

Planning Agreement

Environmental Planning and Assessment Act 1979

102 Hall Street, Pitt Town NSW, 35 Wells Street, Pitt Town
NSW and 45 Wells Street, Pitt Town NSW

Pitt Town



Minister for Planning (ABN 38 755 709 681)

Central Pitt Town No 2 Pty Ltd (ACN 618 062 589) in its capacity as trustee of
The Central Pitt Town No 2 Unit Trust

Central Pitt Town No 3 Pty Ltd (ACN 618 062 641) in its capacity as trustee of
The Central Pitt Town No 3 Unit Trust

Central Pitt Town 8 Pty Ltd (ACN 619 101 709) in its capacity as trustee of The
Central Pitt Town 8 Unit Trust

Table of contents

1.	Definitions and interpretation	3
1.1	Definitions.....	3
1.2	Interpretation	4
2.	Operation and application of this deed	6
2.1	Operation.....	6
2.2	Planning agreement under the Act	6
2.3	Application.....	6
3.	Application of sections 7.11, 7.12 and 7.24 of the Act.....	6
4.	Development Contribution.....	6
4.1	Developer to provide Development Contribution.....	6
4.2	Acknowledgement.....	6
5.	Dispute Resolution.....	7
5.1	Written notice of dispute	7
5.2	Attempt to resolve.....	7
5.3	Referral to the Secretary	7
6.	GST.....	7
6.1	Definitions.....	7
6.2	Intention of the parties.....	7
6.3	Reimbursement	7
6.4	Consideration GST exclusive	7
6.5	Additional Amounts for GST	7
6.6	Non-monetary consideration	8
6.7	Assumptions	8
6.8	No merger.....	8
7.	Capacity.....	8
7.1	General warranties	8
7.2	Power of attorney.....	8
7.3	Trustee Developer (Central Pitt Town No 2 Pty Ltd, Central Pitt Town No 3 Pty Ltd and Central Pitt Town 8 Pty Ltd).....	8
8.	General Provisions	10
8.1	No fetter	10
8.2	Explanatory note.....	10
8.3	Expenses and stamp duty	10
8.4	Notices	10
	Schedule 1.....	12
	Schedule 2.....	14
	Schedule 3.....	15

This deed is dated

Parties:

Minister

Minister for Planning (ABN 38 755 709 681)
of Level 15, 52 Martin Place, Sydney, New South Wales 2000

Developer

Central Pitt Town No 2 Pty Ltd (ACN 618 062 589) in its capacity as trustee of The Central Pitt Town No 2 Unit Trust of Level 12, 44-48 Hunter Street, Sydney NSW 2000

Central Pitt Town No 3 Pty Ltd (ACN 618 062 641) in its capacity as trustee of The Central Pitt Town No 3 Unit Trust of Level 12, 44-48 Hunter Street, Sydney NSW 2000

Central Pitt Town 8 Pty Ltd (ACN 619 101 709) in its capacity as trustee of The Central Pitt Town 8 Unit Trust of Level 12, 44-48 Hunter Street, Sydney NSW 2000

Introduction:

- A** The Landowner owns the Land. The Developer has executed an option to purchase the Land.
- B** The Developer proposes to carry out the Development on the Land.
- C** A Development Application has been made on behalf of the Developer to the Consent Authority in respect of the Land.
- D** Clause 6.8 of the LEP provides that the Consent Authority must not grant Development Consent to the Development unless the Secretary has certified in writing to the Consent Authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure referred to in clause 6.8 of the LEP.
- E** The Developer has offered to enter into this deed with the Minister to secure the Development Contribution in order to enable the Secretary to provide the certification required by the LEP.
- F** The parties agree that no contribution will be payable in relation to three lots created for the purpose of residential accommodation that contain lawfully constructed dwellings located on the Land on the date of commencement of this deed.

It is agreed:

1. Definitions and interpretation

1.1 Definitions

In this **deed**, unless the context clearly indicates otherwise:

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

The block contains two handwritten signatures in black ink. The signature on the left is more stylized and appears to be 'K. J. ...'. The signature on the right is also stylized and appears to be 'R. J. ...'. Both signatures are written in a cursive, flowing style.

Address for Service means the address of each party appearing in Schedule 2 or any new address notified by any party to all other parties as its new Address for Service.

Authority means any Federal, State or local government or semi-governmental, statutory, judicial or public person, instrumentality or department.

Base CPI means the CPI number for the quarter ending 31 March 2017.

Business Day means any day that is not a Saturday, Sunday, public holiday or bank holiday in Sydney, and concludes at 5 pm on that day.

Consent Authority has the same meaning as in the Act.

Current CPI means the CPI number for the quarter ending immediately before 31 March 2018.

Development means the proposed subdivision of the Land into approximately 28 residential lots and associated infrastructure generally in accordance with DA 0522/17 (as amended) lodged with Hawkesbury City Council.

Development Application has the same meaning as in the Act.

Development Consent has the same meaning as in the Act.

Development Contribution means the contributions to be provided by the Developer in accordance with clause 4.

Explanatory Note means the note exhibited with a copy of this deed when this deed is made available for inspection by the public pursuant to the Act, as required by the Regulation.

GST means any form of goods and services tax payable under the GST Legislation.

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

Land means the land described in Schedule 3.

Landowner means Han Ji, Runming Mo, Qiaoling Mo, Seven Star Investments Pty Ltd (ACN 612 363 318), Michael Constantine, Gregory Michael O'Shanassy, Hazel Anne O'Shanassy, Warren Bruce Williams and Vonnie Joanne Williams, collectively.

LEP means *Hawkesbury Local Environmental Plan 2012*.

Mediation Program means the Mediation Program of the Law Society of New South Wales as published on its website and as varied from time to time.

Minister means the Minister for Planning and includes the Secretary and the Secretary's nominee.

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

Secretary means the Secretary of the Department of Planning and Environment.

Tax means a tax, duty (including stamp duty and any other transaction duty), levy, impost, charge, fee (including a registration fee) together with all interest, penalties, fines and costs concerning them.

1.2 Interpretation

In this deed unless the context clearly indicates otherwise:

- (a) a reference to **this deed** or another document means this deed or that other document and any document which varies, supplements, replaces, assigns or novates this deed or that other document;
- (b) a reference to **legislation** or a **legislative provision** includes any statutory modification, or substitution of that legislation or legislative provision and any subordinate legislation issued under that legislation or legislative provision;
- (c) a reference to a **body** or **authority** which ceases to exist is a reference to either a body or authority that the parties agree to substitute for the named body or authority or, failing agreement, to a body or authority having substantially the same objects as the named body or authority;
- (d) a reference to the **introduction**, a **clause**, a **schedule** or an **annexure** is a reference to the introduction, a clause, a schedule or an annexure to or of this deed;
- (e) **clause headings**, **the introduction** and the **table of contents** are inserted for convenience only and do not form part of this deed;
- (f) the **schedules** and **annexures** form part of this deed;
- (g) a reference to a **person** includes a natural person, corporation, statutory corporation, partnership, the Crown or any other organisation or legal entity;
- (h) a reference to a **natural person** includes their personal representatives, successors and permitted assigns;
- (i) a reference to a **corporation** includes its successors and permitted assigns;
- (j) a reference to a right or obligation of a party is a reference to a right or obligation of that party under this deed;
- (k) an **obligation** or **warranty** on the part of 2 or more persons binds them jointly and severally and an obligation or warranty in favour of 2 or more persons benefits them jointly and severally;
- (l) a requirement to do any thing includes a requirement to cause that thing to be done and a requirement not to do any thing includes a requirement to prevent that thing being done;
- (m) **including** and **includes** are not words of limitation;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) **monetary amounts** are expressed in Australian dollars;
- (p) the singular includes the plural and vice-versa;
- (q) words importing one gender include all other genders;
- (r) a reference to a thing includes each part of that thing; and
- (s) neither this deed nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting.

2. Operation and application of this deed

2.1 Operation

This deed commences on the date that this deed is signed by all the parties.

2.2 Planning agreement under the Act

This deed constitutes a planning agreement within the meaning of section 7.4 of the Act and the parties agree on the matters set out in Schedule 1.

2.3 Application

This deed applies to:

- (a) the Land; and
- (b) the Development.

3. Application of sections 7.11, 7.12 and 7.24 of the Act

The application of sections 7.11, 7.12 and 7.24 of the Act are excluded to the extent stated in Schedule 1.

4. Development Contribution

4.1 Developer to provide Development Contribution

- (a) The Developer undertakes to provide to the Minister, or the Minister's nominee, the Development Contribution being an amount of **\$272,275** on the commencement of this deed, subject to clause 4.1(c).
- (b) The Minister and the Developer acknowledge and agree that the amount of **\$272,275** is the Development Contribution for the purposes of this deed and has been calculated on the basis that a contribution is payable for **25** proposed lots comprising the Development at a rate of \$10,891 per lot.
- (c) The Development Contribution is to be adjusted (where appropriate) by multiplying the Development Contribution amount payable by an amount equal to the Current CPI divided by the Base CPI.

4.2 Acknowledgement

The Developer acknowledges and agrees that, subject to section 7.3 of the Act, the Minister:

- (a) has no obligation to use or expend the Development Contribution for a particular purpose despite any provision of this deed to the contrary and has no obligation to repay the Development Contribution; and
- (b) in circumstances where the Development Contribution is transferred to any Authority, has not made any representation or warranty that the Development Contribution will or must be used for a particular purpose by that Authority.

5. Dispute Resolution

5.1 Written notice of dispute

A party claiming that a dispute has arisen under or in relation to this deed must give written notice to the other party specifying the nature of the dispute.

5.2 Attempt to resolve

On receipt of notice under clause 5.1, the parties must endeavour in good faith to resolve the dispute expeditiously using informal dispute resolution processes such as mediation, expert evaluation or other methods agreed by them.

5.3 Referral to the Secretary

Should the matter not be resolved under clause 5.2, the matter shall be referred to the Secretary whose determination of the disagreement shall be final and binding on the parties.

6. GST

6.1 Definitions

Words used in this clause that are defined in the GST Legislation have the meaning given in that legislation.

6.2 Intention of the parties

The parties intend that:

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

6.3 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 must 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.

6.4 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 6.

6.5 Additional Amounts for GST

To the extent an amount of GST is payable on a supply made by a party (**Supplier**) under or in connection with this deed (the **GST Amount**), the recipient must pay to the Supplier the GST Amount. However, where a GST Amount is payable by the Minister as recipient of the supply, the Developer must ensure that:

- (a) the Developer makes payment of the GST Amount on behalf of the Minister, including any gross up that may be required; and
- (b) the Developer provides a tax invoice to the Minister.

6.6 Non-monetary consideration

Clause 6.5 applies to non-monetary consideration.

6.7 Assumptions

The Developer acknowledges and agrees that in calculating any amounts payable under clause 6.5 the Developer must assume the Minister is not entitled to any input tax credit.

6.8 No merger

This clause does not merge on completion or termination of this deed.

7. Capacity

7.1 General warranties

Each party warrants to each other party that:

- (a) this deed creates legal, valid and binding obligations, enforceable against the relevant party in accordance with its terms; and
- (b) unless otherwise stated, it has not entered into this deed in the capacity of trustee of any trust.

7.2 Power of attorney

If an attorney executes this deed on behalf of any party, the attorney declares that it has no notice of the revocation of that power of attorney.

7.3 Trustee Developer (Central Pitt Town No 2 Pty Ltd, Central Pitt Town No 3 Pty Ltd and Central Pitt Town 8 Pty Ltd)

- (a) Central Pitt Town No 2 Pty Ltd (ACN 618 062 589), Central Pitt Town No 3 Pty Ltd (ACN 618 062 641) and Central Pitt Town 8 Pty Ltd (ACN 619 101 709) (each called the **Trustee** for the purposes of this clause) enter into this deed in its capacity as the trustee for Central Pitt Town No 2 Unit Trust, Central Pitt Town No 3 Unit Trust and Central Pitt Town 8 Unit Trust, respectively (each called the **Trust** for the purposes of this clause) constituted by three trust deeds (each called the **Trust Deed** for the purposes of this clause). Each Trustee:
 - (i) warrants that:
 - (A) it is the sole trustee of the Trust and no action has been taken to remove or replace it;
 - (B) entry into this deed is for the benefit of the beneficiaries of the Trust and as trustee it is authorised and empowered under the Trust Deed to enter into and to perform its obligations and satisfy or discharge its liabilities under this deed;
 - (C) it is not in breach of the Trust Deed;

- (D) it is entitled under the Trust Deed to be indemnified in full in respect of the obligations and liabilities incurred by it under this deed;
 - (E) it is not aware of any reason why the assets of the Trust might be insufficient to satisfy or discharge the obligations and liabilities incurred by it under this deed; and
 - (F) it has the power under the Trust Deed to execute and perform its obligations and discharge its liabilities under this deed and all necessary action has been taken to authorise the execution and performance of this deed under the Trust Deed; and
- (ii) indemnifies the Minister, and agrees to keep the Minister indemnified, in respect of any loss or liability in any way connected with a breach of a warranty in clause 7.3(a)(i).
- (b) Prior to the Trustee being replaced as the trustee of the Trust in accordance with the Trust Deed:
 - (i) the Trustee must procure that the replacement trustee enters into a new deed with the Minister on the same terms as this deed;
 - (ii) the Trustee (as outgoing trustee) must procure an agreement from the Minister, under which the Minister releases the Trustee from the requirement to observe and perform any future obligation under this deed;
 - (iii) the Trustee (as outgoing trustee) must release the Minister, from the requirement to observe and perform any future obligation under this deed; and
 - (iv) the Trustee (as the outgoing trustee) must pay the reasonable costs and expenses of the Minister in relation to entering into a new deed under this clause 7.3(b) and the costs and expenses of registering any new deed on the title to the Land.
- (c) Subject to clause 7.3(e), liability arising under or in connection with this deed (except under or in connection with clause 7.3(a) above) is limited and can be enforced against the Trustee only to the extent to which the Trustee, having sought indemnification to the maximum extent possible, is actually indemnified in respect of that liability out of the assets of the Trust. This limitation of the Trustee's liability extends to all liabilities and obligations of the Trustee in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this deed.
- (d) No party to this deed or any person claiming through or on behalf of them will be entitled to:
 - (i) claim from or commence proceedings against the Trustee in respect of any liability in any capacity other than as the trustee of the Trust;
 - (ii) seek the appointment of a receiver, receiver and manager, liquidator, an administrator or any similar office-holder to the Trustee, or prove in any liquidation, administration or arrangement of or affecting the Trustee, except in relation to the assets of the Trust; or
 - (iii) enforce or seek to enforce any judgment in respect of a liability under this deed or otherwise against the Trustee in any capacity other than as Trustee of the Trust,
 except under or in connection with clause 7.3(a) above.

- (e) Notwithstanding any other provision of this deed, clauses 7.3(c) and 7.3(d) do not apply to any obligation or liability of the Trustee to the extent to which there is, in respect of that obligation or liability, whether under the Trust Deed or by operation of law, a reduction in the extent of the Trustee's indemnification, or loss of the Trustee's right of indemnification, out of the assets of the Trust as a result of Trustee's failure to properly perform its duties as trustee of the Trust.
- (f) Nothing in clause 7.3(e) will make the Trustee liable for any claim for an amount greater than the amount which the Minister would have been able to claim and recover from the assets of the Trust in relation to the relevant obligation or liability if the Trustee's right of indemnification, out of the assets of the Trust had not been prejudiced by the failure of the Trustee to properly perform its duties.

8. General Provisions

8.1 No fetter

Nothing in this deed is to be construed as requiring the Minister to do anything that would cause the Minister to breach any of the Minister's obligations at law and without limitation, nothing in this deed shall be construed as limiting or fettering in any way the discretion of the Minister in exercising any of the Minister's statutory functions, powers, authorities or duties.

8.2 Explanatory note

The Explanatory Note must not be used to assist in construing this deed.

8.3 Expenses and stamp duty

- (a) The Developer must pay its own and the Minister's reasonable legal costs and disbursements in connection with the negotiation, preparation, execution and carrying into effect of this deed.
- (b) The Developer must pay for all costs and expenses associated with the giving of public notice of this deed and the Explanatory Note in accordance with the Regulation.
- (c) The Developer must pay all Taxes assessed on or in respect of this deed and any instrument or transaction required or contemplated by or necessary to give effect to this deed (including stamp duty and registration fees, if applicable).
- (d) The Developer must provide the Minister with bank cheques, or an alternative method of payment if agreed with the Minister, in respect of the Minister's costs pursuant to clauses 8.3(a) and (b):
 - (i) where the Minister has provided the Developer with written notice of the sum of such costs prior to execution, on the date of execution of this deed; or
 - (ii) where the Minister has not provided the Developer with prior written notice of the sum of such costs prior to execution, within 30 Business Days of demand by the Minister for payment.

8.4 Notices

- (a) Any notice, demand, consent, approval, request or other communication (**Notice**) to be given under this deed must be in writing and must be given to the recipient at its Address for Service by being:

- (i) hand delivered; or
 - (ii) sent by facsimile transmission; or
 - (iii) sent by prepaid ordinary mail within Australia; or
 - (iv) in the case of a Notice to be given by the Minister or Secretary, sent by email.
- (b) A Notice is given if:
- (i) hand delivered, on the date of delivery but if delivery occurs after 5pm New South Wales time or a day that is not a Business Day, is taken to be given on the next Business Day;
 - (ii) sent by facsimile and the sending party's facsimile machine reports that the facsimile has been successfully transmitted;
 - (A) before 5 pm on a Business Day, on that day;
 - (B) after 5 pm on a Business Day, on the next Business Day after it is sent; or
 - (C) on a day that is not a Business Day, on the next Business Day after it is sent; or
 - (iii) sent by prepaid ordinary mail within Australia, on the date that is 2 Business Days after the date of posting; or
 - (iv) sent by email:
 - (A) before 5 pm on a Business Day, on that Day;
 - (B) after 5 pm on a Business Day, on the next Business Day after it is sent; or
 - (C) on a day that it is not a Business Day, on the next Business Day after it is sent, and the sender does not receive a delivery failure notice.

Schedule 1

Table 1 - Requirements under section 7.4 of the Act (clause 2.2)

The parties acknowledge and agree that the table set out below provides for certain terms, conditions and procedures for the purpose of the deed complying with the Act.

Requirement under the Act	This deed
Planning instrument and/or development application – (section 7.4(2)) The Developer has: (a) sought a change to an environmental planning instrument. (b) made, or proposes to make, a Development Application. (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.	(a) No (b) No (c) Yes
Description of land to which this deed applies – (section 7.4(3)(a))	See Schedule 3
Description of development to which this deed applies – (section 7.4(3)(b))	See definition of Development in clause 1.1
Description of change to the environmental planning instrument to which this deed applies – (section 7.4(3)(b))	N/A
The scope, timing and manner of delivery of contribution required by this deed – (section 7.4(3)(c))	See clause 4
Applicability of sections 7.11 and 7.12 of the Act – (section 7.4(3)(d))	The application of sections 7.11 and 7.12 of the Act is not excluded in respect of the Development.
Applicability of section 7.24 of the Act – (section 7.4(3)(d))	The application of section 7.24 of the Act is excluded in respect of the Development.
Consideration of benefits under this deed if section 7.11 applies – (section 7.4(5))	No
Mechanism for Dispute Resolution – (section 7.4(3)(f))	See clause 5
Enforcement of this deed – (section 7.4(3)(g))	Not required
No obligation to grant consent or exercise functions – (section 7.4(10))	See clause 8.1

Table 2 – Other matters

Requirement under the Act	This deed
Registration of the Planning Agreement – (section 7.6 of the Act)	No
Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a construction certificate is issued – (clause 25E(2)(g) of the Regulation)	No
Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before an occupation certificate is issued – (clause 25E(2)(g) of the Regulation)	No
Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a subdivision certificate is issued – (clause 25E(2)(g) of the Regulation)	No

Schedule 2

Address for Service (clause 1.1)

Minister

Contact: The Secretary

Address: Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Developer

Contact: The Director/Secretary

Central Pitt Town No 2 Pty Ltd

Address: Level 12, 44-48 Hunter Street
Sydney NSW 2000

Email: bryang@johnsonpropertygroup.com.au

Developer

Contact: The Director/Secretary

Central Pitt Town No 3 Pty Ltd

Address: Level 12, 44-48 Hunter Street
Sydney NSW 2000

Email: bryang@johnsonpropertygroup.com.au

Developer

Contact: The Director/Secretary

Central Pitt Town 8 Pty Ltd

Address: Level 12, 44-48 Hunter Street
Sydney NSW 2000

Email: bryang@johnsonpropertygroup.com.au

Schedule 3**Land (clause 1.1)****1. Lots proposed for development**

Lot	Deposited Plan	Folio Identifier	Landowner
15	793787	15/793787	Han Ji Runming Mo Qiaoling Mo Seven Star Investments Pty Ltd (ACN 612 363 318)
1142	635487	1142/635487	Michael Constantine Gregory Michael O'Shanassy Hazel Anne O'Shanassy
2	572111	2/572111	Warren Bruce Williams Vonnie Joanne Williams

Execution page

Executed as a deed

Signed, sealed and delivered for and on behalf
of the **Minister for Planning**, in the presence of:

.....
Signature of witness

.....
Signature of the Minister for Planning or
delegate

.....
Name of witness in full

.....
Name of Minister for Planning or delegate

.....
Address of witness

Executed by Central Pitt Town No 2 Pty Ltd (ACN
618 062 589) in its capacity as trustee of the Central
Pitt Town No 2 Unit Trust in accordance with
section 127(1) of the Corporations Act 2001:


.....
Signature of Sole Director/Secretary


.....
Name of Sole Director/Secretary in full

Executed by Central Pitt Town 8 Pty Ltd (ACN 619
101 709) in its capacity as trustee of the Central Pitt
Town 8 Unit Trust in accordance with section 127(1)
of the Corporations Act 2001:


.....
Signature of Sole Director/Secretary


.....
Name of Sole Director/Secretary in full

Executed by Central Pitt Town No 3 Pty Ltd (ACN
618 062 641) in its capacity as trustee of the Central
Pitt Town No 3 Unit Trust in accordance with
section 127(1) of the Corporations Act 2001:


.....
Signature of Sole Director/Secretary


.....
Name of Sole Director/Secretary in full