE (5) of the Act, the reasons for the level and nature of the special infrastructure contribution required to be made by this Determination are as follows:

- (a) to assist in providing adequate funding for regional public infrastructure (described in Appendix 1 to this Determination) in the Lower Hunter Special Contributions Area,
 - (b) to ensure that future development bears a share of the cost of the provision of such infrastructure,
 - (c) to provide for the adjustment of the special infrastructure contribution to reflect changes in economic conditions between the time of imposing the contribution and the time at which the contribution is made,
 - (d) to provide flexibility as to the manner in which the special infrastructure contribution may be made,
 - (e) to ensure that the special infrastructure contribution reflects a reasonable apportionment between the demand for infrastructure generated by existing development and the demand for that infrastructure that is likely to be generated by new development for which the contribution must be paid.
-

APPENDIX 1

LOWER HUNTER S I C CALCULATION SUMMARY

JANUARY 2011

DEVELOPMENT PROJECTIONS

RESIDENTIAL RELEASE AREAS	Dwelling / Lot Forecast
TOTAL Dwelling / Lot production Forecast	88,500
Average Residential Dwelling Density (Lots / Ha.)	12.0
Developable Area N D Ha.	6,600
EMPLOYMENT LAND	
Developable Area (Ha.)	1,366
TOTAL EQUIVALENT DEVELOPABLE AREA (N D Ha.)	6,866

INFRASTRUCTURE

ROADS	ATTRIBUTABLE COST
Punder Expressway (State)	\$M
HWY Westkeys Dr duplication	108,660
HWY Pacific Highway - Newcastle Inner City Bypass to Mermaid duplication	14,279
MR302 Torrago Rd - SH23 Connection to F3-Raymond Terrace Connection	82,119
MR302 Cabbage Tree Road (Sandgate - Torrago Connection to Walsbytown)	12,470
MR106 Toule Drive/Garmon Rd duplication	28,392
MR106 Nelson Bay Road - Farm Bay to Walsbytown duplication	40,499
MR568 John Renshaw Drive duplication - Westkeys Drive to Cessnock LGA boundary	30,217
MR568 John Renshaw Dr Duplication, Cessnock LGA boundary to George Booth Dr	4,605
MR568 John Renshaw Drive duplication - George Booth Dr to Kurr	28,712
MR568 Cessnock Road duplication - North to Kurr	15,339
MR568 Western Rd Crossing	51,963
MR568 Cessnock Rd duplication, Cessnock to North	13,582
MR165 Main Rd Duplication - Kurr to Maitland	35,392
MR165 Newcastle Link Road 6 lanes & intersection upgrades - F3 to Lake Rd	29,613
MR62 Lake Road to SH23 Jermund Roundabout	80,237
MR62 Jermund - Jermund Roundabout to Crumack Street	17,808
MR62 Jermund - Crumack Street to Turton Road	8,492
MR527 George Booth Drive, Edgeworth to West Walsby	7,334
MR104 Raymond Terrace Road - Maitland to Thornton North	5,279
MR217 Lake Road - Glendale to Walsby	0,000
MR217 duplication - Fennell Bay to Booragui	17,075
MR217 duplication - Booragui to Argentin	13,732
MR217 duplication - Argentin to Fennell Bay	31,247
MR217 - duplication Speers Point to Booragui	50,533
MR217 Maitland to F3 Freeway	10,754
MR574 Hillsborough Road duplication - Macquarie Road to West Charlestown Bypass	60,806
MR527 Main Road duplication, Glendale Drive to Lake Road	15,070
MR527 Macquarie Road, Hillsborough Road to Myall Road	11,001
Thornton Rail Bridge	15,717
TOTAL ROADS	16,288
EDUCATION	
Primary Schools - Land Only	UNITS 27.5
Secondary Schools - Land Only	9
TAFE - Land Only	1
TOTAL EDUCATION	37,548
HEALTH	
Minor	UNITS 5.0
Moderate	4.0
Major	1.0
TOTAL HEALTH	5,700
EMERGENCY SERVICES	
POLICE	UNITS 2
POLICE (MINM)	1
FIRE	2
AMBULANCE	3
TOTAL EMERGENCY SERVICES	2,309
OPEN SPACE	
TOTAL OPEN SPACE	5,894
Total Asset Costs (100% Costs) (Including Allowance for Finance Costs)	\$54,209
CONTRIBUTION RATES	
RATE PER N D Ha. (100%)	\$140,453
RESIDENTIAL S I C RATE PER NET DEVELOPABLE Ha. (75 %)	\$105,340
EMPLOYMENT S I C RATE PER NET DEVELOPABLE Ha.	\$42,134

NOTE

The figures shown in this table represent the amount allocated within the Special Infrastructure Contribution, which may differ from the actual cost of the item.
The figures will be updated every four years.
The Government's Commitments in relation to infrastructure are to be found in the State Infrastructure Strategy and Budget Paper 4.

Annexure F - Deed

Draft

CLAYTON UTZ

Accession Deed

The Minister for Planning and Infrastructure
Minister

Australasian Conference Association Ltd

and

Avondale Greens Pty Ltd

and

Avondale Greens Developments Pty Ltd

and

Johnson Property Group Pty Limited

Collectively, the Land Owners

[Insert Transferor's name]

Transferor

[Insert Transferee's name]

Transferee

Clayton Utz
Lawyers

Levels 19-35 No. 1 O'Connell Street Sydney NSW 2000 Australia
PO Box H3 Australia Square Sydney NSW 1215
T + 61 2 9353 4000 F + 61 2 8220 6700

www.claytonutz.com

Our reference 15266/16333/80083482

Accession Deed made at

on

Parties

The Minister for Planning and Infrastructure ABN 38 755 709 681 of
Level 33 Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000
(Minister)

Australasian Conference Association Ltd ABN 52 000 003 930 as
trustee for the **Seventh Day Adventist Church** of 148 Fox Valley Road
Wahroonga NSW 2076

Avondale Greens Pty Ltd ABN 33 099 742 542 of Level 3, 338 Kent Street
Sydney NSW 2000

Avondale Greens Developments Pty Ltd ABN 27 106 910 598 of Level 3,
338 Kent Street Sydney NSW 2000

Johnson Property Group Pty Limited ABN 58 102 465 814 of Level 3, 338
Kent Street Sydney NSW 2000

(Collectively, the **Land Owners**)

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

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

Recitals

- A. The Minister and the Land Owners are parties to the Original Agreement.
- B. The Original Agreement relates to the Land.
- C. The Transferor wants to transfer [the whole of] [part or parts of] the Land comprising Lot [insert Lot number] in DP [insert Deposited Plan number].

This deed provides

1. Definitions and interpretation

1.1 Definitions

Deed of Amendment (2011) means the document entitled Deed of Amendment dated [insert] and made between the Minister and the Land Owners.

Effective Date means [insert].

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

Original Agreement means the voluntary planning agreement dated [insert] and made between the Minister and the Land Owners as amended by the Deed of Amendment (2011).

Required Obligations means [insert the obligations nominated by the Minister pursuant to paragraph 1.1(a)(i) of Schedule 10 of the Original Agreement].

1.2 References to certain general terms

In this deed unless the contrary intention appears:

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

1.3 Headings

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

2. Novation

2.1 Original Agreement

Subject to clause 2.2 and with effect from the Effective Date:

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

2.2 Liability before Effective Date

Notwithstanding clause 2.1, the Transferor is not released, relieved or discharged from liability under the Original Agreement before the Effective Date, or any breach which the Transferor

may have committed before the Effective Date of any provision of the Original Agreement insofar as the Original Agreement relates to the Required Obligations.

3. Affirmation of the Original Agreement

The Original Agreement will be read and construed subject to this deed, and in all other respects the provisions of the Original Agreement are ratified and confirmed, and, subject to the variation and novation contained in this deed, the Original Agreement will continue in full force and effect.

4. GST

Where a supply made under this deed gives rise to a liability for GST, the consideration to be provided for that supply (other than under this clause) shall be increased by an additional amount equal to the GST payable on the supply. The additional amount must be paid, and the supplier must provide a tax invoice, at the same time as the other consideration for that supply is to be provided under this deed. Terms used in this clause have the meanings in the *A New Tax System (Goods and Services Tax) Act 1999*.

5. Stamp duty and costs

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

6. Further acts

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

7. Governing law

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

8. Counterparts

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

Executed as a deed.

Signed by **The Honourable Brad Hazzard M.P.**

Minister for Planning and Infrastructure for the
State of New South Wales

Signature of Witness

The Honourable Brad Hazzard M.P.
Minister for Planning and Infrastructure

Name of Witness in full

Executed by **Australasian Conference Association Ltd** in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Secretary/other Director

Signature of Director or Sole Director and
Secretary

Name of Secretary/other Director in full

Name of Director or Sole Director and
Secretary in full

Executed by **Avondale Greens Pty Ltd** in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

**Executed by Avondale Greens
Developments Pty Ltd** in accordance with
section 127 of the *Corporations Act* by or in the
presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

**Executed by Johnson Property Group Pty
Ltd** in accordance with section 127 of the
Corporations Act by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Executed by [insert Transferor] in accordance
with section 127 of the *Corporations Act* by or in
the presence of:

Signature of Secretary/other Director

Signature of Director

Name of Secretary/other Director in full

Name of Director in full

Executed by [insert Transferee] in accordance
with section 127 of the *Corporations Act* by or in
the presence of:

Signature of Secretary/other Director

Signature of Director

Name of Secretary/other Director in full

Name of Director in full

Executed as a deed

Executed by Australasian Conference Association Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Secretary/other Director

Signature of Director or Sole Director and Secretary

Name of Secretary/other Director in full

Name of Director or Sole Director and Secretary in full

Executed by Avondale Greens Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Executed by Avondale Greens Developments Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

Executed by Johnson Property Group Pty Ltd in accordance with section 127 of the *Corporations Act* by or in the presence of:

Signature of Sole Director and Secretary

Name of Sole Director and Secretary

**Signed by The Honourable Brad Hazzard
M.P.**

Minister for Planning and Infrastructure for the
State of New South Wales

Signature of Witness

The Honourable Brad Hazzard M.P.
Minister for Planning and Infrastructure

Name of Witness in full