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Minister for Planning and Public Spaces

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Dahua Group Sydney Project 3 Pty Ltd

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# Planning Agreement

Section 7.4 of the Environmental Planning  
and Assessment Act, 1979 (NSW)



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Date

3 December 2019 

## Parties

**Minister for Planning and Public Spaces** ABN 20 770 707 468 of Level 15, 52 Martin Place, Sydney, New South Wales, 2000 (**Minister**)

**Dahua Group Sydney Project 3 Pty Ltd** ACN 606 391 922 of Suite 02, Level 20, 201 Elizabeth Street, Sydney NSW 2000 (**Developer**)

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## Background

- A The Developer owns the Land.
  - B In December 2016, Campbelltown City Council endorsed a planning proposal to amend the LEP to rezone land in Menangle Park, NSW, including the Land, to create the Menangle Park Urban Release Area.
  - C The Developer proposes to carry out the Development on the Land.
  - D Clause 6.1 of the LEP provides that the Consent Authority must not grant Development Consent for certain land subdivision in an Urban Release Area unless the Secretary has issued a Satisfactory Arrangements Certificate regarding the provision of Designated State Public Infrastructure.
  - E The Developer has offered to enter into this Deed with the Minister to provide the Development Contributions to enable a Satisfactory Arrangements Certificate to be issued for the Development under clause 6.1 of the LEP, subject to compliance with this Deed. For the avoidance of doubt, this Deed only constitutes satisfactory arrangements for a maximum of 925 Dwellings on the Land.
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## Operative provisions

### 1 Definitions

In this Deed these terms have the following meanings:

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



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<b>Address for Service</b>	the address of each party appearing in <b>Schedule 2</b> of this Deed or any new address notified in writing by any party to all other parties as its new address for service.
<b>Authority</b>	any Federal, State or local government or semi-governmental, statutory, judicial or public person, instrumentality or department.
<b>Bank Guarantee</b>	<p>an irrevocable and unconditional undertaking without an expiry or end date in favour of the Minister to pay an amount or amounts of money to the Minister, on demand issued by:</p> <p>(a) one of the following banks:</p> <ul style="list-style-type: none"> <li>(i) Australia and New Zealand Banking Group Limited;</li> <li>(ii) Commonwealth Bank of Australia;</li> <li>(iii) Macquarie Bank Limited;</li> <li>(iv) National Australia Bank Limited;</li> <li>(v) St George Bank Limited;</li> <li>(vi) Westpac Banking Corporation; or</li> </ul> <p>(b) any other financial institution approved by the Minister in his absolute discretion.</p>
<b>Business Day</b>	a day on which banks are open for business generally in Sydney, and which is not a Saturday, Sunday or bank or public holiday in Sydney and specifically excluding 27, 28, 29, 30 and 31 December.
<b>Carriageway</b>	has the meaning given to that expression in the TIC Deed.
<b>Completion</b>	has the meaning given to that expression in the TIC Deed.
<b>Complying Development Certificate</b>	has the meaning given to that expression in the Act.
<b>Conditions Precedent</b>	has the meaning given to that term in the TIC Deed.
<b>Consent Authority</b>	has the meaning given to that expression in the Act.
<b>Construction Certificate</b>	has the meaning given to that expression in the Act.
<b>Dahua 2</b>	means Dahua Group Sydney Project 2 Pty Ltd ACN 606 391 235 of Suite 02, Level 20, 201 Elizabeth Street, Sydney NSW 2000.

<b>Dealing</b>	in relation to the Land, means sell, transfer, assign, or dispose of the Land in whole or part, but excludes the entry by the Developer into a contract for the sale of a Final Lot (including a contract for an "off the plan" sale).
<b>Dedicated Land</b>	means the land to be transferred to RMS under the TIC Deed for the purposes of the Spring Farm Parkway.
<b>Deed</b>	means this document.
<b>Designated State Public Infrastructure</b>	has the meaning given to that expression in the LEP.
<b>Development</b>	the subdivision and other development of the Land for residential, commercial, industrial and related purposes and includes the subdivision of the Land into Final Lots to enable the erection of a maximum of 925 Dwellings.
<b>Development Application</b>	has the same meaning given to that expression in the Act.
<b>Development Consent</b>	has the same meaning given to that expression in the Act.
<b>Development Contribution</b>	the contributions to be provided by the Developer in accordance with <b>clause 4</b> and <b>Schedule 4</b> .
<b>Dwelling</b>	has the meaning given to that expression in the <i>Standard Instrument (Local Environmental Plans) Order 2006</i> .
<b>Explanatory Note</b>	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.
<b>Education Land</b>	has the meaning given to that expression in the Landcom and Dahua 2 VPA.

<b>Final Lot</b>	<p>means any lot created in the Development for separate residential, retail, industrial or commercial occupation and disposition and which is not:</p> <ul style="list-style-type: none"> <li>(a) intended to be further subdivided (including to create a strata or community lot); or</li> <li>(b) a Service Lot or a lot of a kind or created for a purpose that is otherwise agreed by the Parties, and not being a lot created by the subdivision of the Land;</li> <li>(c) that is to be dedicated or otherwise transferred to the Minister or RMS; or</li> <li>(d) on which is situated a dwelling-house that was in existence at the date of this Deed.</li> </ul>
<b>Funding Amount</b>	has the meaning given to that expression in the TIC Deed.
<b>Funding Amount Allocation</b>	has the meaning given to that expression in the TIC Deed.
<b>Greater Macarthur Growth Area</b>	means the area identified as the "Greater Macarthur Growth Area" in the <i>Proposed Special Infrastructure Contribution - Greater Macarthur</i> dated November 2018, as depicted in the plan at <b>Annexure C</b> , or if a SIC Determination is made in respect of the Land, then the area identified in that SIC Determination.
<b>GST</b>	has the same meaning given to that expression in the GST Law.
<b>GST Law</b>	has the meaning given to that expression in <i>A New Tax System (Goods and Services Tax) Act 1999</i> (Cth) and any other Act or regulation relating to the imposition or administration of the GST.
<b>Land</b>	the parcels of land identified in <b>Schedule 3</b> .
<b>Landcom</b>	Landcom ABN 79 268 260 688 of Level 14, 60 Station Street, Parramatta NSW 2150.
<b>Landcom and Dahua 2 Development</b>	means the development identified by the Landcom and Dahua 2 VPA as the 'Development'.
<b>Landcom and Dahua 2 VPA</b>	means the voluntary planning agreement between the Minister, Landcom and Dahua 2 dated on or about the date of this Deed.
<b>Law</b>	any statute, regulation, rule, proclamation, order, ordinance or by-law whether present or future and whether Commonwealth, State, territorial or local, and the common law.

<b>LEP</b>	the <i>Campbelltown Local Environmental Plan 2015</i> (NSW).
<b>LRS</b>	NSW Land Registry Services.
<b>Menangle Park Development Area</b>	means the Land and the parcels of land known as the "Land" in the Landcom and Dahua 2 VPA.
<b>Menangle Park Urban Release Area</b>	the Urban Release Area at Menangle Park, New South Wales.
<b>Milestone 2 Payment</b>	means the Funding Amount Allocation for Milestone 2 under the TIC Deed.
<b>Monetary Contribution</b>	a cash payment to the Minister (or RMS) in the amounts required by <b>Schedule 4</b> .
<b>Novation Deed</b>	the deed attached at <b>Annexure B</b> .
<b>Occupation Certificate</b>	has the meaning given to that expression in the Act.
<b>Overdraft Base Rate</b>	the Commonwealth Bank of Australia's overdraft index rate as usually published by the Bank from time to time. Any change in that rate becomes effective as at the day specified in the relevant publication or, if no day is specified, the day on which the change is first published, or, if there is no such rate at any time, any substitute reference rate published by the Commonwealth Bank of Australia from time to time.
<b>Per Dwelling SIC Amount</b>	has the meaning given to that expression in <b>clause 6(b)(ii)</b> .
<b>Planning Agreement</b>	a planning agreement under section 7.4 of the Act.
<b>Real Property Act</b>	the <i>Real Property Act 1900</i> (NSW).
<b>Register</b>	the Torrens title register maintained under the Real Property Act.
<b>Regulation</b>	the <i>Environmental Planning and Assessment Regulation 2000</i> (NSW).
<b>Related Body Corporate</b>	has the meaning given to that expression in section 50 of the <i>Corporations Act 2001</i> (Cth).
<b>RMS</b>	Roads and Maritime Services ABN 76 236 371 088, a NSW Government agency and corporation constituted under section 46 of the <i>Transport Administration Act 1988</i> (NSW).
<b>Satisfactory Arrangements Certificate</b>	a certificate issued by the Secretary that satisfactory arrangements have been made to contribute to the provision of Designated State Public Infrastructure in accordance with clause 6.1 of the LEP.

<b>Secretary</b>	the Secretary of the Department of Planning, Industry and Environment or any replacement position carrying out the same or a similar role.
<b>Security</b>	has the meaning given to that term in the TIC Deed.
<b>Service Lot</b>	means a registered lot that is created for one or more of the following purposes: <ul style="list-style-type: none"> <li>(a) to be dedicated or otherwise transferred to an Authority;</li> <li>(b) for any public utility undertaking (within the meaning of the <i>Standard Instrument (Local Environmental Plans) Order 2006</i> as at the date of this Deed;</li> <li>(c) for roads, open space, recreation, environmental conservation, water cycle management or riparian land management; or</li> <li>(d) for avoidance of doubt – association property within the meaning of the <i>Community Land Development Act 1989</i> (NSW) that is to be used for any one or more of the purposes set out in (c) above.</li> </ul>
<b>SIC</b>	a special infrastructure contribution required in accordance with a SIC Determination.
<b>SIC Credit</b>	has the meaning given to that expression in <b>clause 6</b> .
<b>SIC Determination</b>	a development contribution (SIC) determined by the Minister in accordance with section 7.23 of the Act for a special contributions area that includes any part of the Land.
<b>Strata Certificate</b>	has the same meaning given to that expression in the <i>Strata Schemes Development Act 2015</i> (NSW).
<b>Subdivision Certificate</b>	has the same meaning given to that expression in the Act.
<b>Sunset Date</b>	has the meaning given to that term in the TIC Deed.
<b>Tax</b>	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.
<b>TIC Deed</b>	the Transport Infrastructure Contributions Deed between RMS, Landcom, Dahua 2 and the Developer attached at <b>Annexure A</b> dated on or about the date of this Deed.
<b>Urban Release Area</b>	has the meaning given to that expression in the LEP.

## **2 Operation and Application of this Deed**

### **2.1 Operation**

This Deed will operate once it is signed by the parties.

### **2.2 Planning agreement under the Act**

This Deed is a Planning Agreement governed by Part 7, Division 7.1, Subdivision 2 of the Act.

### **2.3 Application**

This Deed applies to the Land and 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 Contributions**

### **4.1 Developer to provide Development Contributions**

The Developer must provide, or must procure the provision of, the Development Contributions comprising the payment of the Monetary Contributions in accordance with **Schedule 4**.

### **4.2 Acknowledgment**

The Developer acknowledges and agrees that the Minister:

- (a) has no obligation to use or expend, or to require RMS (where applicable) to use or expend, the Development Contribution for a particular purpose;
- (b) has no obligation to repay or provide any compensation or payment for the Development Contribution, except as provided for in the TIC Deed; and
- (c) has not made any representation or warranty that, if any part of the Development Contribution is transferred, dedicated or provided to another Authority, the Development Contribution will or must be used for any particular purpose by that or any other Authority.

### **4.3 Conditions Precedent under the TIC Deed**

- (a) The parties acknowledge that the obligation for the Developer to pay all of the Monetary Contribution (Portion 1) is subject to the Conditions Precedent being satisfied (or waived in accordance with the TIC Deed) by the Sunset Date.
- (b) If the Conditions Precedent are not satisfied (or waived in accordance with clause 2.2 of the TIC Deed) by the Sunset Date and the TIC Deed is

terminated the parties agree to negotiate in good faith the implications under this Deed and until such time as this Deed is amended in accordance with **clause 16.4** to address the implications of termination of the TIC Deed, the Developer remains bound by all of the obligations under this Deed, including in relation to all Subdivision Certificate and Construction Certificate caps.

#### **4.4 No satisfactory arrangements for over 925 Dwellings**

For the avoidance of doubt, provision of the Development Contributions under this Deed does not enable a Satisfactory Arrangements Certificate to be issued for the subdivision of the Land to develop more than 925 Dwellings.

### **5 Interest for late provision of Monetary Contribution**

- (a) If the Developer is required to pay a Monetary Contribution under this Deed and fails to do so on the due date for provision of that Monetary Contribution, the Developer must also pay to the Minister or RMS (as instructed by the Minister) interest on the overdue amount at a rate of 2% above the Overdraft Base Rate charged by the Commonwealth Bank of Australia from time to time.
- (b) Interest will be payable on the daily balance of amounts due from the due date for provision of those amounts until those amounts (including interest on those amounts) have been paid to the Minister.

### **6 Effect of future SIC Determination**

- (a) This **clause 6** applies if a SIC Determination is made before the Subdivision Certificate or Strata Certificate is issued for the subdivision of land into Final Lots on which the 925<sup>th</sup> Dwelling in the Development is to be developed and the Per Dwelling SIC Amount is less than \$25,000.
- (b) Within 20 Business Days of the date the last Development Contribution is made, the Developer is to notify the Minister of:
  - (i) the number of **Post SIC Dwellings** in the Development, being 925 less the number of Dwellings for which a Subdivision Certificate or Strata Certificate had been issued as at the date of the SIC Determination;
  - (ii) the amount which is payable per Dwelling under the SIC Determination (or, if the SIC Determination requires contributions to be paid other than on a per Dwelling basis, the total amount of contributions that, but for this Deed, would have been payable for the Development under that SIC Determination, divided by 925) as at the date of the SIC Determination (**Per Dwelling SIC Amount**); and
  - (iii) the **SIC Credit**, being an amount calculated in accordance with the following formula:

**SIC Credit = Post SIC Dwellings multiplied by (\$25,000 less the Per Dwelling SIC Amount)**

- (c) Notwithstanding any other provision in this **clause 6**, the SIC Credit accrues to the Developer once all Development Contributions obligations have been satisfied and provided that the Developer is not otherwise in material default of any of its obligations under this Deed.
- (d) Once accrued to the Developer, the SIC Credit may be used by the Developer or its Related Body Corporate to satisfy an obligation to make a SIC relating to any land which is located within the Greater Macarthur Growth Area.
- (e) Nothing in this **clause 6** entitles the Developer to a cash refund from the Minister for any amount paid under this Deed by the Developer.

## 7 Effect of termination of TIC Deed

If the TIC Deed is terminated by RMS in accordance with clause 12 of the TIC Deed:

- (a) for the purposes of clause 12.2 of the TIC Deed, in addition to any amount which RMS is entitled to retain under the TIC Deed, the Minister may direct RMS to retain:
  - (i) all or any sums of money in the hands of RMS in respect of the TIC Deed; and
  - (ii) all Security provided to RMS under the TIC Deed,so that the value of the Development Contributions provided by the Developer as at the date of termination of the TIC Deed are equivalent to the number of Dwellings which are developed or are expected to be delivered as part of the Development on the Land, and from which the Deed has been released and discharged under **clause 10.5** as at the date the TIC Deed was terminated, multiplied by \$25,000 being the notional contribution rate under this Deed; and
- (b) the parties agree to negotiate in good faith the implications under this Deed and until such time as this Deed is amended in accordance with **clause 16.4** to address the implications of termination of the TIC Deed, the Developer remains bound by all of the obligations under this Deed, including in relation to all Subdivision Certificate and Construction Certificate caps.

## 8 Publicity

The Developer will not refuse any reasonable request by the Minister to provide copies of photographic montages, plans or other materials in the Developer's possession which are necessary to assist the Minister to publish a media release or announcement about the Development Contributions required



under this Deed, including the TIC Deed, provided that the Developer holds sufficient intellectual property rights in those materials to allow the Minister to use them for that purpose.

## **9 Enforcement**

### **9.1 Developer to provide security**

The Developer has agreed to provide security to the Minister for the performance of the Developer's obligation to provide the Development Contributions under this Deed by:

- (a) registering this Deed on the title of the Land in accordance with **clause 10**;
- (b) providing Security for the Funding Amount in accordance with the TIC Deed; and
- (c) providing one or more Bank Guarantees to the Minister in accordance with the terms and procedures set out in **clause 4 of Schedule 5**.

### **9.2 Restrictions on subdivision**

- (a) The requirement to pay or make a Development Contribution by a timeframe required in this Deed constitutes a restriction on the issue of a Subdivision Certificate within the meaning of section 6.15 of the Act, with the effect that, if the required timeframe for the provision of a Development Contribution has passed (or the Developer applies for a Subdivision Certificate which, if issued, would cause that timeframe to pass), a Subdivision Certificate may not be issued unless and until the requirement to pay or make that Development Contribution has been discharged.
- (b) The Completion and opening of the Carriageway must occur in accordance with the TIC Deed prior to the issue of a Subdivision Certificate in respect of the subdivision of the Land into Final Lots on which the 1800<sup>th</sup> Dwelling in the Menangle Park Development Area is to be developed as part of the Development or the Landcom and Dahua 2 Development. The parties agree that this **clause 9.2(b)** constitutes a restriction on the issue of a Subdivision Certificate within the meaning of section 6.15 of the Act.
- (c) The requirement to transfer the Education Land by the timeframe required by the Landcom and Dahua 2 VPA (as that timeframe may be extended under that deed) constitutes a restriction on the issue of a Subdivision Certificate within the meaning of section 6.15 of the Act, with the effect that, if the required timeframe for transfer of the Education Land has passed (or the Developer applies for a Subdivision Certificate which, if issued, would cause that timeframe to pass), a Subdivision Certificate may not be issued unless and until the requirement to transfer the Education Land is discharged.

- (d) The requirement to transfer the Dedicated Land by the timeframe required by the TIC Deed (as that timeframe may be extended under that deed) constitutes a restriction on the issue of a Subdivision Certificate within the meaning of section 6.15 of the Act, with the effect that, if the required timeframe for transfer of the Dedicated Land has passed (or the Developer applies for a Subdivision Certificate which, if issued, would cause that timeframe to pass), a Subdivision Certificate may not be issued unless and until the requirement to transfer the Dedicated Land is discharged.

### **9.3 Restriction on Construction Certificates**

- (a) If, for any reason, the TIC Deed is terminated before the Developer's obligation to provide the Funding Amount and the Dedicated Land has been fully satisfied under the TIC Deed, a Construction Certificate must not be issued for subdivision work and building work comprising the erection of a Dwelling on a Final Lot as part of the Development unless:
  - (i) the Developer has fulfilled its Development Contribution obligations in accordance with **Schedule 4** in so far as they relate to the part of the Land on which the Dwelling is to be erected, including, if applicable, in respect of the timing for the transfer of the Education Land and Dedicated Land; and
  - (ii) Development Contributions of a proportionate value have been made under this Deed and by reference to the notional contribution rate under this Deed of \$25,000 per Dwelling.
- (b) The parties agree that this **clause 9.3** constitutes a restriction on the issue of a Construction Certificate within the meaning of clause 146A of the Regulation.

## **10 Land ownership and registration of Deed**

### **10.1 Land ownership**

The Developer represents and warrants that the Developer is the registered proprietor of the Land.

### **10.2 Registration of Deed**

Within 10 Business Days of receiving a copy of this Deed executed by the Minister, the Developer must, at its expense, take all practical steps and otherwise do anything necessary to procure:

- (a) the consent of each person, as required by the Registrar-General, who:
  - (i) has an estate or interest in the Land registered under the Real Property Act; or
  - (ii) is seized or possessed of an estate or interest in the Land,to the registration of this Deed on the title of the Land and to the terms of this Deed;

- (b) the execution of any documents required to enable registration of this Deed on the title of the Land;
- (c) the production of the certificates of title for the Land; and
- (d) the lodgement for registration of this Deed by the Registrar-General in the relevant folios of the Register for the Land.

### **10.3 Evidence of registration**

The Developer must provide the Minister with:

- (a) evidence of the lodgement of this Deed pursuant to **clause 10.2(d)** within 10 Business Days of such lodgement at the LRS; and
- (b) a copy of the relevant folios of the Register and a copy of all registered dealings for the Land within 10 Business Days of registration of this Deed.

### **10.4 Right to lodge caveat**

- (a) Subject to **clause 10.4(b)**, until such time as this Deed is registered on the title of the Land in accordance with **clause 10.2**, the Developer acknowledges that this Deed confers on the Minister an interest in the Land and entitles the Minister to lodge and maintain a caveat on the title to the Land to prevent any Dealing in respect of the Land.
- (b) If the Minister lodges a caveat in accordance with **clause 10.4(a)**, then the Minister will do all things reasonably necessary to:
  - (i) ensure that the caveat does not prevent or delay the registration of this Deed; and
  - (ii) remove the caveat from the title to the Land promptly, following registration of this Deed in accordance with **clause 10.2**.
- (c) If the Developer has failed or has been unable to comply with **clause 10.2** within the time frames specified in that clause, the Developer must pay the Minister's reasonable costs and expenses, including legal costs, of exercising the Minister's rights under **clause 10.4(a)** to lodge and withdraw a caveat(s) (as applicable).

### **10.5 Release and discharge of Deed**

- (a) The Developer will be released from its obligations under this Deed (other than the obligation to grant an easement for batter and drainage under the TIC Deed and the reporting obligations in **clause 15**) once the Developer has satisfied its obligations to provide the Development Contributions in accordance with this Deed.
- (b) After the Developer has satisfied its obligations to provide the Development Contributions in accordance with this Deed, the Minister will do all things reasonably required by the Developer to have the Registrar-General remove this Deed from the relevant folio(s) of the Register.

- (c) From time to time, the Developer may request that the Minister facilitate the progressive release and removal of this Deed from the relevant folio(s) of the Register for any part of the Land for which a Subdivision Certificate or Strata Certificate has been issued. For the avoidance of doubt, a request may be made under this **clause 10.5(c)** in advance of the issue of the relevant Subdivision Certificate or Strata Certificate.
- (d) The request under **clause 10.5(c)** must be accompanied by:
  - (i) a table identifying the number of:
    - (A) Dwellings for which a Subdivision Certificate or a Strata Certificate has been issued for each stage of the Development;
    - (B) Dwellings proposed to be developed as part of the Development on the part of the Land to which the request under **clause 10.5(c)** relates; and
    - (C) Occupation Certificates which have been issued for the Development; and
  - (ii) an aerial photograph of the Development with sufficient detail to show the number of Dwellings on the Land.
- (e) Within 30 Business Days of receipt of a request from the Developer under **clause 10.5(b)** and:
  - (i) any additional period of time during which the Minister, acting reasonably, has requested further information from the Developer which is necessary for the Minister to consider the Developer's request and the Developer has not provided that information; and
  - (ii) for a request made in advance of the issue of a Subdivision Certificate or Strata Certificate, within a further 5 Business Days after the Minister is provided with a copy of the relevant Subdivision Certificate or Strata Certificate,

the Minister must facilitate the release and removal of this Deed from the relevant folio(s) of the Register for the part(s) of the Land forming the subject of the request, subject to the Developer satisfying the Minister:

- (iii) that if the required timeframe for provision of a Development Contribution under this Deed has passed, that the requirement to pay or make that Development Contribution has been discharged;; and
- (iv) that:

$$\frac{\$DCV}{\$23,125,000} \geq \frac{N}{925}$$

Where:

**DCV** is the value of the Development Contributions which have been provided as at the date of the request; and

**N** is the number of Dwellings which are developed, or will be developed, on the Land as part of the Development as enabled by the issue of Subdivision Certificate(s) and/ or Strata Certificate(s) as at the date of the request; and

- (v) that the Developer is not otherwise in material default of any of its obligations under this Deed.
- (f) Notwithstanding any other provision in this Deed, the Developer must not request a release and discharge of this Deed under this **clause 10.5**:
  - (i) if the required timeframe for transfer of the Education Land under the Landcom and Dahua 2 VPA has passed (as that timeframe may be extended under that deed), and the requirement to transfer the Education Land is not discharged;
  - (ii) if the required timeframe for transfer of the Dedicated Land under the TIC Deed has passed (as that timeframe may be extended under that deed), and the requirement to transfer the Dedicated Land is not discharged; and
  - (iii) for the part of the Land on which the 1801<sup>st</sup> Dwelling will be developed in the Menangle Park Development Area as part of the Development or the Landcom and Dahua 2 Development unless the Carriageway is completed and open to be public.
- (g) The Minister may, but has no obligation to, agree to the release and discharge of this Deed from the whole or any part of the Land under this **clause 10.5**, on the basis of Security provided, and contributions paid, for the Milestone 2 Payment under the TIC Deed, in circumstances where a construction contract for the Carriageway has not been awarded.

## **11 Dispute Resolution**

### **11.1 Not commence**

A party must not commence any court proceedings relating to a dispute unless it complies with this **clause 11**.

### **11.2 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 and requiring the dispute be addressed in accordance with this **clause 11**.

### **11.3 Attempt to resolve**

On receipt of a notice under **clause 11.2**, the parties must endeavour in good faith to resolve the dispute expeditiously using informal dispute resolution techniques such as mediation, expert evaluation or other techniques agreed by them.

#### **11.4 Mediation**

If the parties do not agree within 21 Business Days of receipt of a notice under **clause 11.2** (or any further period agreed in writing by them) as to:

- (a) the dispute resolution technique and procedures to be adopted;
- (b) the timetable for all material steps in those procedures; or
- (c) the selection and compensation of the independent person required for such technique,

then, subject to **clause 11.5**, the parties must mediate the dispute in accordance with the Law Society of NSW's Mediation Program. The parties must, as soon as possible, request the president of the Law Society of NSW or the president's nominee to select the mediator and determine the mediator's remuneration.

#### **11.5 Court proceedings**

If the dispute is not resolved within 60 Business Days after notice is given under **clause 11.2** (or any other period agreed in writing by the parties) then any party which has complied with the provisions of this **clause 11** may, by written notice to the other parties, terminate any dispute resolution process undertaken under this clause and either party may then commence court proceedings in relation to the dispute.

#### **11.6 Use of information**

The parties acknowledge the purpose of any exchange of information or documents or the making of any offer of settlement under this **clause 11** is to attempt to resolve the dispute. No party may use any information or documents obtained through any dispute resolution process undertaken under this **clause 11** for any purpose other than in an attempt to resolve the dispute.

#### **11.7 No prejudice**

This **clause 11** does not prejudice the right of a party to institute court proceedings for urgent injunctive or declaratory relief in relation to any matter arising out of or relating to this Deed.

#### **11.8 Continued performance of obligations**

Despite the existence of a dispute under this **clause 11**, but subject to any order of a court or the agreement of the parties, the parties must continue to perform their obligations under this Deed.

### **12 GST**

#### **12.1 Definitions**

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

## **12.2 Intention of the parties**

The parties intend that:

- (a) Divisions 81 and 82 of the GST Law 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.

## **12.3 Reimbursement**

Subject to **clause 16.17(a)**, any payment or reimbursement required to be made under this Deed that is calculated by reference to an amount paid or incurred will be limited to the total amount less the amount of any input tax credit to which an entity is entitled for the acquisition to which the 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 **clause 12.5**.

## **12.5 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 will pay to the Supplier the GST Amount. However, where a GST Amount is payable by the Minister as recipient of the supply, the Developer will 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.

## **12.6 Non monetary consideration**

**Clause 12.5** applies to non-monetary consideration.

## **12.7 Assumptions**

The Developer acknowledges and agrees that in calculating any amounts payable under **clause 12.5** the Developer will assume the Minister is not entitled to any input tax credit.

## **12.8 No merger**

This clause will not merge on completion or termination of this Deed.

## 13 Assignment and Dealings

### 13.1 Assignment or novation by Developer

- (a) Prior to a proposed assignment or novation of its rights or obligations under this Deed, the Developer must seek the written consent of the Minister and:
  - (i) satisfy the Minister, acting reasonably, that the person to whom the Developer's rights or obligations are to be assigned or novated (**Incoming Party**) has sufficient assets, resources and expertise required to perform the Developer's obligations under this Deed insofar as those obligations are to be novated to the Incoming Party;
  - (ii) satisfy the Minister, acting reasonably, that the Developer is not in material breach of its obligations under this Deed; and
  - (iii) procure the execution of an agreement with the Minister, the Developer and the Incoming Party substantially in the form of the Novation Deed.
- (b) The Minister may impose reasonable conditions on the Minister's entry into the Novation Deed under **clause 13.1(a)(iii)** including requirements that the Incoming Party provide additional security to that identified in **clause 9.1** and that the Incoming Party indemnify the Minister in respect of any breach of this Deed by the Incoming Party.
- (c) The Developer must pay the Minister's reasonable costs incurred under this **clause 13.1** including legal costs and disbursements.

### 13.2 Assignment by Minister

The Minister may assign the rights and benefits of this Deed in the Minister's absolute discretion, without the need for consent from the Developer.

### 13.3 Dealings with the Land

- (a) Subject to **clause 13.3(b)**, the Developer must not enter into any Dealing with a third party (**Transferee**) relating to its interest in the Land unless before the Dealing is entered into with the Transferee:
  - (i) the Developer satisfies the Minister (acting reasonably) that the proposed Transferee is financially capable of complying with the Developer's obligations under this Deed;
  - (ii) the Transferee enters into a deed in favour of the Minister substantially in the form of the Novation Deed, under which the Transferee agrees to comply with the Developer's obligations under this Deed as if the Transferee was the Developer;
  - (iii) any default by the Developer under this Deed has been remedied by the Developer, unless that default has been waived expressly by the Minister (or RMS as the case may be) in writing; and



- (iv) the Developer and the Transferee pay all costs reasonably incurred by the Minister in relation to that Dealing, including legal costs on a GST inclusive basis.
- (b) **Clause 13.3(a)** does not apply to any portion(s) of the Land in respect of which the Minister has granted a release pursuant to **clauses 10.5(c) to (f)**.

## 14 Capacity

### 14.1 General warranties

- (a) Each party warrants to the other party that:
  - (i) this Deed creates legal, valid and binding obligations, enforceable against the relevant party in accordance with its terms; and
  - (ii) unless otherwise stated, it has not entered into this Deed in the capacity of trustee of any trust.
- (b) The Developer represents and warrants to the Minister that:
  - (i) it is duly registered and remains in existence;
  - (ii) the execution, delivery and performance of this Deed does not violate its constitution or any Law applying to it;
  - (iii) the execution, delivery and performance of this Deed does not violate any Law, or any document or agreement to which it is a party or which is binding on it or the Land, including any matters or interests not registered on the title of the Land;
  - (iv) any document or agreement to which it is a party or which is binding on it or any of its assets, including any matters or interests not registered on the title of the Land, does not in any way limit its ability to perform its obligations under this Deed; and
  - (v) no litigation, arbitration, mediation, conciliation, criminal or administrative proceedings are current, pending or, to its knowledge, threatened, which, if adversely determined, would or could have a material adverse effect on it or the Land, which has not been advised in writing to the Minister.

### 14.2 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.

## 15 Reporting Requirement

- (a) The Developer must provide at least 20 Business Days' written notice to the Minister of any application for a Construction Certificate, Occupation

Certificate, Subdivision Certificate or Strata Certificate in relation to the Development.

- (b) If any part of the Development is to be carried out without the need for a Subdivision Certificate, Strata Certificate or a Construction Certificate, and which triggers any obligation under this Deed, then the Developer must provide at least 20 Business Days' written notice to the Minister of the date of:
  - (i) the proposed commencement of that part of the Development; and
  - (ii) the date of any application for a Complying Development Certificate in respect of that part of the Development.
- (c) On 1 September of each year, until the Development is complete, the Developer must deliver to the Secretary a report which must include those matters set out below:
  - (i) a description of the status of the Development and the provision of the Development Contributions;
  - (ii) a forecast in relation to the anticipated progression and completion of the Development;
  - (iii) an estimated date for when the Developer expects any application for a Subdivision Certificate to be submitted for the Development in respect of any part of the Land;
  - (iv) the estimated and actual number of Dwellings created and Occupation Certificates granted to date as part of the Development;
  - (v) an indicative forecast of the number of Dwellings estimated for completion as part of the Development over the next 5 years; and
  - (vi) the actual or expected (as applicable) land uses for the Land as part of the Development.
- (d) Within five Business Days following receipt of a written request from the Secretary, the Developer must deliver to the Secretary all documents and other information which, in the reasonable opinion of the Secretary, are necessary for the Secretary to assess the status of the Development.

## **16 General Provisions**

### **16.1 Liability**

An obligation of two or more persons binds them separately and together.

### **16.2 Entire agreement**

This Deed constitutes the entire agreement between the parties regarding the matters set out in it and supersedes any prior representations, understandings or arrangements made between the parties, whether orally or in writing.

### **16.3 Inconsistency**

If there is any inconsistency between this document and the TIC Deed, this Deed prevails to the extent of that inconsistency.

### **16.4 Variation**

This Deed must not be varied except by a later written document executed by all parties.

### **16.5 Waiver**

A right created by this Deed cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right does not constitute a waiver of that right, nor will a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or of any other right of that party.

### **16.6 Further assurances**

Each party must promptly execute all documents and do everything necessary or desirable to give full effect to the arrangements contained in this Deed.

### **16.7 Time for doing acts**

(a) If:

- (i) the time for doing any act or thing required to be done; or
- (ii) a notice period specified in this Deed,

expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.

(b) If any act or thing required to be done is done after 5.00pm on the specified day, it is taken to have been done on the following Business Day.

### **16.8 Governing law and jurisdiction**

- (a) The laws applicable in New South Wales govern this Deed.
- (b) The parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts competent to hear appeals from those courts.

### **16.9 Severance**

If any clause or part of any clause is in any way unenforceable, invalid or illegal, it is to be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is to be severed from this Deed without affecting the enforceability, validity or legality of the remaining clauses (or parts of those clauses) which will continue in full force and effect.

#### **16.10 Preservation of existing rights**

The expiration or termination of this Deed does not affect any right that has accrued to a party before the expiration or termination date.

#### **16.11 No merger**

Any right or obligation of any party that is expressed to operate or have effect on or after the completion, expiration or termination of this Deed for any reason, will not merge on the occurrence of that event but will remain in full force and effect.

#### **16.12 Counterparts**

This Deed may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

#### **16.13 Relationship of parties**

Unless otherwise stated:

- (a) nothing in this Deed creates a joint venture, partnership, or the relationship of principal and agent, or employee and employer between the parties; and
- (b) no party has the authority to bind any other party by any representation, declaration or admission, or to make any contract or commitment on behalf of any other party or to pledge any other party's credit.

#### **16.14 Good faith**

Each party must act in good faith towards all other parties and use its best endeavours to comply with the spirit and intention of this Deed.

#### **16.15 No fetter**

Nothing in this Deed shall 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.

#### **16.16 Explanatory Note**

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

#### **16.17 Costs, expenses and stamp duty**

- (a) The Developer must pay its own and the Minister's reasonable GST inclusive legal and valuation costs and disbursements in connection with the negotiation, preparation, execution and carrying into effect of this Deed.
- (b) The Developer must pay for all reasonable 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.
- (d) The Developer must provide the Minister with bank cheques in respect of the Minister's costs pursuant to **clauses 16.17(a) and (b)**:
  - (i) where the Minister has provided the Developer with written notice of the sum of such costs prior to execution of this Deed, 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 10 Business Days of demand by the Minister for payment.

#### **16.18 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;
  - (ii) sent by email; or
  - (iii) sent by prepaid ordinary mail within Australia.
- (b) A Notice is given if:
  - (i) hand delivered, on the date of delivery;
  - (ii) sent by email during any Business Day, on the date that the sending party's email records indicate the email was sent, unless the sender receives a delivery failure notification indicating that the email has not been delivered to the addressee; or
  - (iii) sent by prepaid ordinary mail within Australia, on the date that is 5 Business Days after the date of posting.

#### **16.19 Interpretation**

In this Deed unless the context clearly indicates otherwise:

- (a) A reference to the **Minister**, includes a reference to the Secretary and any person specifically nominated by the Minister for the purposes of this Deed or for Planning Agreements generally to which the Minister is a party;
- (b) 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;
- (c) a reference to **legislation**, a **legislative or other instrument** (such as a local environmental plan) or a **legislative provision** includes any modification, amendment or substitution of that legislation, instrument or legislative provision and any subordinate legislation issued under that legislation or legislative provision;

- (d) 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;
- (e) a reference to the **introduction**, a **clause**, **schedule** or **annexure** is a reference to the introduction, a clause, a schedule or an annexure to or of this Deed;
- (f) **clause headings**, **the introduction** and the **table of contents** are inserted for convenience only and do not form part of this Deed;
- (g) the **schedules** and **annexures** form part of this Deed;
- (h) a reference to a **person** includes a natural person, corporation, statutory corporation, partnership, the Crown or any other organisation or legal entity;
- (i) a reference to a **natural person** includes their personal representatives, successors and permitted assigns;
- (j) a reference to a **corporation** includes its successors and permitted assigns;
- (k) a reference to a right or obligation of a party is a reference to a right or obligation of that party under this Deed;
- (l) 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;
- (m) 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;
- (n) **including** and **includes** are not words of limitation;
- (o) a word that is derived from a defined word has a corresponding meaning;
- (p) **monetary amounts** are expressed in Australian dollars;
- (q) the singular includes the plural and vice-versa;
- (r) words importing one gender include all other genders;
- (s) a reference to a thing includes each part of that thing; and
- (t) 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.

# Schedule 1

## Requirements under the Act

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

**Table 1 – Requirements under section 7.4 of the Act**

Requirement under the Act	This Deed
<b>Planning instrument and/or development application – (section 7.4(1))</b> The Developer has: <ul style="list-style-type: none"> <li>(a) sought a change to an environmental planning instrument.</li> <li>(b) made, or proposes to make, a Development Application.</li> <li>(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Yes</li> <li>(b) Yes</li> <li>(c) N/A</li> </ul>
<b>Description of land to which this Deed applies – (section 7.4(3)(a))</b>	<b>See Schedule 3</b>
<b>Description of development to which this Deed applies – (section 7.4(3)(b))</b>	The Development as defined in <b>clause 1</b> .
<b>The scope, timing and manner of delivery of contribution required by this Deed – (section 7.4(3)(c))</b>	<b>See Schedule 4.</b>
<b>Applicability of sections 7.11 and 7.12 of the Act – (section 7.4(3)(d))</b>	The application of sections 7.11 and 7.12 of the Act are not excluded in respect of the Development.
<b>Applicability of section 7.24 of the Act – (section 7.4(3)(d))</b>	The application of section 7.24 of the Act is excluded in respect of the Development.
<b>Consideration of benefits under this</b>	The Development Contributions to

Requirement under the Act	This Deed
<b>Deed if section 7.11 applies</b> – (section 7.4(3)(e))	be provided by the Developer under this Deed must not be taken into consideration in determining a development contribution in respect of the Development under section 7.11 of the Act.
<b>Mechanism for Dispute Resolution</b> – (section 7.4(3)(f))	See <b>clause 11</b> .
<b>Enforcement of this Deed</b> – (sections 7.4(3)(g) and 7.6)	See <b>clauses 5, 9.1, 9.3 and 10</b> .
<b>No obligation to grant consent or exercise functions</b> – (section 7.4(10))	See <b>clause 16.15</b> .

**Table 2 – Other Matters**

Requirement under the Act or Regulation	This Deed
<b>Registration of the Planning Agreement</b> – (section 7.6 of the Act)	Yes (see <b>clause 9.3</b> )
<b>Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a construction certificate is issued</b> – (clause 25E(2)(g) of the Regulation)	Yes
<b>Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before an occupation certificate is issued</b> – (clause 25E(2)(g) of the Regulation)	No
<b>Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a subdivision certificate is issued</b> – (clause 25E(2)(g) of the Regulation)	Yes



Requirement under the Act or Regulation    This Deed

Regulation)

## Schedule 2

### Address for Service (clause 1)

#### **Minister**

**Contact:** The Secretary  
**Address:** Department of Planning, Industry and Environment  
320 Pitt Street  
SYDNEY NSW 2000  
**Email:** PlanningAgreements@planning.nsw.gov.au

#### **Developer**

**Contact:** Yuxing (Eric) Li  
General Manager  
Dahua Australia  
**Address:** Suite 2, Level 20, 201-217 Elizabeth Street, Sydney  
NSW 2000  
**Email:** eric@dahuaaustralia.com.au

## Schedule 3

### Land (clause 1)

	Registered Proprietor	Lot	Deposited Plan	Folio Identifier
1.	Dahua Group Sydney Project 3 Pty Ltd	3	DP236059	3/236059
2.	Dahua Group Sydney Project 3 Pty Ltd	124	DP1097090	124/1097090
3.	Dahua Group Sydney Project 3 Pty Ltd	7	DP787284	7/787284
4.	Dahua Group Sydney Project 3 Pty Ltd	1	DP727098	1/727098
5.	Dahua Group Sydney Project 3 Pty Ltd	1	DP708770	1/708770
6.	Dahua Group Sydney Project 3 Pty Ltd	1	DP707225	1/707225
7.	Dahua Group Sydney Project 3 Pty Ltd	1	DP249393	1/249393
8.	Dahua Group Sydney Project 3 Pty Ltd	33	DP1101983	33/1101983
9.	Dahua Group Sydney Project 3 Pty Ltd	31	DP1101983	31/1101983
10.	Dahua Group Sydney Project 3 Pty Ltd	125	DP1097138	125/1097138
11.	Dahua Group Sydney Project 3 Pty Ltd	1	DP1247661	1/1247661

# Schedule 4

## Development Contribution (clause 4)

### 1 Development Contribution

The Developer must provide the following Development Contributions in accordance with this **Schedule 4**:

Column A: Development Contribution	Column B: Value	Column C: Timing
Monetary Contribution (Portion 1)	The Funding Amount payable by the Developer in respect of the Land, in accordance with the TIC Deed, being \$23,000,000 or, if another amount is specified as a result of the adjustment to the Funding Amount Allocation pursuant to clause 5.4 of the TIC Deed, then that amount.	In accordance with clause 5 and Column 3 of Annexure B to the TIC Deed.
Monetary Contribution (Portion 2)	\$125,000	Upon execution of this Deed.

### 2 Monetary Contributions

The Developer must pay:

- (a) the Monetary Contribution (Portion 1) by way of payment of the Funding Amount to RMS in accordance with the TIC Deed; and
- (b) the Monetary Contribution (Portion 2) by way of payment to the Minister upon execution of this Deed.

# Schedule 5

## Security Terms

### 1 Provision of Security

In order to secure the provision of the Development Contributions in accordance with **Schedule 4**, the Developer will provide security in accordance with this **Schedule 5**.

### 2 Security for the Development Contributions

The parties agree that the obligation of the Developer to provide the Development Contributions in accordance with **Schedule 4** is secured by:

- (a) **clause 9.1(c) and clause 9.2** of this Deed;
- (b) **clause 9.3** of this Deed;
- (c) **clause 10** of this Deed; and
- (d) **clause 4** of this **Schedule 5**.

### 3 Security under the TIC Deed

- (a) At the date of this Deed the Developer (in addition to Landcom and Dahua 2) has entered into a TIC Deed with RMS.
- (b) The Minister accepts the Security provided under the TIC Deed and the Security provided under **clause 4** of this **Schedule 5** by the Developer as security for the performance of the Developer's obligation under this Deed to provide the Monetary Contribution (Portion 1).

### 4 Bank Guarantee

- (a) Upon execution of this Deed, the Developer must provide to the Minister one or more Bank Guarantees with a total face value of \$200,000, as security for the provision of the Development Contributions.
- (b) Each Bank Guarantee provided by the Developer to the Minister under this Deed must:
  - (i) name the "Minister for Planning and Public Spaces ABN 20 770 707 468" as the relevant beneficiary; and

- (ii) not have an expiry date.
- (c) The Minister may call upon any Bank Guarantees or may request RMS to call on any Security under the TIC Deed where the Developer has failed to comply with this Deed and the Minister may retain monies obtained from that Bank Guarantee or Security and apply those monies towards the costs and expenses incurred by the Minister in rectifying such failures by the Developer. Any expended costs and expenses incurred by the Minister in rectifying such failures by the Developer becomes a debt due and payable promptly on demand.
- (d) Prior to calling upon the Bank Guarantees or Security provided by the Developer under this **Schedule 5**, the Minister must give the Developer not less than 10 Business Days' written notice.
- (e) If the Minister:
  - (i) calls upon the Bank Guarantees or Security in accordance with **clause 4** of this **Schedule 5**; and
  - (ii) applies all or part of the moneys obtained from that call in the manner authorised in **clause 4** of this **Schedule 5**,
 then
  - (iii) the Minister must notify the Developer in writing of the amount of the call; and
  - (iv) promptly after receiving that notice, the Developer must provide to the Minister or RMS (as the case may be) a replacement Bank Guarantee or Security to ensure that the Developer complies with **clause 4(a)** of this **Schedule 5**.
- (f) If:
  - (i) the Developer has made the Development Contributions as required by this Deed;
  - (ii) the Developer provides the Minister with written notice containing:
    - (A) evidence that the Monetary Contributions have been paid; and
    - (B) a request for return of the Bank Guarantees or Security held by the Minister; and
  - (iii) the Minister is satisfied that those circumstances have occurred,
- (g) then the Minister must promptly return those Bank Guarantees or Security held by the Minister (less any costs, charges, duties and Taxes payable), or if there has been a call on those Bank Guarantees in accordance with this Deed, the remainder of the monies secured by those Bank Guarantees or Security, to the Developer. The release of a Bank Guarantee or Security under this **Schedule 5** may involve the substitution of a Bank Guarantee or Security with another Bank Guarantee or Security having a different face value.

## 5 Right to Call for Additional Security

- (a) If the Developer breaches any of its obligations under this Deed including the TIC Deed or fails to provide, increase or maintain the Bank Guarantee or Security under this Deed, including the TIC Deed:
  - (i) any such breach will constitute a material breach of this Deed; and
  - (ii) the Minister may provide written notice to the Developer requesting that the Developer provide a Bank Guarantee to the Minister for an amount determined by the Minister, acting reasonably, that will rectify the Developer's breach of this Deed or the TIC Deed and ensure that sufficient Security is available for the Monetary Contributions.
- (b) Within 10 Business Days following receipt of a written notice pursuant to **clause 5(a)** of this **Schedule 5**, the Developer must provide the Bank Guarantee to the Minister.

## 6 Right to Call for Security


If, for any reason:

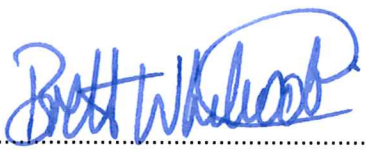
- (a) RMS does not call on any Security under the TIC Deed;
- (b) that Security has been relied on by the Secretary to enable the issue of a Subdivision Certificate or otherwise to allow the Minister to provide a release and discharge of the Deed under **clause 10.5**; and
- (c) RMS advises the Minister that it does not intend to call on that Security, then the Minister may call on that Security for such an amount so that sufficient Development Contributions have been made under this Deed for the number of Dwellings on the Land from which this Deed has been released and discharged.

## Execution

**Executed** as a deed.


Executed by the **Minister for Planning  
and Public Spaces** in the presence of:

  
.....  
Signature of Witness  
AMANDA BEAUMONT  
.....  
Name of Witness (print)

  
.....  
Signature of Minister  
BRETT WHITWORTH  
.....  
Name of Minister  
(As a delegate of the Minister)

**EXECUTED** by **Dahua Group Sydney  
Project 3 Pty Ltd** ACN 606 391 922 in  
accordance with s127(1) of the  
*Corporations Act 2001* (Cth):

  
.....  
Company Secretary/Director  
Ye Fan  
.....  
Name of Company Secretary/Director  
(print)

  
.....  
Director  
Yuxing Li  
.....  
Name of Director (print)



Annexure A

TIC Deed

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Roads and Maritime Services

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Landcom

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Dahua Group Sydney Project 2 Pty Ltd

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Dahua Group Sydney Project 3 Pty Ltd

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# Menangle Park - Spring Farm Parkway Transport Infrastructure Contributions Deed

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## Date

## Parties

**Roads and Maritime Services** ABN 76 236 371 088 of 20-44 Ennis Road Milsons Point NSW 2061 (**RMS**)

**Landcom** ABN 79 268 260 688 of Level 14, 60 Station Street, Parramatta NSW 2150 (**Landcom**)

**Dahua Group Sydney Project 2 Pty Ltd** (ABN 80 606 391 235) of Suite 20.02, Level 20, 201-217 Elizabeth Street, Sydney NSW 2000 (**Dahua 2**)

**Dahua Group Sydney Project 3 Pty Ltd** (ABN 49 606 391 922) of Suite 20.02, Level 20, 201-217 Elizabeth Street, Sydney NSW 2000 (**Dahua 3**)

---

## Background

- A Landcom owns the Property B Land.
- B Dahua 2 and Dahua 3 respectively own the Property A Land and the Dahua Land.
- C Landcom and Dahua 2 have entered into a put and call option agreement for Landcom to sell, and for Dahua 2 to purchase, the Property B Land.
- D Landcom and the Dahua Group have agreed to contribute to the funding, procuring and carrying out of the Required Works.
- E To facilitate the delivery of the Required Works, Landcom and Dahua 3 will:
  - (a) pay, or pay and provide Security for, the Funding Amount to RMS upon satisfaction of the Milestones; and
  - (b) transfer the Dedicated Land to RMS,in accordance with this Deed.
- F Initial funding for development of the Project to Final Business Case and delivery readiness will be made from the Housing Acceleration Fund Round 4 contribution of \$30 million committed to planning and construction of the Project.
- G The combined contributions from Landcom and Dahua 3 to the funding of the Required Works is capped at \$86 million and Housing Acceleration Fund Round 4 contributions to the funding of the Required Works is capped at \$30 million, unless otherwise agreed in writing between RMS, Landcom, Dahua 3 and the Department.
- H RMS will carry out the Required Works in accordance with this Deed.
- I The objective of the Required Works is to provide access to support the Development.

- J RMS will undertake project development and work within the INSW assurance gateway framework to confirm the specifications, project estimate and program for delivery of the Project.
- K While the Landcom design and cross-section is being used generally as a guide for the Required Works, both can be varied to facilitate delivery of the Project within the total amount of funding available.
- L The parties will agree an indicative program for the procurement and Final Completion of the Required Works.
- M RMS will use best endeavours to complete the Carriageway and as much of the other Required Works as possible by the Target End Date, up to the total amount of funding available for the Required Works and subject to the terms of this Deed.
- N Landcom's and the Dahua Group's contribution to the funding, procuring and carrying out of the Required Works and the value of the Dedicated Land to be transferred to RMS are provided as part of arrangements which are intended to enable the Secretary of the Department of Planning and Environment to issue Satisfactory Arrangements Certificates regarding the provision of Designated State Public Infrastructure under clause 6.1 of the *Campbelltown Local Environmental Plan 2015 (NSW)* for the Development.
- O The parties have otherwise agreed to the matters in this Deed.
- 

## Agreed terms

### 1 Interpretation

#### 1.1 Definitions

In this Deed these terms have the following meanings:

**Additional Dedicated Land** means

- (a) those parts of the Available Land which is identified by RMS, acting reasonably; and
- (b) and any other land agreed between the parties in writing,

as set out in a Dedication Notice served in accordance with **clause 7.1(c)** as forming part of the Dedicated Land to be transferred to RMS under this Deed.

**Approval** means any consent, approval, authorisation, determination, licence, registration, order, permission or concurrence required by any Law required for the commencement, execution, Completion or use of the Required Works.

**Authorised Representative** means a person identified in **clause 10.1(b)** in respect of a party, or such replacement person as notified by a party in accordance with **clause 10.1(c)**.

**Available Land** means land within the area bounded by a red line as shown on the map in **Annexure H**, as may be amended by agreement between the parties from time to time, including under **clause 7.1(b)**.

**Business Day** means a day on which banks are open for business generally in New South Wales, other than a Saturday, Sunday or public holiday in New South Wales and specifically excluding 27, 28, 29, 30 and 31 December.

**Carriageway** means a sealed road which delivers a minimum satisfactory level of public vehicular access through the length of the Spring Farm Parkway Stage One roadway to the Menangle Park Urban Release Area to enable development of the Menangle Park Urban Release Area.

**Completion** means that the Required Works have been completed to the relevant percentage as specified for each Milestone set out in Column 2 in **Annexure B**, as determined by RMS acting reasonably and evidenced by the status reports given by RMS under **clause 9.1**.

**Conditions Precedent** has the meaning set out in **clause 2.1(b)**.

**Contamination** has the same meaning as in section 5 of the *Contaminated Land Management Act 1997* (NSW), including hazardous materials such as asbestos in structures and soil.

**Cost of the Required Works** means the total cost incurred by RMS in carrying out the Required Works and the strategic planning for Stage 2 Spring Farm Parkway, including RMS' overhead costs for project management, and the cost of external consultants, in accordance with this Deed.

**Council** means Campbelltown City Council.

**Dahua Group** means Dahua 2 and Dahua 3.

**Dahua Land** means the land identified in section 3 of **Annexure C**.

**Dedicated Land** means the land identified in the table in **Annexure D**.

**Dedication Notice** has the meaning given to that expression in **clause 7.1**.

**Deliverables** means all design documentation, including final as-executed drawings, created for or in connection with the Required Works, and all drawings, sketches, specifications, calculations, digital records, data, studies, investigations, and other documents and information used in the design and construction of the Required Works.

**Department** means the Department of Planning & Environment.

**Detailed Design Cost Estimate** means an estimate of the Cost of the Required Works prepared on the basis of detailed design documentation for the Required Works and which incorporates a contingency which is reasonable and typical for detailed design estimates as determined by RMS having regard to projects of a similar nature and risk.

**Developer** means any party which is the registered proprietor of any part of the Property A Land, the Property B Land or the Dahua Land.



**Development** means the subdivision and development of the Land for residential, commercial and related purposes.

**Development Consent** has the same meaning given to that expression in the *Environmental Planning and Assessment Act 1979*.

**Easement Area** means any part of the Land burdened by one or more Works Easements indicatively as the land bounded by the green line on the plan at **Annexure H**.

**Environmental Law** means any law relating to the environment.

**Environmental Notice** means any direction, order, demand, notice, declaration or other requirement from any Government Agency (whether written or oral) under an Environmental Law.

**Final Business Case** means the description of the Required Works and anticipated cost estimate for the Required Works set out in the Project's final business case submitted to INSW for assurance review and NSW Government approval.

**Final Completion** means that the Required Works have been finally completed with no defects or omissions, except for defects not known, as notified to each of the Developers in the Final Completion Notice or, if no Final Completion Notice is given, as evidenced by the status reports given by RMS under **clause 9.1**.

**Final Completion Notice** means a notice issued under **clause 4.1(e)(i)**.

**Final Lot** means any lot created in the Development for separate residential, retail or commercial occupation and disposition and which is not:

- (a) intended to be further subdivided (including to create a strata or community lot);
- (b) a Service Lot or a lot of a kind created for a purpose that is otherwise agreed by the Minister for Planning and the Developer;
- (c) to be dedicated or otherwise transferred to the Minister for Planning, or his or her nominated transferee;
- (d) a lot on which a dwelling house is situated that was in existence at the date of this Deed.

**Funding Amount** means the total amount of funding to be contributed by Landcom and the Dahua Group under this Deed, being the grand total set out in **Annexure B**, subject to any variation agreed between the parties in the course of Spring Farm SRG discussions and any notice from RMS pursuant to **clause 5.2(c)**.

**Funding Amount Allocation** means each allocation of the Funding Amount applicable to a Milestone, as set out in Column 3 of the table in **Annexure B**, subject to any variation agreed between the parties in the course of Spring Farm SRG discussions and any notice from RMS pursuant to **clause 5.2(c)**.

**Funding Amount End Notice** means a notice issued under **clause 4.1(e)(ii)**.

**Funding Date** means for each Funding Amount Allocation, the date set out in Column 2 of the table in **Annexure B**.

**Funding Party** means the party liable to pay the relevant Funding Amount Allocation as set out in Column 4 of the table in **Annexure B**.

**Government Agency** means a department of State, statutory or public authority, instrumentality, statutory corporation, body or person whether Commonwealth, State, territorial or local.

**GST** has the meaning as given to in **clause 13.1**.

**HAF** means the Housing Acceleration Fund.

**HAF Funding** means the contributions from the Housing Acceleration Fund Round 4 to the funding of the Required Works.

**Indicative Program** has the meaning given to it in **clause 4.3**.

**INSW** means Infrastructure NSW.

**Intellectual Property Rights** means all industrial and intellectual property rights, both in Australia and throughout the world, and includes any copyright, moral right, patent, registered or unregistered trade mark, registered or unregistered design, registered or unregistered plant breeder's right, trade secret, know-how, right in relation to semiconductors and circuit layouts, trade or business or company name, indication or source or appellation of origin or other proprietary right, or right of registration of those rights.

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

**Land** means the Dahua Land, the Property A Land and the Property B Land.

**Land Notification Date** means the date that is 6 months after the date of execution of this Deed.

**Law** means:

- (a) any statute, regulation, rule, proclamation, order, ordinance or by-law whether present or future and whether Commonwealth, State, territorial or local;
- (b) the common law;
- (c) any Approval (including any condition or requirement under an Approval); and
- (d) any standards, criteria and guidelines made or approved by the NSW Environment Protection Authority in relation to Contamination or the Remediation of Contamination.

**Lease** means the lease of the Lease Land between the owner of the Lease Land (as lessor) and RMS (as lessee) for the purposes of carrying out the Required Works on the terms set out in **Annexure G**.

**Lease Land** means the land generally identified as bounded by the red line the plan in **Annexure E**, being land owned by Landcom, Dahua 2 or Dahua 3 and required by RMS to construct the Required Works, as varied from time to time pursuant to the Lease.

**Liability** means any damage, loss, loss of use, liability, cost, charge, expense (including legal costs), outgoing or payment suffered or incurred by the relevant party.

**Menangle Park Urban Release Area** means the Urban Release Area at Menangle Park, New South Wales.

**Milestone** means each milestone as set out in Column 1 of the table in **Annexure B**.

**Personnel** means the employees, agents, officers, contractors, subcontractors, suppliers, consultants and invitees of RMS, Landcom or the Dahua Group (as applicable).

**Preliminary Assessment** means the stage 1 preliminary site investigation assessment carried out on behalf of RMS by JBS&G Australia Pty Ltd dated 8 August 2017.

**Preliminary Design Plans** means indicative concept plans prepared by Jacobs copies of which are attached at **Annexure A**.

**Project** means the Stage One Spring Farm Parkway Project, which includes the strategic planning and delivery of the Required Works.

**Property A Land** means the land identified in section 1 of **Annexure C**.

**Property B Land** means the land identified in section 2 of **Annexure C**.

**Relevant VPAs** means one or more voluntary planning agreements between the Minister for Planning and Landcom or Dahua 2 or Dahua 3 or a combination of them, in relation to all (or substantially all) of the Land.

**Remediation** means any clean up, remediation or restoration measures relating to any Contamination with respect to the Dedicated Land, whether in existence prior to, on or after the date of this Deed, including any remediation required under any Environmental Notice or under any Law in relation to such Contamination.

**Required Works** means the activities and works set out in **Annexure A – section 1 Description**.

**Security or Securities** means:

- (a) for the Dahua Group – an unconditional undertaking or certificate in a form acceptable to RMS and given by a bank or other financial institution regulated by the Australian Prudential Regulation Authority and acceptable to RMS;
- (b) for Landcom – a letter of undertaking in a form acceptable to RMS and naming the Minister for Planning and the Department as beneficiaries.

**Service Lot** means a registered lot that is created for one or more of the following purposes:

- (a) to be dedicated or otherwise transferred to an Government Authority;
- (b) for any public utility undertaking (within the meaning of the *Standard Instrument (Local Environmental Plans) Order 2006* as at the date of this Deed;
- (c) for roads, open space, recreation, environmental conservation, water cycle management or riparian land management;
- (d) for avoidance of doubt – association property within the meaning of the *Community Land Development Act 1989* (NSW) that is to be used for any one or more of the purposes set out in (c) above.

**Specifications** means the specifications generally described in Section 2 of **Annexure A**.

**Spring Farm SRG** means the Spring Farm Stakeholder Reference Group set up pursuant to **clause 4.4**.

**Sunset Date** means 15 months after the date this Deed is executed.

**Target End Date** means:

- (a) if the Relevant VPAs are executed before 3 February 2020, the date that is:
  - (i) 33 months after the date on which Relevant VPAs have been executed by the parties to the Relevant VPAs; or
  - (ii) 48 months from the date this Deed is executed by the parties, whichever is the latest; or
- (b) if the Relevant VPAs are executed on or after 3 February 2020, the date that is up to:
  - (iii) 36 months after the date on which Relevant VPAs have been executed by the parties to the Relevant VPAs; or
  - (iv) 51 months from the date this Deed is executed by the parties, whichever is the latest.

**Terms of Reference** means the Spring Farm SRG terms of reference generally in the form set out in **Annexure F**.

**Urban Release Area** has the meaning given to that expression in the *Campbelltown Local Environmental Plan 2015* (NSW).

**Works Easement** means an easement over Easement Area for the benefit of the Dedicated Land or an easement in gross for the benefit of one or more Government Agencies, which is required:

- (a) to maintain the slope and stability of land adjoining the Required Works and the support provided to the Required Works (**easement for batters**); or
- (b) for the purposes of draining water (**easement for drainage**), or
- (c) for both (a) and (b) above,

on the terms set out in **Annexure I** subject to the drafting notes in **Annexure I** as applicable to the particular Works Easement in each case.

**Works End Date** means the earlier of the date on which:

- (a) Final Completion of the Required Works has occurred; or
- (b) all of the Funding Amount and HAF Funding have been spent on the Required Works.

## **1.2 Interpretation**

In this Deed:

- (a) if any clause of this Deed is genuinely capable of different interpretations, the interpretation which reflects the intentions of the parties as set out in **clause 3** is to be preferred;
- (b) clause headings are for convenience only and will be ignored in the interpretation of this Deed;
- (c) references to a party include the successors and permitted assigns of that party;
- (d) words importing the singular include the plural and words importing the plural include the singular;
- (e) words importing a person include a corporation, firm or body corporate;
- (f) nothing contained in this Deed will be deemed or construed as creating the relationship of partnership or joint venture of any kind;
- (g) references to a month mean a calendar month;
- (h) references to any document include any permitted amendment, supplement to or replacement or novation of this Deed;
- (i) references to any legislation or to any section or provision of any legislation includes any:
  - (i) statutory modification or re-enactment of or any statutory provision substituted for that legislation, section or provision;
  - (ii) ordinances, by-laws, regulations and other statutory provision substituted for that legislation, section or provision;
- (j) no waiver of any breach of this Deed or of any of its terms will be effective unless the waiver is in writing and signed by the party against whom the waiver is claimed, and no waiver of any breach will operate as a waiver of any other breach or subsequent breach;

(k) other grammatical forms of defined words or expressions have corresponding meanings; and

(l) 'including' and similar expressions are not words of limitation.

### **1.3 A party and its Personnel**

If this Deed requires a party to do or not do something, that party must ensure that its Personnel do or not do that thing, as the case may be.

### **1.4 Order of precedence**

In the event of any inconsistency between this Deed and a Relevant VPA, the Relevant VPA prevails to the extent of any inconsistency.

## **2 Operation of this Deed**

### **2.1 Conditions Precedent**

(a) This Deed commences on the date of this Deed except for the following provisions, which will not commence unless and until the Conditions Precedent have been satisfied (or waived in accordance with **clause 2.2**):

- (i) clause 4 (Required Works);
- (ii) clause 5.2 (Milestone 2)
- (iii) clause 5.3 (Security in lieu of payment for Milestone 2);
- (iv) clause 5.4 (Reconciliation);
- (v) clause 7.2 (Subdivision or Boundary Adjustment of Additional Dedicated Land);
- (vi) clause 7.3 (Transfer of Dedicated Land);
- (vii) clause 8 (Easement for Batter or Drainage);
- (viii) clause 9 (Reporting by RMS); and
- (ix) Annexure B (Milestones and Contributions) (except in respect of Milestone 1).

(b) The Conditions Precedent are:

- (i) the associated funding request from HAF for the HAF Funding for carrying out the Required Works be approved by the NSW Government; and
- (ii) the Relevant VPAs are executed by the parties to the Relevant VPAs.

(c) If the Conditions Precedent are not satisfied (or waived in accordance with **clause 2.2**) by the Sunset Date then:

- (i) any party may terminate this Deed immediately on written notice to the other parties and the Department;

- (ii) within 20 Business Days of the termination of this Deed pursuant to **clause 2.1(c)(i)**, RMS must repay to Landcom any part of the Milestone 1 Payment less the total of the following amounts:
  - (A) any amount which RMS has committed or spent; and
  - (B) any amount which is specified in the Relevant VPAs as an amount which may be retained for the purposes of this **clause 2.1(c)(ii)(B)**.
- (iii) no party is entitled to make any claim against another arising out of or in connection with the termination of this Deed under **clause 2.1(c)(i)**.

## **2.2 Waiver of Conditions Precedent**

The parties agree that:

- (a) the Condition Precedent in **clause 2.1(b)(i)** is for the sole benefit of RMS and may only be waived in writing by RMS to Landcom and the Dahua Group (in its absolute and sole discretion); and
- (b) the Condition Precedent in **clause 2.1(b)(ii)** is for the benefit of Landcom and the Dahua Group jointly, and may only be waived in writing by Landcom and the Dahua Group jointly to RMS (in their absolute discretion).

## **3 Intention of the parties**

### **3.1 General intent**

The general intention of the parties in entering into this Deed is to formalise the agreement reached between the parties on the various matters referred to in the background section of this Deed.

### **3.2 Specific intent**

The specific intent of the parties in entering into this Deed is (subject to the limitations and conditions set out in this Deed) to set out the process for:

- (a) the carrying out of the Required Works by RMS;
- (b) the payment of the Funding Amount by Landcom and Dahua 3 to RMS; and
- (c) the transfer of the Dedicated Land by Landcom and Dahua 2 to RMS, in accordance with, and subject to, this Deed.

## **4 Required Works**

### **4.1 Carrying out of the Required Works**

- (a) RMS must:

- (i) use best endeavours to procure the carrying out of as much of the Required Works as possible (whilst prioritising delivery of the Carriageway) up to the total of the Funding Amount and the HAF Funding available for the Required Works in accordance with the Indicative Program; and
  - (ii) in carrying out the Required Works, comply with all Approvals, Laws and requirements of all Government Agencies affecting the Required Works.
- (b) RMS is not required to expend more money on the Required Works than the total of the Funding Amount and the HAF Funding received by it for the Required Works and may elect, subject to **Annexure F**, to vary the specifications of the Required Works to ensure that the balance of the Required Works can be carried out for an amount equal to or less than the total of the Funding Amount and the HAF Funding received by RMS.
- (c) Without limiting the terms of **Annexure F**, RMS will consider any recommendations from Dahua 2 or Dahua 3 and Landcom on the concept design for the Required Works and any recommendations which are agreed by RMS prior to submission of the Final Business Case for NSW Government approval will be documented in the Final Business Case. Dahua 2, Dahua 3 and Landcom acknowledge that RMS may propose changes to the timing set out for the carrying out and Completion of the Required Works in the Indicative Program to take into account of delays, including delays beyond the control of RMS such as delays on the part of the Developers in paying the Funding Amount or in transferring the Dedicated Land to RMS, or to the commencement of the Relevant VPAs promptly after the commencement of this Deed.
- (d) At a minimum, and notwithstanding anything else in this Deed, the Carriageway will be delivered to ensure vehicular access via a public road or road to be dedicated as a public road to the Property A Land, the Property B Land and the Dahua Land for the Development.
- (e) RMS must issue to each of the Developers:
  - (i) a Final Completion Notice as soon as reasonably practicable after Final Completion of the Required Works has occurred; and
  - (ii) a Funding Amount End Notice as soon as reasonably practicable after all of the Funding Amount and the HAF Funding have been spent, if the Required Works have not been completed at that time and RMS is unable to complete the Required Works.
- (f) RMS must ensure that the land comprising the Carriageway, and as much of any other Required Works as is reasonably practicable, is dedicated as a public road under the *Roads Act 1993* as soon as practicable after the Target End Date or, if that is not practicable, then as soon as practicable after that date (having regard to the terms of this Deed).



## 4.2 Acknowledgement

The parties acknowledge and agree that:

- (a) RMS is solely responsible for, and takes all risks with respect to:
  - (i) obtaining all Approvals which are relevant in order to carry out the Required Works; and
  - (ii) the procurement, design, construction, security, safety and insurance of the Required Works;
- (b) RMS is not responsible for:
  - (i) Landcom's and Dahua 3's obligations with respect to contributing to the funding of the Required Works in accordance with this Deed;
  - (ii) the cost of any additional works requested of RMS by Landcom or the Dahua Group; and
  - (iii) providing or obtaining any additional funding for the Required Works;
- (c) the Required Works do not include the provision of noise walls and provision for noise walls has not been made in the Dedicated Land;
- (d) the Dahua Group and Landcom are solely responsible for, and take all risks with respect to:
  - (i) obtaining all Approvals which are relevant in order to construct any noise walls which may be required along the Carriageway; and
  - (ii) the procurement, design, construction, security, safety and insurance of any noise walls which may be required along the Carriageway;
- (e) in carrying out the Development, the Dahua Group and Landcom must prevent runoff (both piped and overland) from Catchment A and Catchment C as shown on the plan in **Annexure J** discharging onto the Carriageway via Spine Road for storm events up to 1% (1 in 100) annual exceedance probability in intensity;
- (f) the final concept design and the anticipated Cost of the Required Works (inclusive of a reasonable contingency) based on final concept design (not detailed design) will be set out in the Project's Final Business Case submitted to INSW for assurance review and NSW Government Approval; and
- (g) this Deed is not to be construed in any way as a contract for the provision of construction work in respect of the Required Works or otherwise. Notwithstanding that the parties agree that this Deed is not a construction contract, the parties agree that if this Deed is found to be a construction contract, it is a construction contract under which it is agreed that the consideration payable for construction work carried out under the contract is to be calculated otherwise than by reference to the

value of the work carried out or the value of the goods and services supplied.

#### **4.3 Indicative Program**

- (a) RMS agrees to prepare an indicative program:
    - (i) identifying the Target End Date for the opening of the Carriageway to traffic and completion of as much of the other Required Works as possible; and
    - (ii) which addresses the timing for the carrying out, completion and Final Completion of the Required Works (in particular the anticipated timing for each of the Milestones).
- (the Indicative Program)**
- (b) If it appears unlikely that all of the Required Works will be Completed by the Target End Date, the parties must meet and negotiate in good faith to agree arrangements which will enable the Carriageway (as a priority) and as much of the other Required Works as possible to be completed before the Target End Date or, if that is not possible, as soon as possible after the Target End Date.

#### **4.4 Formation of Spring Farm SRG**

The parties agree to form a Spring Farm SRG to meet and discuss any issues arising out of this Deed, or during the course of the carrying out of the Required Works, in accordance with the Terms of Reference.

#### **4.5 Intellectual Property Rights in the Deliverables**

The parties acknowledge and agree that RMS owns all of the Intellectual Property Rights in the Deliverables.

### **5 Payment and administration of Funding Amount**

#### **5.1 Milestone 1**

Landcom must pay the Funding Amount Allocation for Milestone 1 on the Funding Date.

#### **5.2 Milestone 2**

- (a) Landcom and Dahua 3 must pay the Funding Amount Allocations for Milestone 2 to RMS on or by the Funding Date in accordance with and subject to this **clause 5**.
- (b) Other than Milestone 1, Landcom and Dahua 3 have no obligation to pay any Funding Amount Allocation to RMS until RMS has complied with **clause 5.2(c)**.
- (c) Each of Landcom and Dahua 3 will pay the relevant Funding Amount Allocation to RMS after each of the following has occurred:
  - (i) for each Milestone, RMS has served a written notice on Landcom and Dahua 3 requiring payment of the Funding Amount Allocation,

by a date that is no earlier than 8 weeks prior to the Funding Date and at least 4 weeks prior to the Funding Date unless otherwise agreed. RMS acknowledges that if it does not serve the required notice on Landcom and Dahua 3 at least 4 weeks prior to a Funding Date, an adjustment to the relevant Funding Date to provide a minimum of 4 weeks' notice will be made in order to facilitate Landcom and Dahua 3's compliance with the requirement for the payment of the relevant Funding Amount Allocation; and

- (ii) RMS has provided Landcom and Dahua 3 (as the case may be) with a valid tax invoice in respect of the relevant amount.
- (d) Landcom and Dahua 3 agree that the report provided by RMS under **clause 9.1** is reasonable evidence of achievement, and anticipated achievement, of the relevant Milestone.

### **5.3 Security in lieu of payment for Milestone 2**

- (a) Subject to **clause 5.2**, on or before the Funding Date in respect of Milestone 2, each of Landcom and Dahua 3 must either:
  - (i) pay to RMS the total Funding Amount Allocation applicable to Milestone 2; or
  - (ii) pay to RMS the Funding Amount Allocation applicable to Milestone 2a and provide Security in an amount equal to the total Funding Amount Allocation for Milestones 2b to 2d payable by the party in Column 5 of the table in **Annexure B**.
- (b) Each of Landcom and Dahua 3 may provide multiple Securities to RMS provided:
  - (i) the amount of each Security reflects the Funding Amount Allocation payable for the relevant sub-milestone under Milestone 2;
  - (ii) the total amount of the Securities equals the total Funding Amount Allocation payable by that party for Milestones 2b to 2d; and
  - (iii) all Securities are provided by the Funding Date for Milestone 2.
- (c) Where **clause 5.3(a)(ii)** applies:
  - (i) Landcom and Dahua 3 must pay to RMS the Funding Amount Allocation for each of Milestones 2b to 2d by no later than the Funding Date for each of those Milestones; and
  - (ii) Within 20 Business Days of receipt of the whole of the Funding Amount Allocation for each of Milestone 2b to 2d, RMS must return the relevant Security for that Funding Amount Allocation to Landcom and Dahua 3, as the case may be. RMS must use all reasonable endeavours to return the relevant Security as soon as possible within the 20 Business Day period.

- (d) If Landcom or Dahua 3 breach any of their respective obligations to pay all or part of their Funding Amount Allocations under this Deed, RMS may immediately call on the Security or Securities provided by the relevant party without notice in order to obtain all or part of the Funding Amount Allocation which is due and payable at that time.
- (e) If Dahua 3 provides Security to RMS, Dahua 3 agrees that RMS may, at any time prior to RMS calling on the Security or the Security is returned to Dahua 3, require Dahua 3 to replace the Security if the credit rating of the bank or financial institution changes after the date the Security was issued.

#### **5.4 Adjustment to Funding Amount Allocation**

- (a) The parties acknowledge and agree that:
  - (i) upon finalisation of the detailed design for the Required Works by RMS, RMS must prepare the Detailed Design Cost Estimate and provide it to Landcom, Dahua 3 and the Department; and
  - (ii) if the total amount identified in the Detailed Design Cost Estimate as the estimated cost of the Required Works is less than the grand total Funding Amount set out in **Annexure B**, then within 15 Business Days of finalisation of the detailed design for the Required Works, RMS must give notice to Landcom, Dahua 3 and the Department of the amount of any difference.
- (b) The notice in **clause 5.4(a)(ii)** must attach a table in the form of **Annexure B**, with an updated Column 4 setting out the updated Funding Amount Allocation amounts, which are adjusted, in the same proportions as those in **Annexure B** at the date of this Deed, so that the updated Funding Amount Allocation amounts are based on the Detailed Design Cost Estimate and, in terms of the Funding Amount Allocations where Landcom is the Funding Party, have regard to any payment which has been made by Landcom in respect of Milestone 1. For the avoidance of doubt, RMS may not make any other changes to the table without the prior written agreement of the Developers.
- (c) On service of the notice under **clause 5.4(a)**, the table in **Annexure B** is deemed to be replaced by the updated table provided under **clause 5.4(b)**, and Landcom and Dahua 3 must pay the Funding Amount Allocation in accordance with the updated table.
- (d) If there is any disagreement about the Funding Amount Allocation in the updated table, that dispute must be resolved in accordance with **clause 11**.

## 6 Grant of access

The owner of the Lease Land as at the date of this Deed grants to RMS a lease to access, use and occupy the Lease Land, for the purpose of carrying out the Required Works, on the terms set out **Annexure G**.

## 7 Dedicated Land

### 7.1 Identification of Additional Dedicated Land

- (a) The parties acknowledge and agree that:
  - (i) the Available Land shown in the plan at **Annexure H** of this Deed on the date of this Deed:
    - (A) does not include an allowance for noise walls; and
    - (B) assumes that the configuration and levels of the intersection of Spring Farm Parkway and Spine Road at the western end of the Carriageway will be in accordance with Preliminary Design Plans;
  - (ii) the Dedicated Land areas remain subject to detailed design of the Required Works;
  - (iii) as at the date of this Deed:
    - (A) Lots 2011 and 2012 in DP1234643 have already been created and specifically identified as Dedicated Land for the purpose of this Deed; and
    - (B) RMS has identified that some Additional Dedicated Land will likely be required to be transferred to RMS as part of the Dedicated Land under this Deed, to enable construction and ongoing operation and maintenance of the Required Works;
  - (iv) to avoid doubt, this Deed does not allow for the provision of Additional Dedicated Land outside the area of the Available Land, unless the parties agree otherwise in writing; and
  - (v) despite any other provision in this Deed, the parties will negotiate in good faith to minimise the area of land required for the Additional Dedicated Land.
- (b) RMS, Dahua 2 or Dahua 3 may, at any time prior to the Land Notification Date, ask the other parties in writing to consider moving the boundaries of the Available Land. If such a request is made, the parties will negotiate prior to the Land Notification Date in good faith in an endeavour to agree on moving the boundaries. If the parties agree, then RMS will prepare a new plan of Available Land to reflect the agreement and the Available Land will be taken to be as shown in that plan.
- (c) As soon as possible after the Land Notification Date and in accordance with any agreement between the parties under **clause 7.1(b)** as to what

land should be included as the Available Land, RMS must issue a notice (**Dedication Notice**):

- (i) identifying, acting reasonably, any area of Land required to be transferred to RMS as part of the Dedicated Land under this Deed, but such a notice may include land outside the Available Land only if agreed by the parties in writing;
- (ii) attaching a plan (including a plan in DWG format) delineating the boundaries of Lots 2011 and 2012 in DP1234643 adjusted to incorporate the Additional Dedicated Land; and
- (iii) attaching a plan (including a plan in DWG format) delineating the boundaries of the Additional Dedicated Land as one or more separate allotments,

with such notice to be issued to the:

- (iv) owner(s) of the Additional Dedicated Land identified in the notice (**Relevant Landowner**); and
  - (v) Minister for Planning.
- (d) The parties acknowledge and agree that any delay to the transfer of the Dedicated Land to RMS pursuant to **clause 7.3** may affect RMS' ability to open the Carriageway to traffic and complete as much of the Required Works as possible by the Target End Date.
- (e) A Dedication Notice is of no effect to the extent that it relates to Land that is not owned by the Relevant Landowner.

## **7.2 Subdivision of or boundary adjustment for Additional Dedicated Land**

Before transferring the Additional Dedicated Land to RMS in accordance with **clause 7.3**, the Relevant Landowner must, at its cost:

- (a) obtain all Approvals necessary to create a separate lot or lots for the Additional Dedicated Land or effect a boundary adjustment so that the boundaries of the Dedicated Land are extended to incorporate the Additional Dedicated Land; and
- (b) in accordance with those Approvals, prepare and register a plan of subdivision to create a separate lot or lots for the Additional Dedicated Land, or effect a boundary adjustment so that the boundaries of the Dedicated Land are extended to incorporate the Additional Dedicated Land.

## **7.3 Transfer**

- (a) The parties acknowledge and agree that:
  - (i) Landcom and Dahua 2 are the current owners of the Dedicated Land as set out in **Annexure D**;

- (ii) Landcom and Dahua 2 will, by the time set out in column B of **Annexure D**, effect the transfer of ownership of the Dedicated Land to RMS;
- (iii) the Dedicated Land will be transferred to RMS on an 'as is' basis, but, subject to **clauses 7.3(a)(iv) and 7.3(a)(vii)**, any identification, assessment, management and Remediation carried out by or on behalf of RMS forms part of the Required Works and any costs incurred by RMS of such identification, assessment, management and Remediation will be paid for out of the total amount of funding available for the Required Works, including the Funding Amount and the HAF Funding;
- (iv) subject to clause 10 of the Lease, RMS will only accept responsibility for Contamination on the Dedicated Land, and Remediation of that Contamination, to the extent it is identified in the Preliminary Assessment;
- (v) RMS accepts responsibility for any Liability that arises in respect of the movement or handling of Contamination regardless of whether the Contamination is identified in the Preliminary Assessment, provided any Liability is limited to any claims that may be made for personal injuries, workplace health and safety or death;
- (vi) subject to compliance with Environmental Law, where Contamination is identified in the Preliminary Assessment, RMS will, where RMS determines, acting reasonably that it is appropriate to do so, utilise any Contaminated materials (including soils and building and demolition waste) on the land to the best extent possible and not dispose of any Contaminated materials off-site;
- (vii) subject to **clause 7.3(a)(v)**, if any Contamination on the Dedicated Land is discovered that is not identified in the Preliminary Assessment, that additional Contamination and its Remediation, remains the responsibility of Landcom or Dahua 2 (as the case may be) and the following process will apply:
  - (A) upon the discovery of the relevant Contamination, RMS will promptly provide written notification to Landcom or Dahua 2 (as the case may be) of the Contamination, including provision of copies of any relevant contamination assessment reports / information;
  - (B) Landcom and Dahua 2 (as the case may be) may elect to undertake an independent assessment of the relevant Contamination (including for the purpose of seeking an independent expert opinion as to whether any relevant Contamination was or was not identified in the Preliminary Assessment), at its cost, provided the independent assessment is undertaken and the results are received by

- Landcom and Dahua 2 (as the case may be) and provided to RMS within the earlier of 20 Business Days after the date on which RMS provided the written notification in **clause 7.3(a)(vii)(A)** or other timeframe imposed by a Government Agency or by Law for responding to the discovery of the relevant Contamination;
- (C) RMS will, acting reasonably, and in consultation with Council (if Council will be the roads authority for the Project after the Required Works are completed), determine the appropriate Remediation and management of the Contamination to be undertaken having regard to the requirements of the Law and any future liability which RMS may incur arising from the existence of the Contamination; and
- (D) subject to **clause 7.3(a)(vii)(C)**, the standard of any Remediation of such Contamination should be only to make the affected Dedicated Land suitable for use as a road; and
- (viii) Landcom and Dahua 2 (as the case may be) will provide RMS with all necessary documents which are relevant to the transfer of ownership of the Dedicated Land to RMS.
- (b) If Landcom and Dahua 2 (as the case may be) fails to transfer the Dedicated Land, or any part of the Dedicated Land, in accordance with **clause 7.3(a)**, the parties acknowledge and agree that RMS may determine, in its absolute discretion, to compulsorily acquire the Dedicated Land at any time.
- (c) If RMS determines to compulsorily acquire the Dedicated Land, or any part of the Dedicated Land, under **clause 7.3(b)**, the parties agree:
- (i) for the purposes of section 10A(3) of the Just Terms Act, to a shorter negotiation period of 5 Business Days; and
- (ii) for the purposes of section 13(2) of the Just Terms Act, to a shorter proposed acquisition notice period of 5 Business Days.
- (d) If the Dedicated Land, or any part of the Dedicated Land is compulsorily acquired by RMS in accordance with **clause 7.3(b)** and (c), then:
- (i) the parties agree for the purpose of section 30 of the Just Terms Act that:
- (A) Part 2 Division 1 and Part 3 of the Just Terms Act do not apply; and
- (B) the total compensation payable by RMS for the compulsory acquisition is \$1 (excluding GST); and
- (ii) if required by RMS, Landcom and Dahua 2 (as the case may be) will enter into a deed of release and indemnity in a form reasonably required by RMS; and



- (iii) Landcom and Dahua 2 (as the case may be) agrees to pay RMS' reasonable costs associated with the acquisition of the relevant land.
- (e) If, at any time after entry into this Deed and prior to the transfer of the Dedicated Land to RMS, Landcom proposes to transfer any part of the Property B Land to a third party (other than a transfer to Dahua 2), Landcom must:
  - (i) ensure that no part of the Dedicated Land is included in that transfer; and
  - (ii) no less than 20 Business Days prior to entry into any agreement to transfer the land, notify RMS of the proposed transfer.
- (f) As soon as reasonably practicable but no later than 10 Business Days following the transfer or compulsory acquisition of any part of the Dedicated Land (including the Additional Dedicated Land) to RMS in accordance with this Deed, RMS must issue a notice to Landcom or Dahua 2 (as the case may be) confirming compliance with this obligation.

#### **7.4 Liability**

On and from the date when the transfer of ownership of the Dedicated Land to RMS has been effected in accordance with **clause 7.3**, RMS acknowledges and agrees that:

- (a) subject to **clause 7.4(b)**, RMS assumes all responsibility, risk and Liability for the Dedicated Land (including, without limitation, assuming all responsibility for compliance with any Laws or the requirement of any Government Agency (including any Approval), irrespective of whom the liabilities and requirements may be imposed on); and
- (b) subject to **clause 10** of the Lease, and otherwise in accordance with **clauses 7.3(a)(iii) to 7.3(a)(vii)**, RMS assumes all responsibility, risk and Liability for any:
  - (i) Contamination with respect to the Dedicated Land only to the extent disclosed in the Preliminary Assessment; and
  - (ii) Remediation.

#### **7.5 Sale to Dahua 2**

If the sale of the Dedicated Land to Dahua 2 occurs prior to the transfer of the Dedicated Land to RMS, Dahua 2 must comply with **clause 7.3** as though all references to Landcom were references to Dahua 2.

### **8 Easement for Batter or Drainage**

#### **8.1 Grant of Works Easement**

- (a) RMS must use its best endeavours to ensure that the Required Works are designed and constructed so that any batters and drainage infrastructure are wholly contained within the Dedicated Land.

- (b) The parties acknowledge that the grant of one or more Works Easements is required as a result of Landcom and the Dahua Group's request that RMS reduce the area of land required for the Additional Dedicated Land as much as practicable.
- (c) If RMS (acting reasonably) determines that it is not reasonably practicable to design and construct the Required Works so that any batters or drainage infrastructure are wholly contained within the Dedicated Land, RMS may, within a reasonable time prior to the issue of the Final Completion Notice, issue a notice to Dahua 2, Dahua 3 or Landcom requiring Dahua 2, Dahua 3 or Landcom (as the case may be) (**Relevant Landowner**) to grant RMS one or more Works Easements over only those parts of the Land which RMS determines are necessary to support the Required Works (in the case of an easement for batters) or provide drainage (in the case of an easement for drainage) and which are delineated in a survey plan attached to the notice (**Easement Notice**).
- (d) Subject to **clause 8.1(e)**, the Relevant Landowner must, as soon as reasonably practicable after receiving an Easement Notice but prior to the issue of the Final Completion Notice, procure the grant of one or more Works Easements over that part of the Land which is the subject of the Easement Notice.
- (e) An Easement Notice is of no effect to the extent that it relates to land that is not owned by the recipient of the Easement Notice.

## **8.2 Support Works**

- (a) If the Relevant Landowner wishes to carry out works within an Easement Area which the Relevant Landowner believes would enable the Works Easement for batters and any related Works Easement for drainage in that Easement Area to be extinguished (**Support Works**), the Relevant Landowner must provide to RMS:
  - (i) plans describing the Support Works and showing the finished surface levels proposed for the completion of the Support Works (**Support Works Plans**);
  - (ii) calculations for the Support Works;
  - (iii) plans which demonstrate how the batter supported by the Works Easement for batter and any related Works Easement for drainage will be maintained during the construction period for the Support Works;
  - (iv) documents which address any criteria which the Relevant Landowner and RMS have agreed under **clause 8.2(i)**; and
  - (v) any other documents or information which RMS, acting reasonably and expeditiously requires for the purpose of considering whether it should provide its consent to the Support Works.

- (b) After receiving all documents and information described in **clause 8.2(a)**, RMS must determine whether to grant consent to the Support Works Plans. RMS must not unreasonably withhold or delay its consent. If RMS does not grant consent to the Support Works Plans, RMS must give reasons to the Relevant Landowner.
- (c) Once RMS has granted its consent to the Support Works Plans:
  - (i) the Relevant Landowner must provide RMS with 10 Business Days' notice prior to commencing the Support Works;
  - (ii) if the Relevant Landowner commences the Support Works, the Relevant Landowner:
    - (A) must use reasonable endeavours to carry out and complete the Support Works as expeditiously as possible; and
    - (B) must carry out any Support Works in accordance with any Approval and the Support Works Plans (as may be amended from time to time in accordance with this **clause 8.2(c)**);
  - (iii) the Relevant Landowner must not make any material change to the Support Works Plans without the prior consent of RMS, which must not be unreasonably withheld or delayed.
- (d) If the Relevant Landowner believes it has completed the Support Works, the Relevant Landowner must provide to RMS:
  - (i) a certificate from a registered surveyor certifying that the Support Works have been completed and the finished levels of the Easement Area are as specified in the Support Works Plans;
  - (ii) a copy of the "as built" drawings for the Support Works, showing the finished levels of the Easement Area; and
  - (iii) any other documents or information which RMS, acting reasonably and expeditiously, requests in relation to the Support Works for the purpose of responding in accordance with **clause 8.2(e)**.
- (e) Within 30 Business Days of the receipt of all the documents and information referred to in **clause 8.2(d)**, or such longer period as may be agreed between the parties, RMS must give written notice to the Relevant Landowner stating that either:
  - (i) the Works Easements described in **clause 8.2(a)** are no longer required and that the Works Easements are released; or
  - (ii) the Support Works have not been completed to the satisfaction of RMS.
- (f) RMS must not give a notice under **clause 8.2(e)(ii)** unless, acting reasonably, RMS is of the opinion that the Support Works have not been completed to the satisfaction of RMS.
- (g) If RMS gives a notice under **clause 8.2(e)(ii)**, RMS must give reasons to the Relevant Landowner.

- (h) If RMS gives a notice under **clause 8.2(e)(i)**, RMS must promptly do all things and execute all necessary documents, dealings or instruments and provide any further consents reasonably necessary in order to effect the release of the Works Easements described in **clause 8.2(a)** and their removal from title to the Easement Area.
- (i) The Relevant Landowner and RMS agree to discuss in good faith the development of criteria which, if satisfied, would be sufficient for RMS to grant consent under **clause 8.2(b)** or give a notice under **clause 8.2(e)(i)**.
- (j) The parties agree that Support Works which satisfy RMS' Specification R44 Earthworks (as amended from time to time, or any other standard which replaces or supersedes that standard) would be sufficient for RMS to grant consent under **clause 8.2(b)** and give a notice under **clause 8.2(e)(i)**.

### **8.3 Drainage Works**

- (a) If the Relevant Landowner wishes to carry out works within an Easement Area which the Relevant Landowner believes would enable the Works Easement for drainage in that Easement Area to be extinguished (**Drainage Works**), the Relevant Landowner must provide to RMS:
  - (i) plans describing the Drainage Works and showing details of the Drainage Works (**Drainage Works Plans**); and
  - (ii) plans which demonstrate how the drainage supported by the Works Easement for drainage will be maintained during the construction period for the Drainage Works;
  - (iii) a report, including hydraulic/drainage calculations and modelling (using a DRAINS model) from a hydraulic engineer;
  - (iv) documents which address any criteria which the Relevant Landowner and RMS have agreed under **clause 8.3(i)**; and
  - (v) any other documents or information which RMS, acting reasonably and expeditiously requires for the purpose of considering whether it should provide its consent to the Drainage Works.
- (b) After receiving all documents and information described in **clause 8.3(a)**, RMS must determine whether to grant consent to the Drainage Works Plans. RMS must not unreasonably withhold or delay its consent. If RMS does not grant consent to the Drainage Works Plans, RMS must give reasons to the Relevant Landowner.
- (c) Once RMS has granted consent to Drainage Works Plans:
  - (i) the Relevant Landowner must provide RMS with 10 Business Days' notice prior to commencing the Drainage Works;
  - (ii) if the Relevant Landowner commences the Drainage Works, the Relevant Landowner:

- (A) must use reasonable endeavours to carry out and complete the Drainage Works as expeditiously as possible; and
  - (B) must carry out any Drainage Works in accordance with the Drainage Works Plans (as may be amended from time to time in accordance with this **clause 8.3(c)**);
- (iii) the Relevant Landowner must not make any material change to the Drainage Works Plans without the prior consent of RMS which must not be unreasonably withheld or delayed.
- (d) If the Relevant Landowner believes it has completed the Drainage Works, the Relevant Landowner must provide to RMS:
  - (i) a certificate from a hydraulic engineer certifying that the Drainage Works have been completed;
  - (ii) a certificate from a registered surveyor certifying that the finished levels of the Easement Area are as specified in the Support Works Plans;
  - (iii) a copy of the "as built" drawings for the Drainage Works, showing the finished levels of the Easement Area; and
  - (iv) any other documents or information which RMS, acting reasonably and expeditiously, requests in relation to the Drainage Works for the purpose of responding in accordance with **clause 8.3(e)**.
- (e) Within 30 Business Days of the receipt of all the documents and information referred to in **clause 8.3(d)**, or such longer period as may be agreed between the parties, RMS must give written notice to the Relevant Landowner stating that either:
  - (i) the Works Easement described in **clause 8.3(a)** is no longer required and that the Works Easement is released; or
  - (ii) the Drainage Works have not been completed to the satisfaction of RMS.
- (f) RMS must not give a notice under **clause 8.3(e)(ii)** unless, acting reasonably, RMS is of the opinion that the Support Works have not been completed to the satisfaction of RMS.
- (g) If RMS gives a notice under **clause 8.3(e)(ii)**, RMS must give reasons to the Relevant Landowner.
- (h) If RMS gives a notice under **clause 8.3(e)(i)**, RMS must promptly do all things and execute all necessary documents, dealings or instruments and provide any further consents reasonably necessary in order to effect the release of the Works Easement described in **clause 8.3(a)** and its removal from title to the Easement Area.
- (i) The Relevant Landowner and RMS agree to discuss in good faith the development of criteria which, if satisfied, would be sufficient for RMS to grant consent under **clause 8.3(c)** or give a notice under **clause 8.3(e)(i)**.

## **9 Reporting by RMS**

### **9.1 Bi-monthly status reporting for the SRG**

RMS must, within 15 Business Days of the end of each two month period (being a two month period ending on the last day of each even numbered month each calendar year), provide to the other parties a report updating the other parties on the following matters in respect of the preceding two month period:

- (a) the progress of the Required Works and Milestones achieved in the prior period;
- (b) major changes to the Required Works with the potential to substantially impact the cost and specifications of the Required Works;
- (c) the proportion of the Funding Amount and the HAF Funding expended in the prior period; and
- (d) the anticipated date for:
  - (i) achieving Final Completion;
  - (ii) expending the remaining funds from the total of the Funding Amount and the HAF Funding; and
  - (iii) achieving any remaining Milestones,

together with supporting information relating to these matters.

## **10 Authorised Representatives and Notices**

### **10.1 Representatives**

- (a) The Authorised Representative of a party may perform any function of that party under this Deed.
- (b) The Authorised Representatives of the parties are, as at the date of this Deed, the following:

**RMS:** Colin Langford, Director, North West Precinct

**Landcom:** Matthew Beggs, Executive General Manager, Projects

**The Dahua Group:** Kith Clark, Development Director

- (c) A party may change its Authorised Representative by notice in writing to the other party at any time.

### **10.2 Notices**

- (a) A party notifying or giving notice under this Deed must do so in writing sent by prepaid registered post and the original by post to the Authorised Representative at the address specified below:

**RMS**

Address: Level 7, 27 Argyle Street, Parramatta NSW 2150

Telephone: 02 8849 2339

Email: Colin.Langford@rms.nsw.gov.au

Attention: Colin Langford

**Landcom**

Address: Level 14, 60 Station Street Parramatta NSW 2150

Telephone: 02 9841 8759

Email: mbeggs@landcom.nsw.gov.au

Attention: Matthew Beggs

**The Dahua Group**

Address: Suite 2, Level 20, 201 Elizabeth Street, Sydney NSW 2000

Telephone: 02 9267 7788

Email: kith.clark@dahuaaustralia.com.au

Attention: Kith Clark

- (b) A notice given in accordance with **clause 10.2(a)** will be deemed to have been given and received:
- (i) if delivered, on receipt;
  - (ii) if posted, 3 Business Days after posting; and
  - (iii) in the case of email, if the sender of an email can provide evidence of the dispatch of the email and did not receive notice of the rejection or failure to deliver the email, it shall be deemed to have been given:
    - (A) if transmission was successfully completed before 4.00 pm on a Business Day, on the day it was sent; and
    - (B) otherwise on the next Business Day.
- (c) Any notice received after 5.00 pm or on a day not a Business Day shall be deemed to have been received at 9.00 am on the next Business Day.

## **11 Dispute Resolution**

### **11.1 Resolution of disputes**

- (a) If a party claims that a dispute has arisen under this Deed, it must give written notice to the other parties stating the matters in dispute.
- (b) As soon as practicable after receiving notice of the dispute, the parties' Authorised Representatives, or a suitable nominated representative, must meet and attempt to resolve the dispute within a timeframe agreed

by the parties, or, in the absence of agreement, within 15 Business Days from the delivery of the notice of the dispute.

- (c) If the dispute is not resolved, or an appropriate path for resolution is not agreed, by the Authorised Representatives of the parties within the timeframe set out in **clause 11.1(b)**, the dispute may be referred to the parties' senior management who must meet and attempt to resolve the dispute within a timeframe agreed by the parties, or, in the absence of agreement, within 20 Business Days from expiry of the relevant period in **clause 11.1(a)**.
- (d) If the dispute is not resolved within the timeframes set out in **clauses 11.1(b) and 11.1(c)** above, then the chief executive officers of the parties, or a suitably nominated representative, must meet and seek to resolve the dispute within a timeframe agreed by the parties, or, in the absence of agreement within 30 Business Days of the expiry of the 20 Business Day period referred to in **clause 11.1(c)**.

## **11.2 Continue to perform obligations**

Each party must continue to perform its obligations under this Deed, notwithstanding the existence of a dispute.

# **12 Termination**

## **12.1 Default by Landcom or the Dahua Group**

If any or all of Landcom, Dahua 2 and Dahua 3:

- (a) fails to pay or provide Security in accordance with **clause 5**;
- (b) is presumed to be insolvent under an applicable law, including any presumption under section 459C(2) of the *Corporations Act 2001* (Cth), or has proposed or made an arrangement or composition with any or all of its creditors, or application is made to a court for an order, or a resolution is made, for its winding up or which may have the object of or result in its winding up;
- (c) has a judgment debt against it outstanding for more than 7 days;
- (d) commits any material breach of the Deed, or
- (e) has a receiver or liquidator (including provisional) or any official manager, controller or administrator of any of its assets or business appointed;

and fails to remedy such event within 10 Business Days of a written request by RMS to do so, then RMS may, in its absolute discretion and without prejudice to its other rights, by notice in writing to the other parties, terminate the Deed as from the date of the notice without prejudice to its accrued rights under this Deed.

## **12.2 Termination of Deed**

On termination of this Deed under **clause 12.1**,



- (a) all or any sums of money which may be in the hands of RMS in respect of this Deed; and
  - (b) all Security which has been provided to RMS under **clause 5** of this Deed,
- which
- (c) RMS has committed or spent for the purposes of the Project; or
  - (d) is specified in the Relevant VPAs as an amount which is forfeited for the purposes of this **clause 12.2**,

may be declared by RMS to be forfeited and all sums that are so declared to be forfeited shall be forfeited and shall be retained by or become payable to or vested in RMS, and in respect of the sums retained under **clause 12.2(c)** or **clause 12.2(d)**, RMS shall use such money and Security, and take appropriate steps to administer relevant contracts, for the completion of the Project.

### **12.3 No release**

Termination by RMS will not release any party from Liability in respect of any breach of, or non-performance of any obligation pursuant to this Deed.

## **13 GST**

### **13.1 Construction**

In this **clause 13**:

- (a) unless there is a contrary indication, words and expressions which are not defined in this document but which have a defined meaning in the GST Law have the same meaning as in the GST Law;
- (b) **GST Law** has the same meaning given to that expression in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) or, if that Act does not exist for any reason, means any Act imposing or relating to the imposition or administration of a goods and services tax in Australia and any regulation made under that Act; and
- (c) references to GST payable and input tax credit entitlements include:
  - (i) notional GST payable by, and notional input tax credit entitlements of the Commonwealth, a State or a Territory (including a government, government body, authority, agency or instrumentality of the Commonwealth, a State or a Territory); and
  - (ii) GST payable by, and the input tax credit entitlements of, the representative member of a GST group of which the entity is a member.

### **13.2 Consideration GST exclusive**

Unless otherwise expressly stated, all consideration, whether monetary or non-monetary, payable or to be provided under or in connection with this Deed is exclusive of GST (**GST-exclusive consideration**).

### **13.3 Payment of GST**

If GST is payable on any supply made by:

- (a) a party; or
- (b) an entity that is taken under the GST Law to make the supply by reason of the capacity in which a party acts,

(Supplier) under or in connection with this document, the recipient of the supply, or the party providing the consideration for the supply, must pay to the Supplier an amount equal to the GST payable on the supply.

### **13.4 Timing of GST payment**

The amount referred to in **clause 13.3** must be paid in addition to and at the same time and in the same manner (without any set-off or deduction) that the GST-exclusive consideration for the supply is payable or to be provided.

### **13.5 Tax invoice**

The Supplier must deliver a tax invoice or an adjustment note to the recipient of a taxable supply before the Supplier is entitled to payment of an amount under **clause 13.3**.

### **13.6 Adjustment event**

If an adjustment event arises in respect of a supply made by a Supplier under or in connection with this document, any amount that is payable under **clause 13.3** will be calculated or recalculated to reflect the adjustment event and a payment will be made by the recipient to the Supplier or by the Supplier to the recipient as the case requires.

### **13.7 Reimbursements**

- (a) Where a party is required under or in connection with this document to pay for, reimburse or contribute to any expense, loss, liability or outgoing suffered or incurred by another party or indemnify another party in relation to such an expense, loss, liability or outgoing (**Reimbursable Expense**), the amount required to be paid, reimbursed or contributed by the first party will be reduced by the amount of any input tax credits to which the other party is entitled in respect of the Reimbursable Expense.
- (b) This **clause 13.7** does not limit the application of **clause 13.3**, if appropriate, to the Reimbursable Expense as reduced in accordance with **clause 13.7(a)**.

### **13.8 No merger**

This **clause 13** does not merge on the completion, rescission or other termination of this document or on the transfer of any property supplied under this document.

## **14 General**

### **14.1 No fetter on statutory functions and no limits on Liability**

- (a) To the extent applicable, nothing in this Deed is deemed to in any way to restrict or limit the powers of Landcom or RMS or to comprise a fetter of the exercise by Landcom or RMS of their statutory functions.
- (b) Nothing in this Deed limits any Liability which Landcom, the Dahua Group or RMS (as applicable) may have to Landcom, the Dahua Group or RMS (as applicable) under this Deed as a result of a breach by Landcom, the Dahua Group or RMS (as applicable) of a term of this Deed.

### **14.2 Assignment and novation**

Other than as provided for under **clause 14.9**, the parties must not assign, novate or encumber any right, obligation or interest under this Deed, without the prior written consent of the other parties.

### **14.3 Entire agreement**

- (a) This Deed and any subsequent voluntary planning agreement(s) under s 7.4 of the Act supersede all previous agreements about its subject matter and any agreements collateral to those agreements. This Deed embodies the entire agreement between the parties in relation to its subject matter.
- (b) To the extent permitted by law, any statement, representation or promise made in any negotiation or discussion, has no effect except to the extent expressly set out or incorporated by reference in this Deed.
- (c) Each party acknowledges and agrees that it does not rely on any prior conduct or representation by the other party in entering into this Deed.

### **14.4 Costs**

Each party bears its own costs in relation to the preparation, negotiation and finalisation of this Deed (including any transactions or documents contemplated under this Deed).

### **14.5 Waiver**

Failure by a party to compel performance of any term of this Deed does not constitute a waiver of that term or condition and does not impair the right of the party to enforce it at a later time or to pursue remedies it may have for any subsequent breach of that term or condition.

### **14.6 Governing Law**

This Deed is governed by New South Wales Law and each party irrevocably submits to the non-exclusive jurisdiction of the New South Wales courts and courts competent to hear appeals from those courts.

### **14.7 Modification of this Deed**

No modification or alteration of any provision of this Deed will be valid unless it is in writing and signed by the parties to this Deed.

#### **14.8 Representations and warranties**

Each party represents and warrants as at the date of this Deed that:

- (a) it has the power to enter into this Deed and to comply with its obligations under this Deed;
- (b) it has in full force and effect the authorisations necessary for it to enter into this Deed and to comply with its obligations under this Deed and to allow them to be enforced;
- (c) its obligations under this Deed are valid and binding and are enforceable against it in accordance with the terms of this Deed; and
- (d) this Deed and the transactions under this Deed which involve it do not contravene any Law or obligation by which it is bound.

#### **14.9 Replacement of Government Agency**

If a Government Agency referred to in this Deed:

- (a) is reconstituted, renamed or replaced or if its powers or functions are transferred to another Government Agency, this Deed is deemed to refer to that Government Agency; or
- (b) ceases to exist, this Deed is deemed to refer to that Government Agency which serves substantially the same purpose or object as the former Government Agency.

#### **14.10 No Delay**

Each party must not unreasonably delay any document, action, approval, direction, determination or decision which is required under this Deed.

### **15 Caveat**

- (a) The parties agree that upon execution of this Deed by the parties, RMS has a caveatable interest in:
  - (i) Lots 2011 and 2012 in DP1234643;
  - (ii) the Available Land; and
  - (iii) land which is up to 15 metres from the boundary of the Available Land (measured in all directions from the boundary of the Available Land),  
(together, the **Caveat Land**)until the earlier of:
  - (iv) the date the Final Completion Notice is issued; or
  - (v) the date the Funding Amount End Notice is issued to each of the Developers under **clause 4.1(e)**; or
  - (vi) the termination of this Deed,

and that Landcom and the Dahua Group will not do anything or omit to do anything that will impede those rights.

- (b) The Dahua Group and Landcom agree that:
  - (i) the Dahua Group and Landcom will not object to RMS lodging with NSW Land Registry Services a caveat for registration on the relevant folios of the Register (or parts thereof) of the Caveat Land, nor will the Dahua Group and Landcom seek to remove that caveat lodged; and
  - (ii) the Dahua Group and Landcom will promptly and use all reasonable endeavours to obtain consent to the lodgement of the caveat from each person who has an estate or interest in the Caveat Land registered under the *Real Property Act 1990* (NSW) to facilitate registration of the caveat.
- (c) RMS agrees that any caveat registered on the folios of the Register (or parts thereof) of the Caveat Land under this **clause 15** must not prohibit the transfer of the Property B Land from Landcom to Dahua 2.
- (d) If a caveat is registered on the relevant folios of the Register for the Caveat Land under this **clause 15**, RMS agrees to:
  - (i) promptly consent to any dealing or plan which relates to the Caveat Land which does not adversely affect RMS' interest in the Caveat Land, including any proposed subdivision of all or part of the Caveat Land to create a separate lot or lots for the Additional Dedicated Land and the creation of any security interest which might be proposed in connection with the lending of money to a member of the Dahua Group; and
  - (ii) upon the occurrence of the relevant event in **clause 15(a)(iv), (v) or (vi)** and the lapsing of RMS' caveatable interest, use reasonable endeavours to withdraw the caveat from the title to the Caveat Land within 10 Business Days of the relevant event occurring.

## Execution

**Executed as a deed.**

**Executed by Roads and Maritime  
Services by its duly appointed officer in  
the presence of:** )

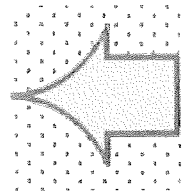
.....  
Witness

.....  
Officer

.....  
Name of Witness (print)

.....  
Name of Officer (print)

**Signed, sealed and delivered by  
Landcom trading as UrbanGrowth NSW )  
by the party's attorney pursuant to power )  
of attorney registered Book 4716 No 510 )  
who states that no notice of revocation of )  
the power of attorney has been received in )  
the presence of:** )



.....  
Witness

.....  
Attorney

.....  
Name of Witness (print)

.....  
Name of Attorney (print)

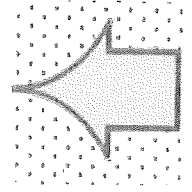
**Executed by Dahua Group Sydney )  
Project 2 Ltd** )

.....  
Company Secretary/Director

.....  
Director

.....  
Name of Company Secretary/Director  
(print)

.....  
Name of Director (print)



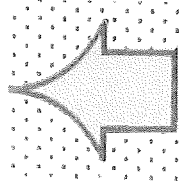
Executed by Dahua Group Sydney  
Project 3 Pty Ltd

.....  
Company Secretary/Director

.....  
Name of Company Secretary/Director  
(print)

.....  
Director

.....  
Name of Director (print)



# Annexure A

## Required Works

### 1 Description

Construction of works as determined by RMS in its sole and absolute discretion in accordance with this Deed to provide safe and efficient access to the Menangle Park development, as generally indicated in the plans by Jacobs attached in this **Annexure A** of this Deed and attached, subject to refinement of the specifications by RMS in accordance with this Deed, including:

- (a) the Carriageway;
- (b) Hume Motorway Bridge;
- (c) Hume Motorway northern on and off ramps;
- (d) Menangle Rd tie in; and
- (e) any ancillary works.

The specifications and scope of the Required Works to be confirmed by RMS in accordance with this Deed in order to deliver the Required Works within the amount that is the total of the Funding Amount and the HAF Funding.

Further refinement to the design and construction staging as required once the tender price for construction is received and during construction.

### 2 Specifications

The specifications applicable to the Required Works are as follows, subject to refinement and confirmation in the Final Business Case:

- (a) all applicable Austroads, RMS/TfNSW and other relevant standards and specifications, including the proposed cross-section being used for the design of the Required Works; and
- (b) any other requirements RMS considers acting reasonably are relevant to the delivery of the Required Works.

### 3 Preliminary Design Plans

See attached.





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	2007	%
Roads and Maritime Services	68.9	100

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1. MAX MODEL FILE USED FOR DOCUMENTATION OF ROAD PLANS ARE NOTED IN THE DESIGN MODEL FILE REFERENCE BOX ON THE PLANS.
2. DRAWINGS TO BE REED IN CONSULTATION WITH BMS SPECIFICATIONS FOR THE PROJECT.
3. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED. ALL LEVELS, CHANGES AND CO-ORDINATES ARE EXPRESSED IN METRES.
4. LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.), CO-ORDINATES ARE TO MAP GRID AUSTRALIA (MGA) ZONE 56.

1. SAFETY BARRIERS, TRANSITIONS AND TERMINALS MUST BE AN RAS-ACCEPTED SAFETY BARRIER PRODUCT. REFER TO HAS ACCEPTANCE DOCUMENTS FOR SAFETY BARRIER ACCEPTED FOR USE ON CLASSIFIED ROADS IN NSW.
2. REFER TO MANUFACTURERS SPECIFICATION AND HAS ACCEPTANCE DOCUMENTS FOR THE MAXIMUM ALLOWABLE DYNAMIC DEFLECTION REQUIREMENTS FOR SAFETY BARRIERS.
3. NON-RANGIBLE ROAD HURDLES TO BE USED ALONG THE CLEAR ZONE OR PROTECTED BY SAFETY BARRIER, ROAD CLEAR ZONE WITH REFLECTOR TO RAS SPIN GUIDE TO AUSTRALOS SLIDE TO ROAD DESIGN, PART 6 (2020), ROUNDABOUT DESIGN, SAFETY AND BARRIERS.

1. FOR STANDARD KERB AND GUTTER SHAPES REFER RAS MODEL DRAWING R0300-01

1. SIGNS SHALL BE MANUFACTURED IN ACCORDANCE WITH RMS 3400. SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH RMS R143.

1. PAVEMENT MARKING SHALL BE APPLIED IN ACCORDANCE WITH RUS R-41.
2. RAISED PAVEMENT MARKERS SHALL BE PROVIDED ON ALL LAKE, EDGE, BARRIER, CONTINUITY AND SEPARATION LINES. THE SPACING OR RAISED MARKERS SHALL BE IN ACCORDANCE WITH RUS R-42.
3. NON-PROFILE THERMOPLASTIC LINES ARE TO BE USED FOR ALL LINE MARKING.
4. WATER BORNE PAINT IS TO BE USED FOR ALL ARROWS AND NUMERALS.

1. THE UNDERSIGNED THEREBY, INCLUDE DETAILS OF THE PERMANENT STORAGE WATER DRAINAGE SYSTEM UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TEMPORARY DRAINAGE DURING CONSTRUCTION WORKS AND EROSION A SETTLEMENT CONTROL.
2. ANY PERMANENT DRAINAGE WORKS AND EROSION A SETTLEMENT CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THERE BE CONNECTION TO BE MADE TO AN EXISTING DRAINAGE SYSTEM OR TO DISCHARGE THE POSITION AND LEVEL OF THE EXISTING DRAINAGE STRUCTURE SHALL BE CONFIRMED PRIOR TO CONSTRUCTION.
4. UNO, ALL DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE RCPH CLASS 4 FOR LONGITUDINAL, PIPES AND CLASS 4 FOR TRANSVERSE PIPES.
5. ALL PIPES ARE TO BE SPOUTED AND SOCKET WITH RUBBER RING JOINTS UNLESS OTHERWISE INDICATED.
6. ALL PROPOSED DRAINAGE PIT GRATINGS SHALL BE HEAVY DUTY CLASS D.
7. EXTENSION TO CULTIVETS SHALL BE CONSTRUCTED AS PER STRUCTURAL DETAILS, TO BE PROVIDED AND DEVELOPED DESIGN STAGE.

1. THE LOCATION OF UTILITIES TO BE COMPANED ON SITE. THE CONTRACTOR SHOULD CARRY OUT THE FOLLOWING BEFORE COMMENCING ANY WORKS:
  - (a) DETERMINE THE EXTENT OF EXISTING UTILITY SURVEY INFORMATION
  - (b) OBTAIN THE EXISTING UTILITY RECORDS AND PLANS AND INFORMATION BY TELEPHONING 1100 OR FAXING 3300/2077
  - (c) OBTAIN THE EXISTING UTILITY RECORDS AND PLANS AND INFORMATION BY TELEPHONING 1100 OR FAXING 3300/2077
  - (d) ASSESS THE UTILITY RECORDS AND PLANS AND INFORMATION TO DETERMINE THE NECESSARY TO SATISFY ITSELF AS TO THE EXACT LOCATION OF UTILITY SERVICES, AND
  - (e) ADOPT WORK METHODS TO AVOID DAMAGE TO UTILITIES.
2. Q1-Q3 DETERMINES CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION QUALITY LEVEL.
  - (a) Q1-A = NOT HOLED AND SURVEYED
  - (b) Q1-B = GPR SCAN
  - (c) Q1-C = ABOVE GROUND SURVEY
  - (d) Q1-D = 17%L BEFORE (AND 50%L AFTER) WORK

1. SPRING STREET (WYOMING), ENTRY 1 EAST RAMP AND THE BRIDGE OVER HOME HOME MOJORITY WILL BE UNDER CONSTRUCTION.
2. ALL INTERSECTIONS WILL BE UP TO CATEGORY 12.
3. MEANWHILE ROAD, CATEGORICAL 12 WITH TWO SPAN LIGHTING.
4. ENTRY 1 EAST RAMP WILL BE DESIGNED TO RAMP STANDARDS AND WILL BE CONNECTED TO AN RAMP RAMP.
5. SPRING STREET (WYOMING), MEANWHILE ROAD WILL BE DESIGNED TO RAMP STANDARDS AND WILL BE CONNECTED TO THEIR LATEST LIGHT NETWORK.
6. LIGHTING DESIGN AND INSTALLATION WILL NOT BE PROVIDED FOR THE HOME MOTORWAY OR FOR THE TEMPORARY DESIGN AND INSTALLATION WILL NOT BE PROVIDED FOR THE HOME MOTORWAY OR FOR THE LIGHTING COLUMN TYPE TO BE IMPACT DISPERSED AND STRUCTURE TO BE GALVANISED STEEL. LIGHTING TO BE RAMPED 4000 (STANDARD).

1. THE SEQUENCE OF CONSTRUCTION SHALL BE AS FOLLOWS:
  - A) IDENTIFY LOCATION OF ALL PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
  - B) INSTALLATION OF BARRIER AND SEDIMENT FENCES.
  - C) INSTALLATION OF SEDIMENT BASIN AND ENERGY DISSIPATOR AT OUTLET WITH SEDIMENT FENCES AT DOWN SLOPE.

2. BASINS AND ASSOCIATED DIVERSION DRAINS MUST BE FULLY OPERATIONAL PRIOR TO ANY OTHER DISTURBANCE ON SITE.

4. ALL SEDIMENT BASIN TO BE FENCED WITH TEMPORARY FENCING TO RESTRICT PUBLIC ACCESS DURING THE CONSTRUCTION PHASE.

1. EROSION AND SEDIMENTATION CONTROLS TO BE IMPLEMENTED PRIOR TO ANY EARTHWORKS.
2. TEMPORARY ROAD SAFETY BARRIERS TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION WORKS.

## PURPOSES OF TEMPORARY GEOMETRIC DESIGN.

5. ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

1. FOR NOTES RELATING TO TRAFFIC CONTROL SIGNALS, REFER TO SHEET No. TS-0001 TO TS-0009.





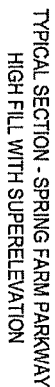
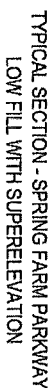
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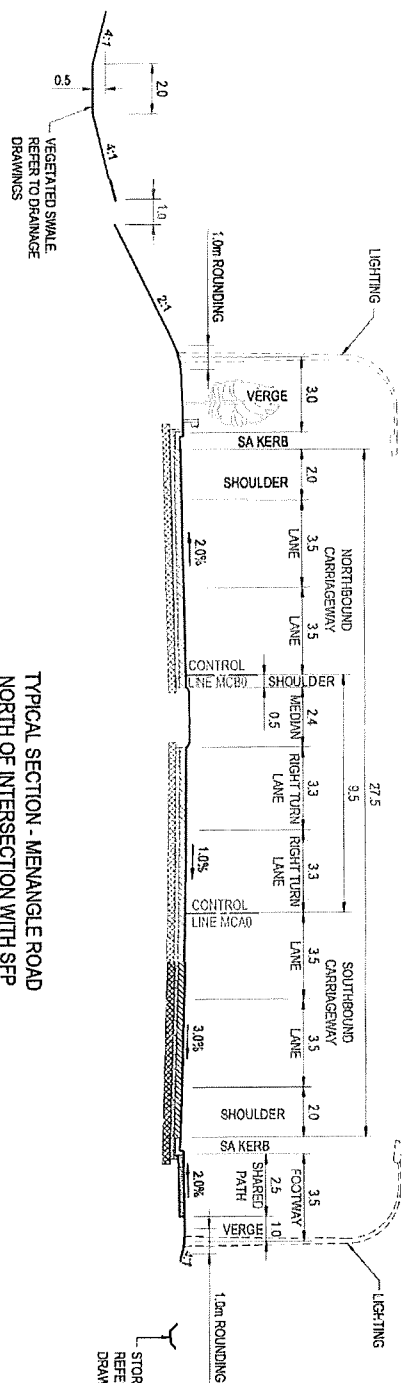
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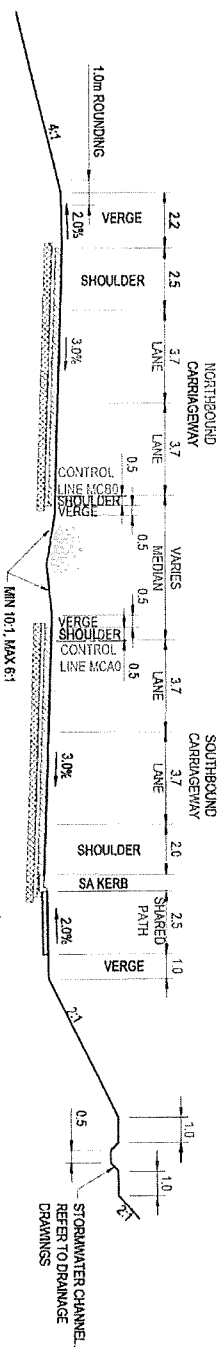


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TYPICAL SECTION - MENANGLE ROAD  
NORTH OF INTERSECTION WITH SFP

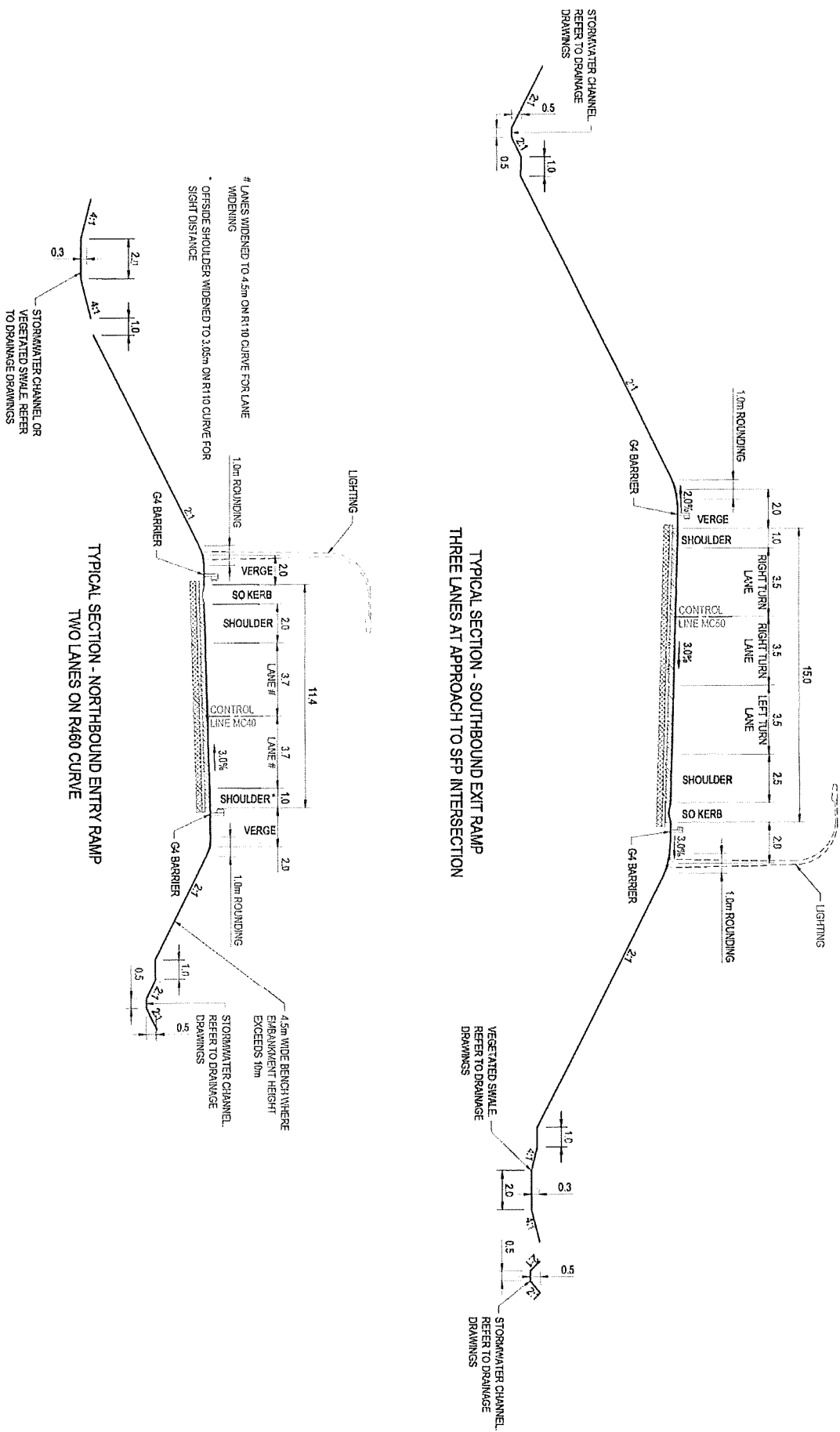


TYPICAL SECTION - MENANGLE ROAD  
SOUTH OF INTERSECTION WITH SFP

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NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

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CAMDEN AND CAMPBELL TOWN CITY COUNCILS  
SPRING FARM PARKWAY  
STAGE 1 ROAD DEVELOPMENT  
MENANGLE ROAD TO MENANGLE PARK  
MENANGLE ROAD

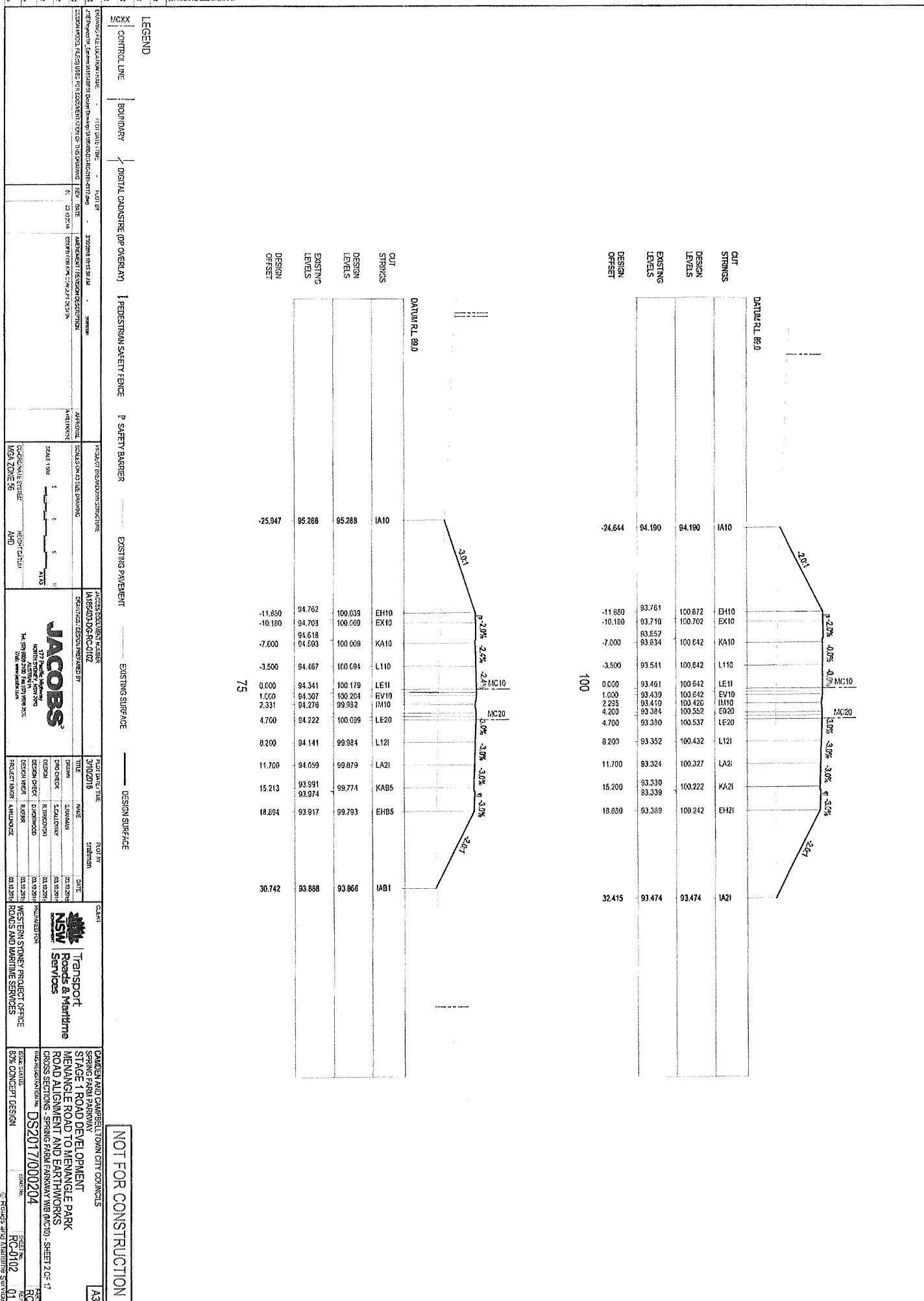
SHEET 4 OF 4

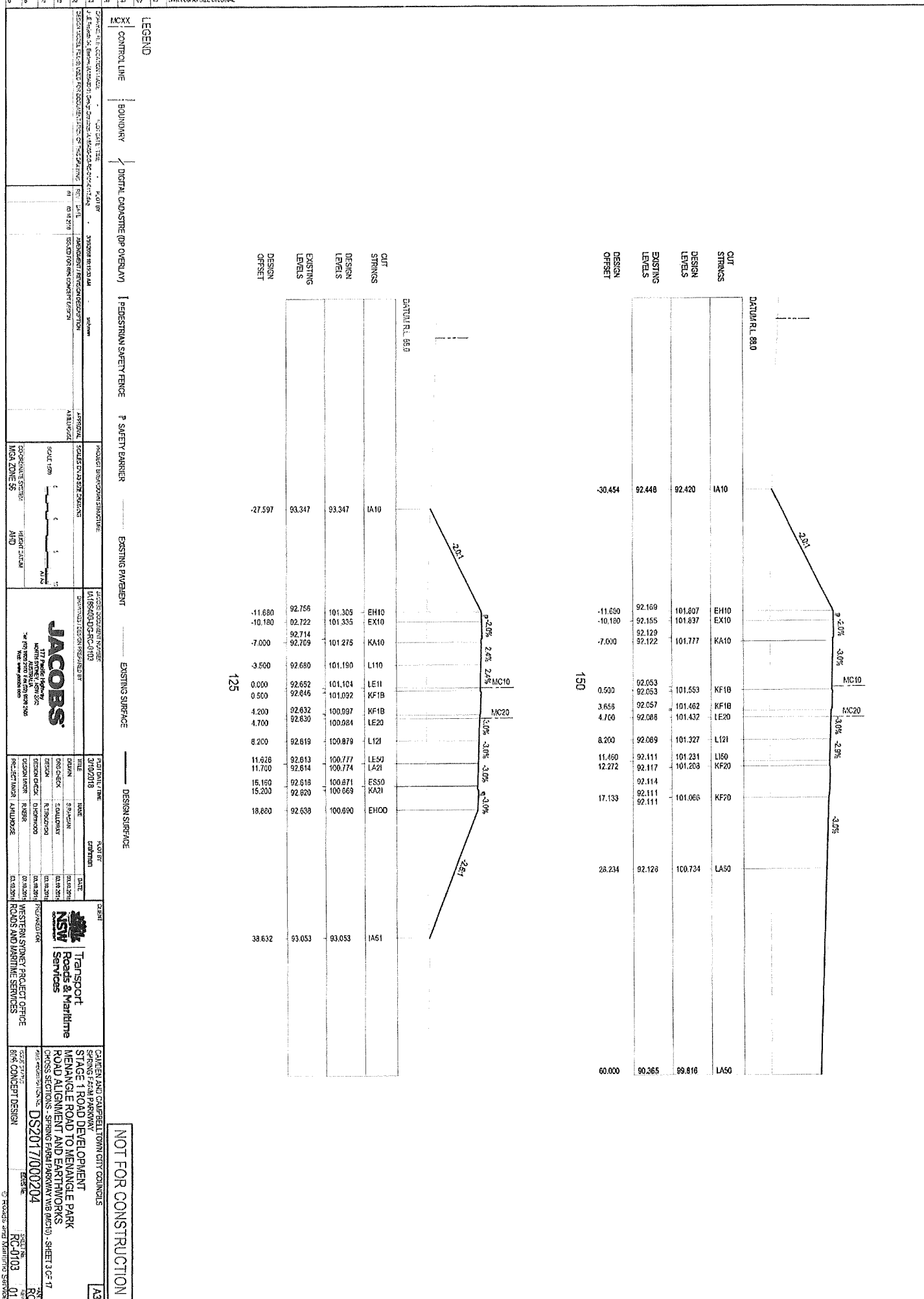
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GE-0034 02

### ROADS and Maritime Service

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LEGEND

CONTROL LINE

BOUNDARY

DIGITAL COASTLINE (UP OVERLAY)

FEDERAL SAFETY FENCE

SAFETY BARRIER

EXISTING PAVEMENT

EXISTING SURFACE

DESIGN SURFACE

PROJECT INFORMATION

PROJECT NAME: SPRING PRAIRIE PARKWAY STAGE 1 ROAD DEVELOPMENT

PROJECT NO: DS2017/000204

CLIENT: WESTERN SYDNEY PROJECT OFFICE

DATE: 10/12/2017

DESIGNER: JACOBS

DESIGN CHECK: R. THORNTON

DESIGN DATE: 10/12/2017

DESIGN NO: DS2017/000204

DESIGN SCALE: 1:1000

DESIGN SHEET: RC-0104

DESIGN SHEET NO: 01

APPROVAL

APPROVED BY: [Signature]

DATE: 10/12/2017

APPROVED BY: [Signature]

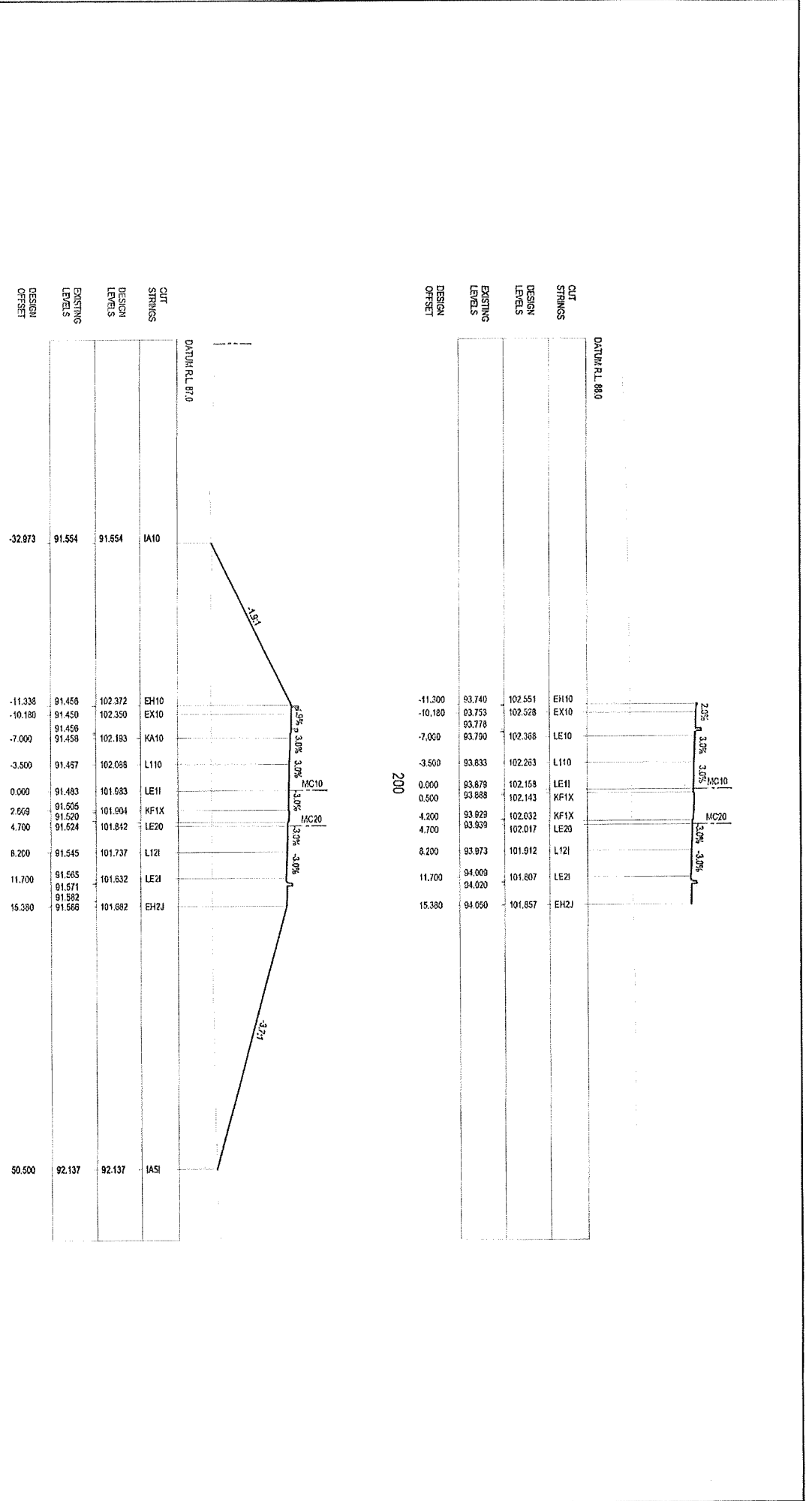
DATE: 10/12/2017

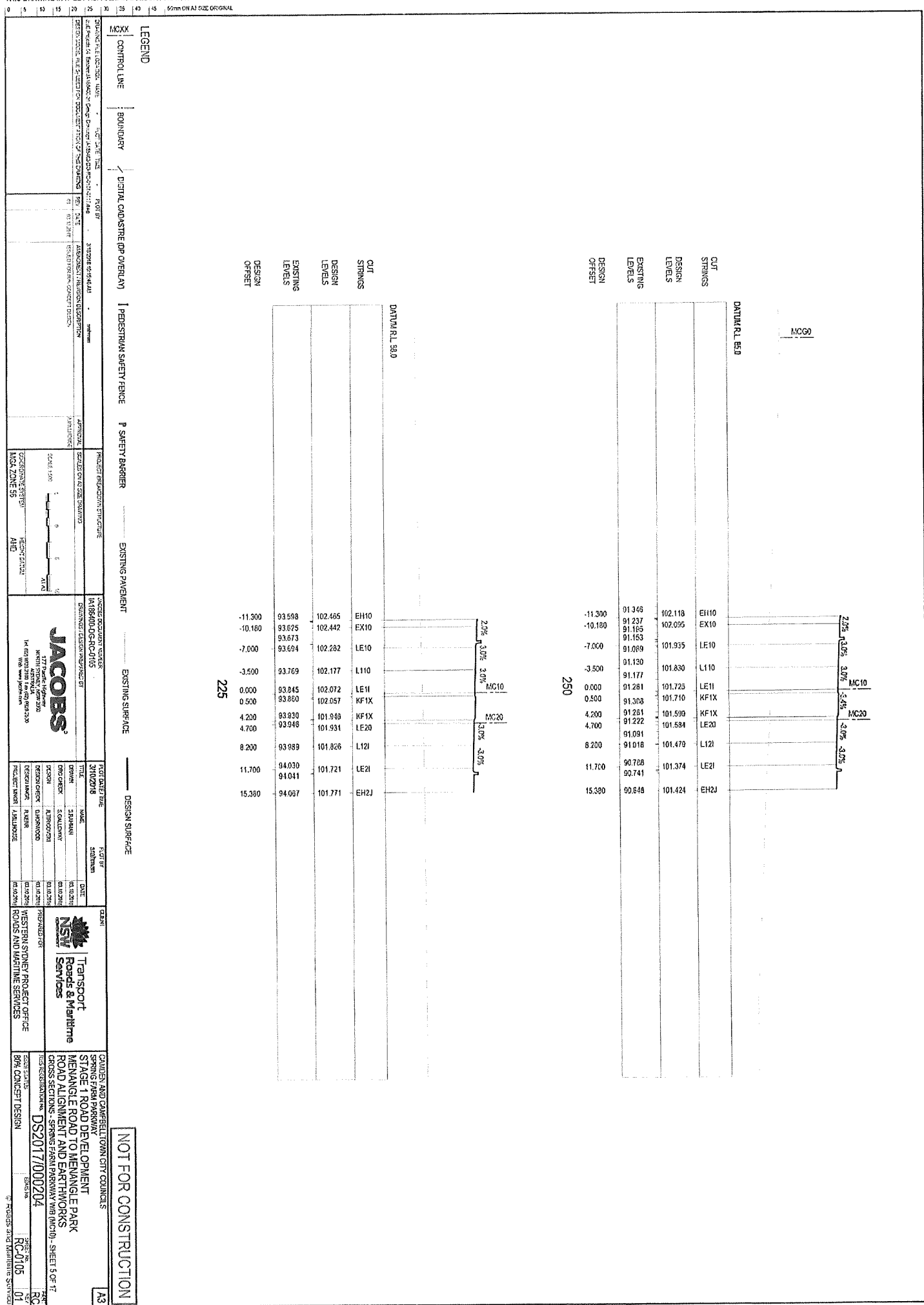
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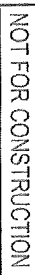
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SHEET 7 OF 17

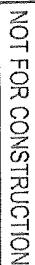
공정거래위원회

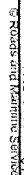
RC-0107 01

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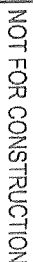
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RC-0111 01  
Roads and Maritime Services







CONTROL LINE

BOUNDARY

DIGITAL CADASTRE (DP OVERLAY)

PEDESTRIAN SAFETY FENCE

SAFETY BARRIER P

EXISTING PAVEMENT

EXISTING SURFACE

DESIGN SUB SOIL

NOT FOR CONSTRUCTION

CONFIDENTIAL

DIGITAL CADASTRE (DP OVERLAY)

↓ PEDESTRIAN SAFETY FENCE

**P SAFETY BARRIER**

EXISTING PAVEMENT

### EXBLING SURFACE

**DESCRIPTION**

NEW YORK

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**SERVICES**  
 ROUND BUILDING AND LIGHTING  
 CROSS SECTIONS - SPRING FROM PARKWAY (W. 610' 0") - SHEET 15 OF 17  
 DRAWING NO. 15-02-01  
 PROJECT NO. 15-02-01  
 DATE: 10/24/15  
 SCALE: 1/8" = 1'-0"

[illegible]

COORDINATE SYSTEM	NAD83 DATUM
NAD 83 UTM 10Q UTM 60Q UTM 750Q METER METERS ON	
DESIGN NAME	A120049
WESTERN SLOPES PROJECT OFFICE ROADS AND MARINE SERVICES	
CODE DATE	EVEN YRS.
SHEET NO.	PC-015
WKS. COMPLETE (%)	01

[illegible]

CUT STRINGS	DESIGN LEVELS	EXISTING LEVELS	DESIGN OFFSET
DATA: RL 77.0			
IAE0	83.652	83.652	-19.537
EHE0	83.866	85.655	-15.580
EXE0	83.974	85.685	-14.080
KAEO	84.119	85.625	-10.900
LA10	84.159	85.485	-7.400
L110	84.392	85.337	-3.700
LA1J	84.570	85.169	0.000
E011	84.784	85.041	3.700
EV11	84.975	85.001	4.200
IM11	85.001	85.169	6.327
E021	85.169	84.887	8.384
LE20	85.214	84.873	9.384
L121	85.285	84.832	13.085
LE21	85.451	84.683	18.788
KO22	85.621	84.634	17.286
EH2K	85.683	84.514	20.287
IA21	85.781	84.553	22.000
	85.913	84.513	

CUT STRINGS	DESIGN LEVELS	EXISTING LEVELS	DESIGN OFFSET
DATA: RL 77.0			
IAE0	83.518	83.518	-20.605
EHE0	88.030	83.808	-15.580
EXE0	88.060	83.691	-14.080
KAEO	88.000	84.034	-10.900
LA10	88.000	84.073	-7.400
L110	85.850	84.279	-3.700
LA1J	85.712	84.499	0.000
E011	85.564	84.718	3.700
EV11	84.938	85.396	4.200
IM11	85.079	85.079	8.095
E021	85.235	85.209	8.310
LE20	85.215	85.239	8.819
L121	85.454	85.454	12.520
LE21	85.641	84.916	16.221
KO22	84.898	85.714	16.721
EH2K	84.935	85.806	19.722
IA21	85.692	85.692	21.638

Profile view diagram showing a road cross-section with various levels and offsets. The diagram includes a centerline (MC10) and a shoulder (MC20). The road is shown with a 2.0% slope on the left and a 2.0% slope on the right. The centerline is at a design level of 77.0. The shoulder is at a design level of 75.0. The road is shown with a 2.0% slope on the left and a 2.0% slope on the right. The centerline is at a design level of 77.0. The shoulder is at a design level of 75.0. The road is shown with a 2.0% slope on the left and a 2.0% slope on the right. The centerline is at a design level of 77.0. The shoulder is at a design level of 75.0.

725

150

**to Roads and Maritime Service**



LEGEND

MCXX CONTROL LINE

BOUNDARY

DIGITAL CADASTRE (OP OVERLAY)

PEDESTRIAN SAFETY FENCE

P SAFETY BARRIER

EXISTING PAVEMENT

EXISTING SURFACE

DESIGN SURFACE

NOT FOR CONSTRUCTION

A3

PROJECT TITLE: SPRING FARM PARKWAY  
STAGE 1: ROAD DEVELOPMENT  
ROAD ALIGNMENT AND EARTHWORKS  
DESIGN OFFICE: TRANSPORT ROADS & MARITIME SERVICES  
PROJECT NUMBER: DS2017/000204  
SHEET 16 OF 17

SCALE: 1:500  
DATE: 15/01/2018  
DRAWN BY: JACOBUS  
CHECKED BY: JACOBUS

JACOBS  
14, 100 GORDON STREET  
MILTON, QLD 4060  
AUSTRALIA  
WWW.JACOBS.COM

PROJECT NAME: SPRING FARM PARKWAY  
ROADS AND MARITIME SERVICES

TRANSPORT  
ROADS & MARITIME  
SERVICES

STAGE 1: ROAD DEVELOPMENT  
ROAD ALIGNMENT AND EARTHWORKS  
DESIGN OFFICE: TRANSPORT ROADS & MARITIME SERVICES  
PROJECT NUMBER: DS2017/000204  
SHEET 16 OF 17

RC-016  
01

CUT  
STRINGS  
DESIGN  
LEVELS  
EXISTING  
LEVELS  
DESIGN  
OFFSET

83.107	83.107	IAE0
83.353	84.195	EHE0
83.413	84.247	EXE0
83.609	84.234	KAE0
83.697		
83.656	84.301	LIE0
84.001	84.308	KFF5
84.149		
84.201	84.355	KFF4
84.616	84.439	LA1J
84.651	84.475	KF1Z
84.701		
84.886	84.442	KF1Q
84.919	84.439	LE20
85.059	84.333	L12I
85.109	84.227	LE2I
85.248	84.212	KAF1
85.380	84.360	EHF1
85.452	85.452	IAF1

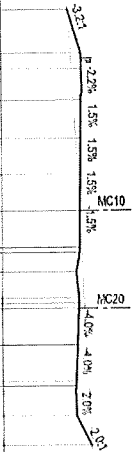
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DATUM RL 770

CUT  
STRINGS  
DESIGN  
LEVELS  
EXISTING  
LEVELS  
DESIGN  
OFFSET

83.841	83.641	IAE0
83.909	85.005	EHE0
84.000	85.037	EXE0
84.152	84.983	KAE0
84.193		
84.421	84.925	LA10
84.602	84.870	L110
84.773	84.814	LA1J
84.950	84.758	ED11
84.974	84.750	EV11
85.056	84.426	RM11
85.191	84.691	EV21
85.237	84.651	LE20
85.402	84.608	L12I
85.568	84.381	LE2I
85.637	84.341	KO22
85.729	84.381	EH2K
85.864	85.684	IA2I

775







NOT FOR CONSTRUCTION







LEGEND

CONTROL LINE

BOUNDARY

DIGITAL CADASTRE (PP OVERLAY)

PEDESTRIAN SAFETY FENCE

SAFETY BARRIER

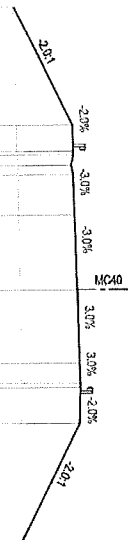
EXISTING PAVEMENT

EXISTING SURFACE

DESIGN SURFACE

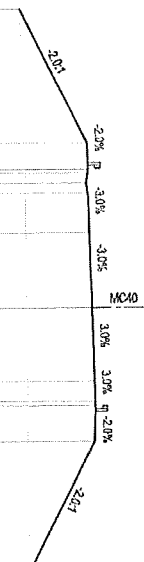
CUT STRINGS	DESIGN LEVELS	EXISTING LEVELS	DESIGN OFFSET
IA40	87.540	87.540	-14.085
EH40	87.653	87.653	-8.200
BF40	87.678	87.678	-6.800
CF40	87.635	87.635	-6.200
ES40	87.635	87.635	-5.700
LE40	87.729	87.729	-3.700
L140	87.733	87.733	0.000
LE41	87.635	87.635	3.700
ES41	87.630	87.630	4.700
BC41	87.621	87.621	4.900
E141	87.621	87.621	6.700
IA41	87.850	87.850	12.568

DATUM RL 85.0



CUT STRINGS	DESIGN LEVELS	EXISTING LEVELS	DESIGN OFFSET
IA40	87.590	87.590	-14.906
EH40	87.751	87.751	-8.200
BF40	87.792	87.792	-6.800
CF40	87.812	87.812	-6.200
ES40	87.812	87.812	-5.700
LE40	87.844	87.844	-3.700
L140	87.903	87.903	0.000
LE41	87.908	87.908	3.700
ES41	87.908	87.908	4.700
BC41	87.910	87.910	4.900
E141	87.910	87.910	6.700
IA41	87.918	87.918	13.334

DATUM RL 85.0



PROJECT INFORMATION

PROJECT NAME: WESTERN SPURRY PROJECT OFFICE

PROJECT LOCATION: ROADS AND MARITIME SERVICES

PROJECT NUMBER: 12.10.2014

PROJECT DATE: 12.10.2014

PROJECT STATUS: 80% CONCEPT DESIGN

PROJECT OFFICE: WESTERN SPURRY PROJECT OFFICE

PROJECT LOCATION: ROADS AND MARITIME SERVICES

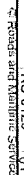
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PROJECT DATE: 12.10.2014

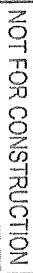
PROJECT STATUS: 80% CONCEPT DESIGN

NOT FOR CONSTRUCTION

RC-0125 01

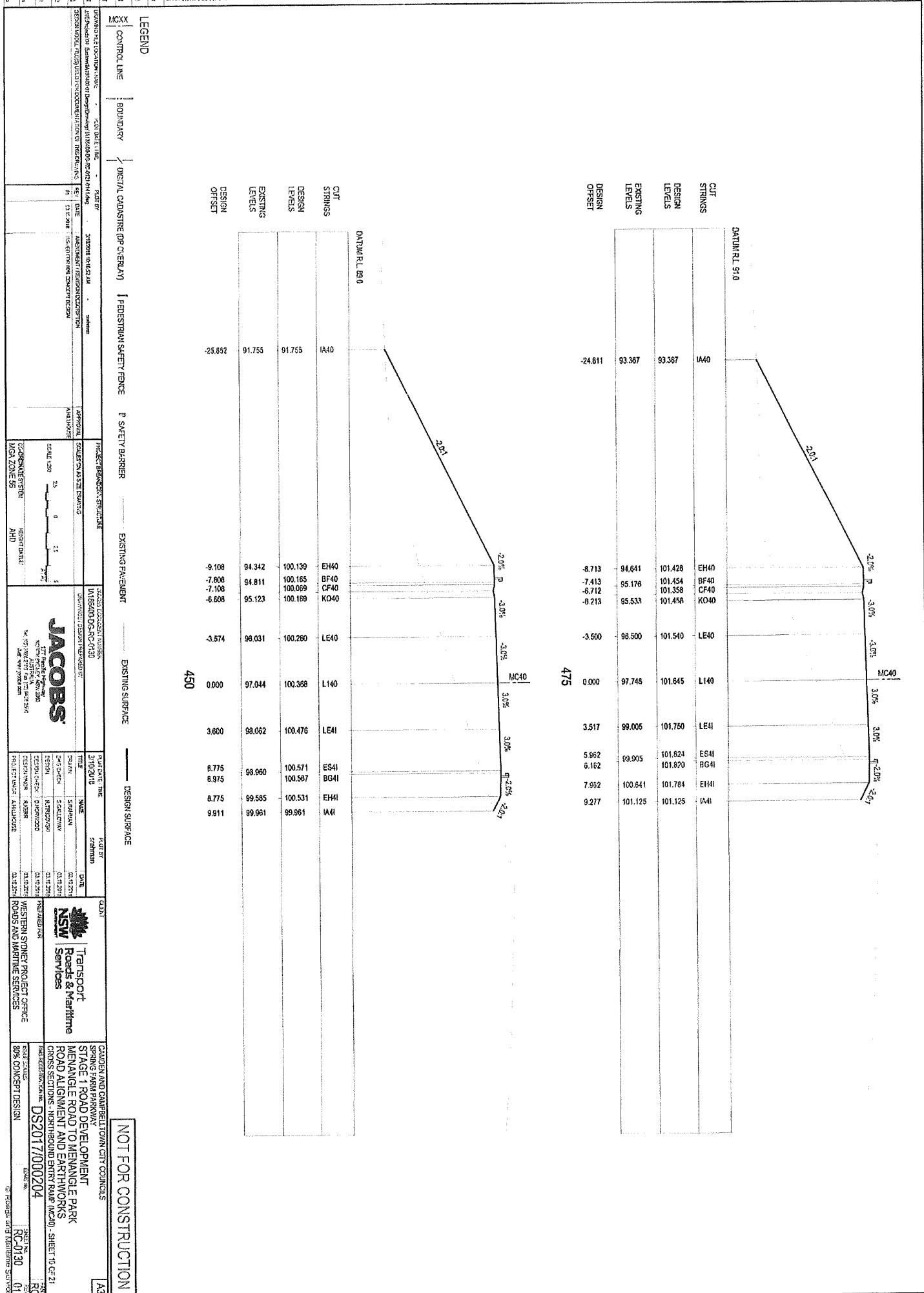




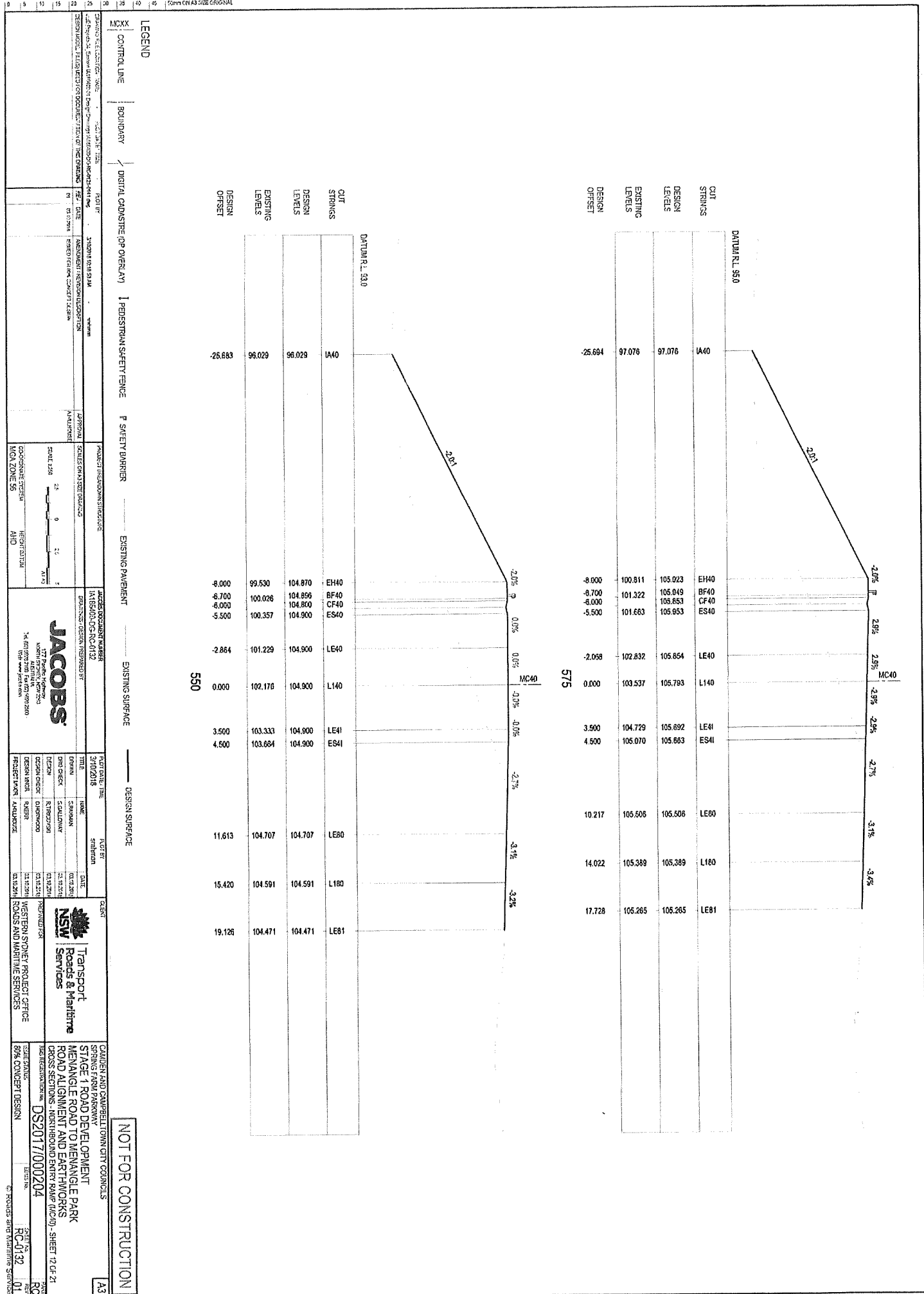


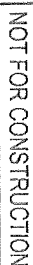


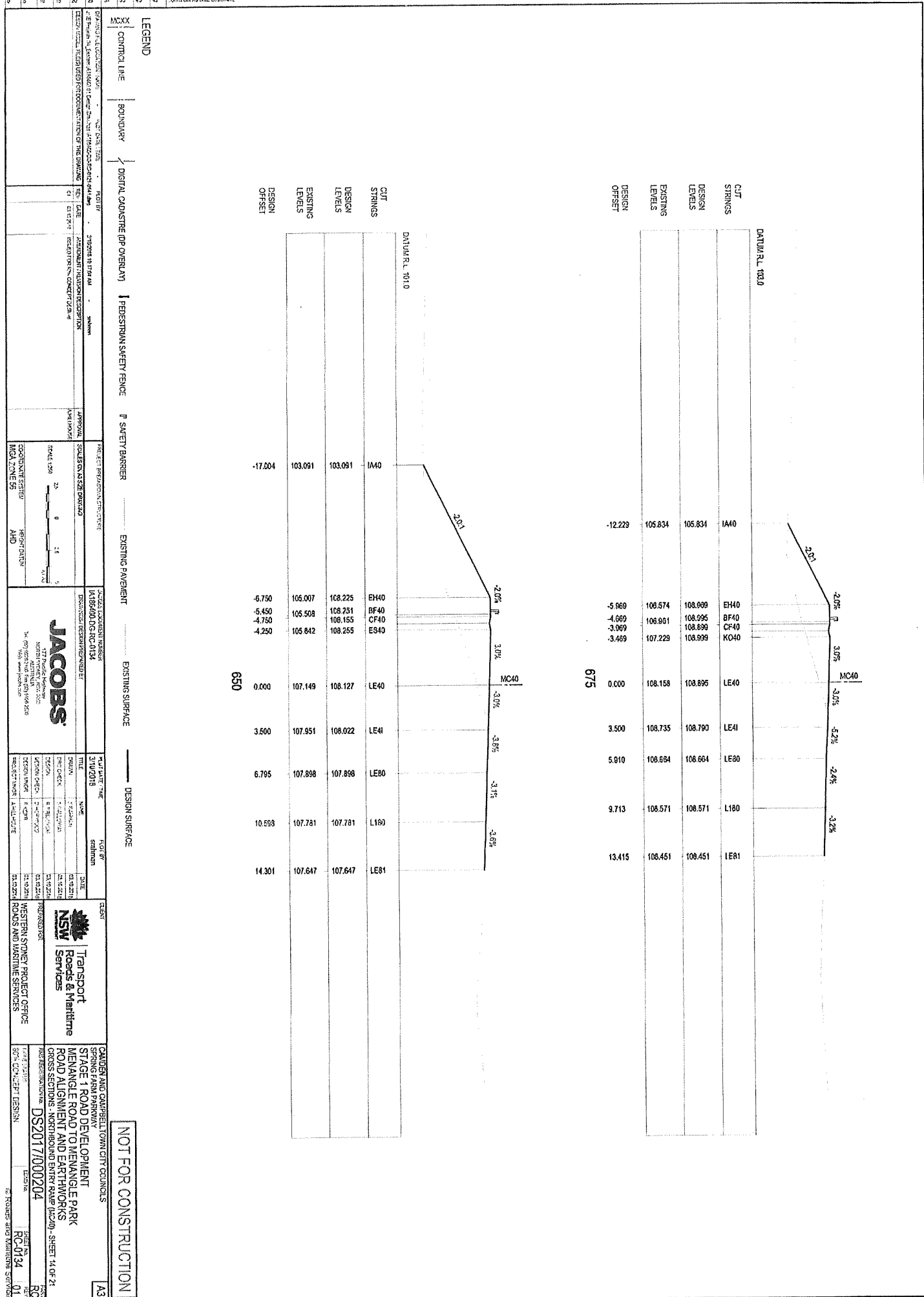






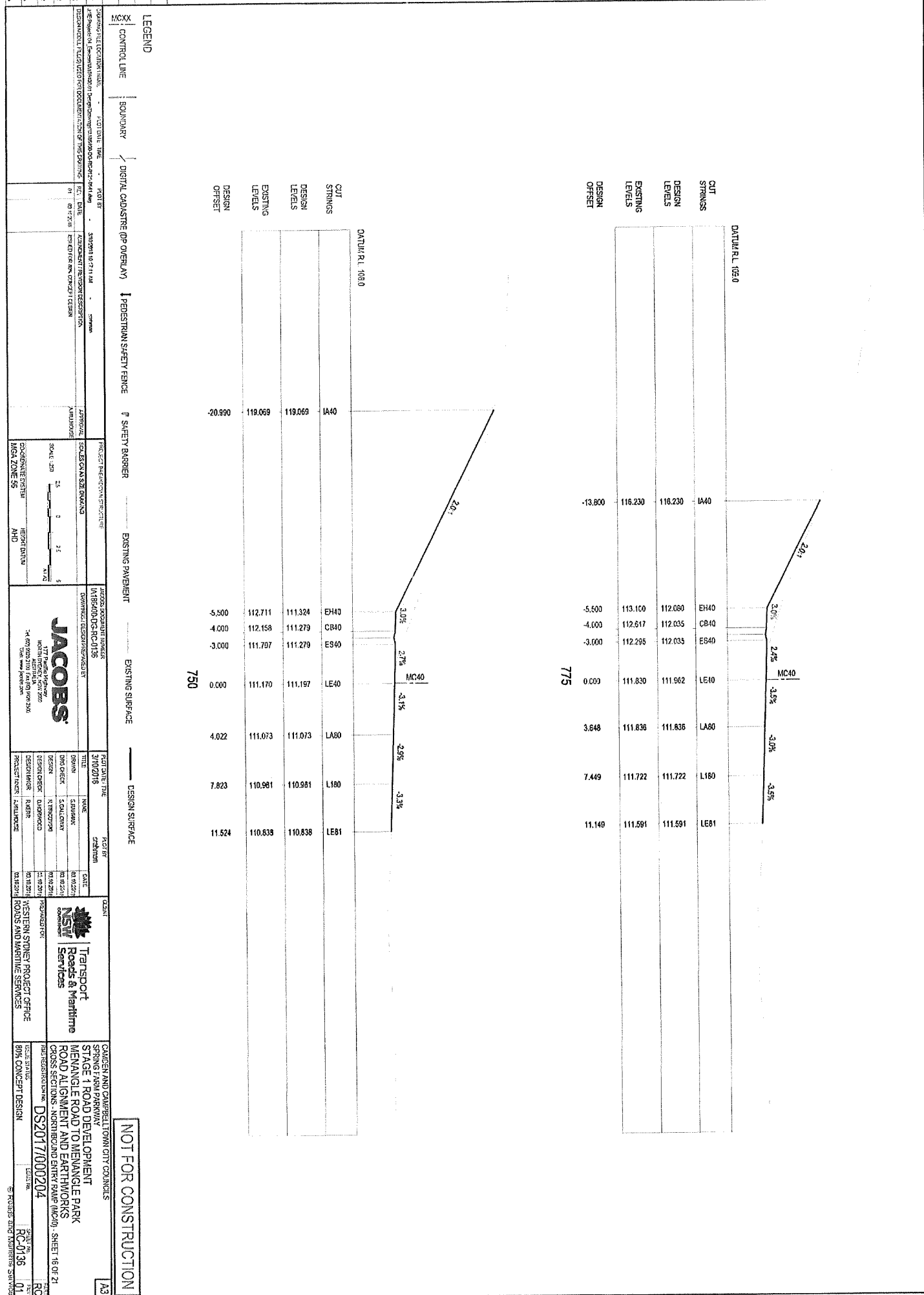












[illegible]

LEVELS
114.
113.
113.
112.
112.
112.
112.
112.

STRINGS	
IA40	
FAH	
CB40	
ES40	
LE40	
LA80	
L180	
LEB	

8235

EXISTING LEVERYS
14.299
13.979
13.681
13.435
13.298
13.258
113.142
113.006

[illegible][illegible]

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

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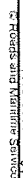
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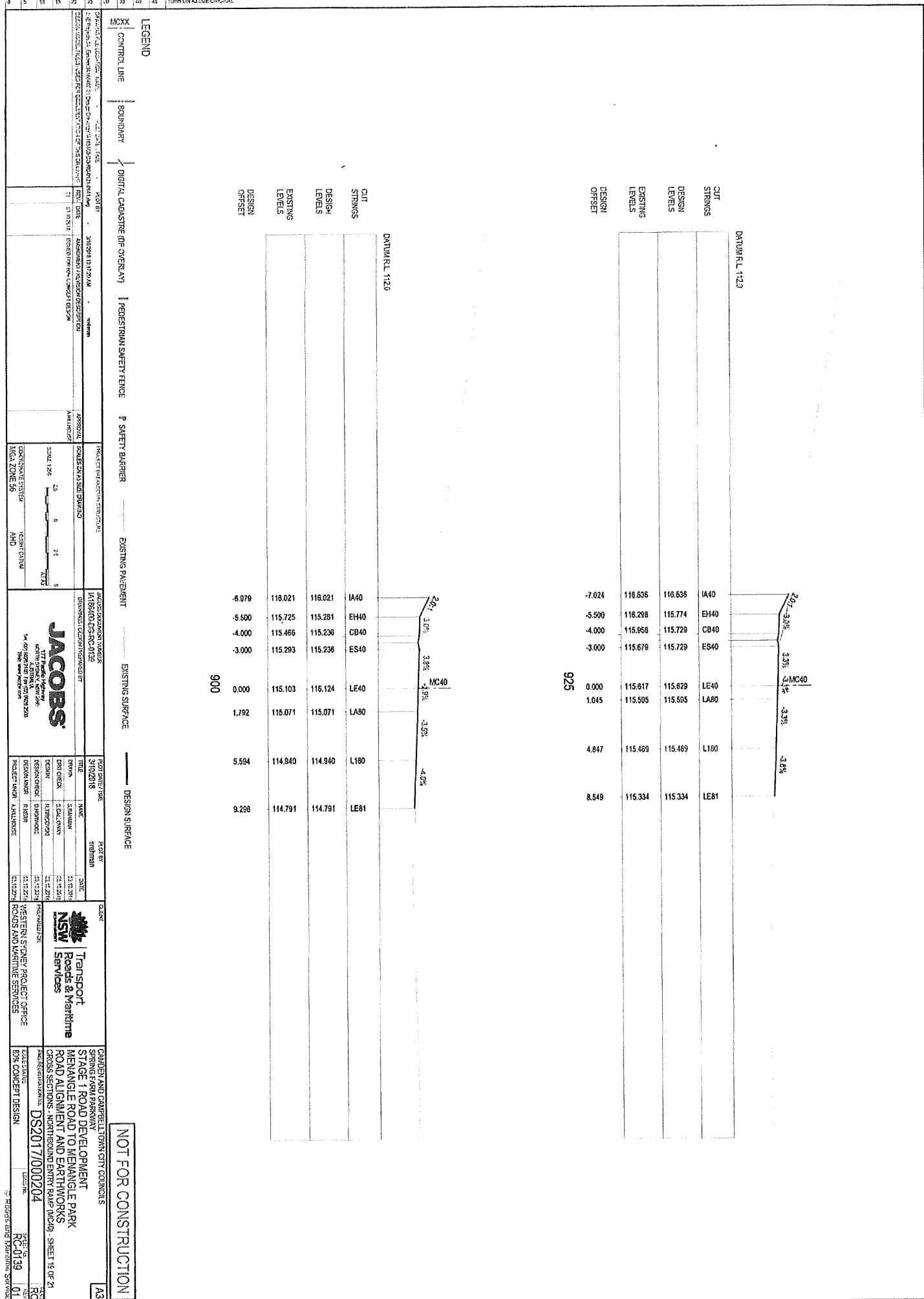
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10

100

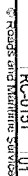
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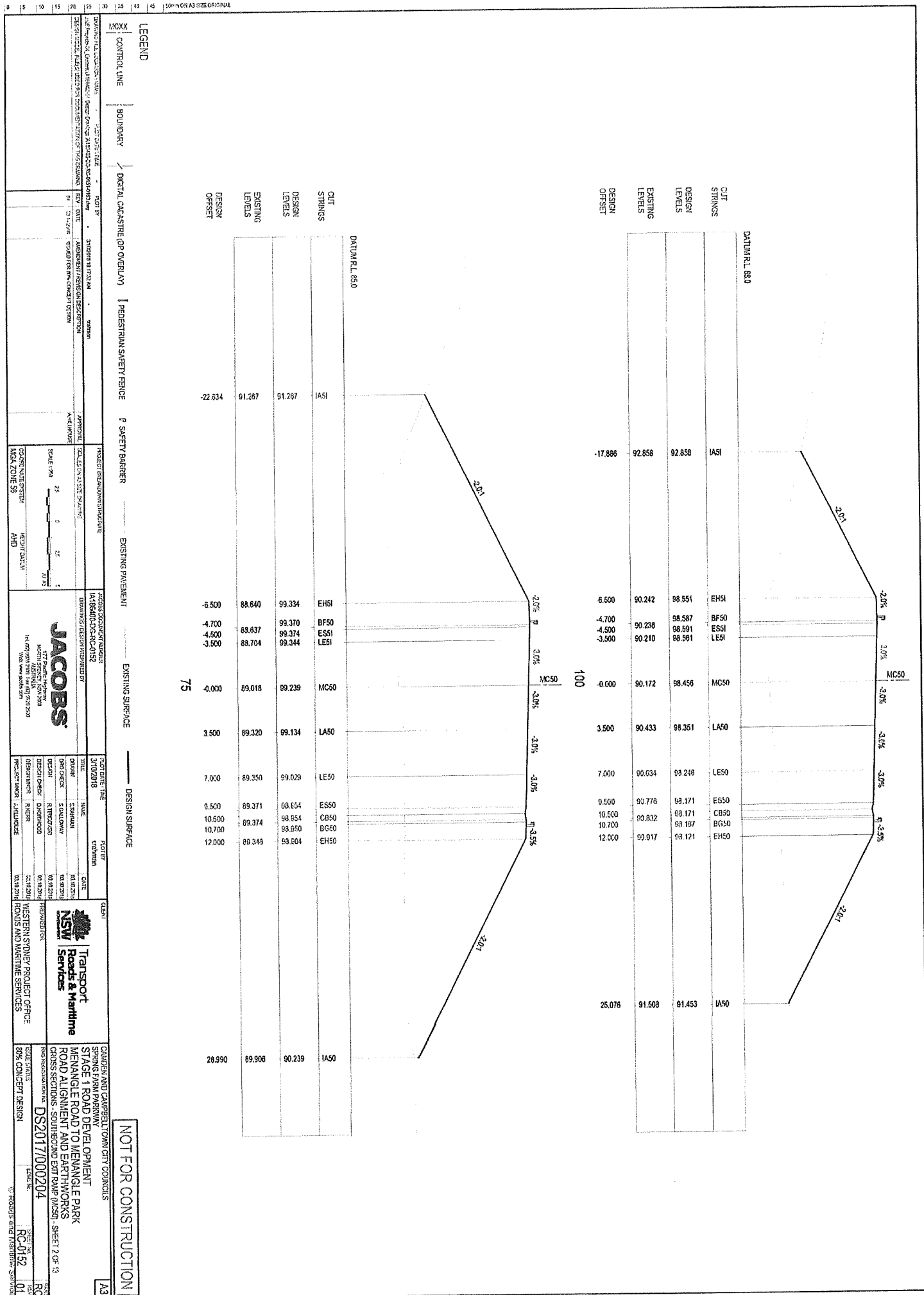


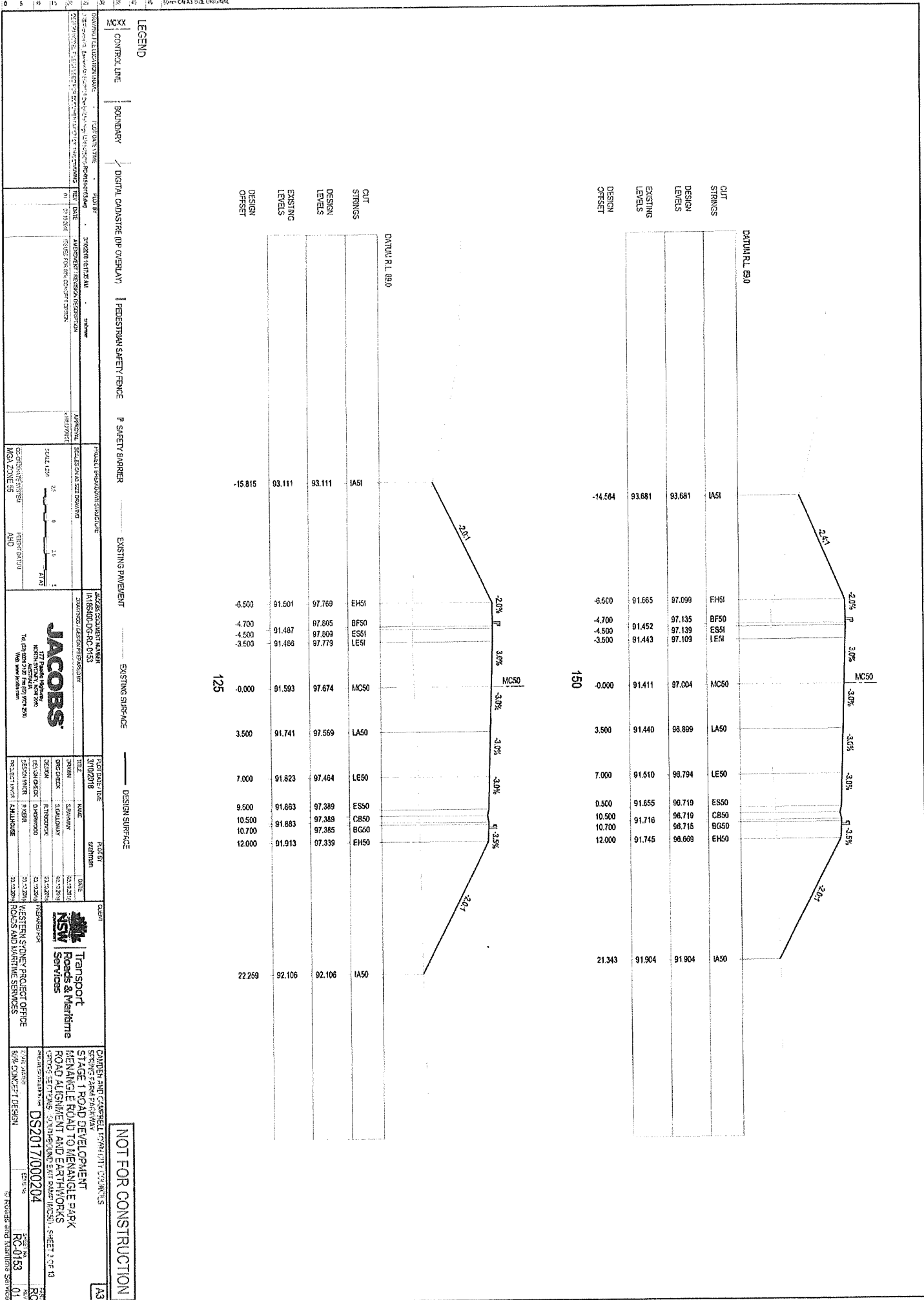


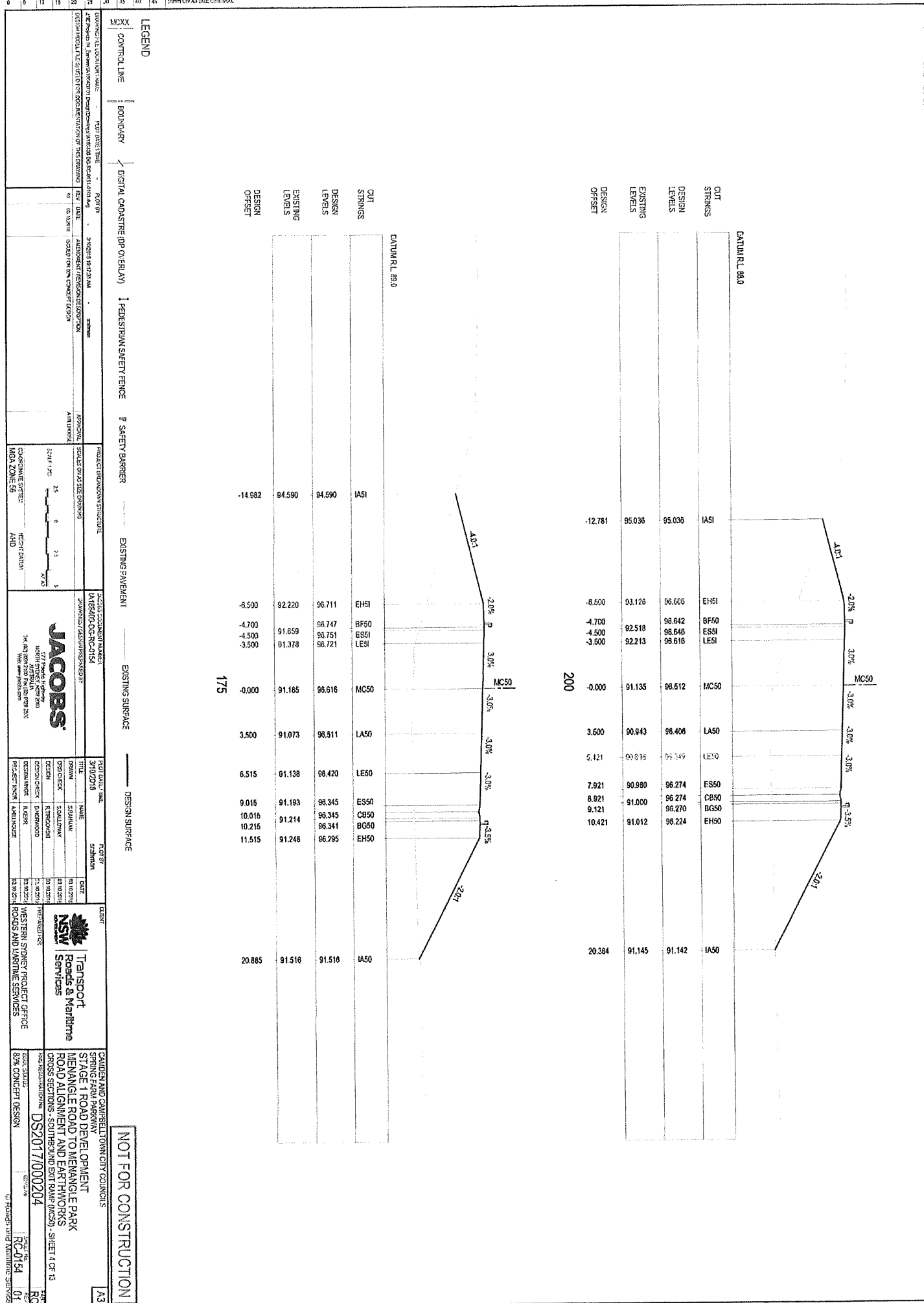


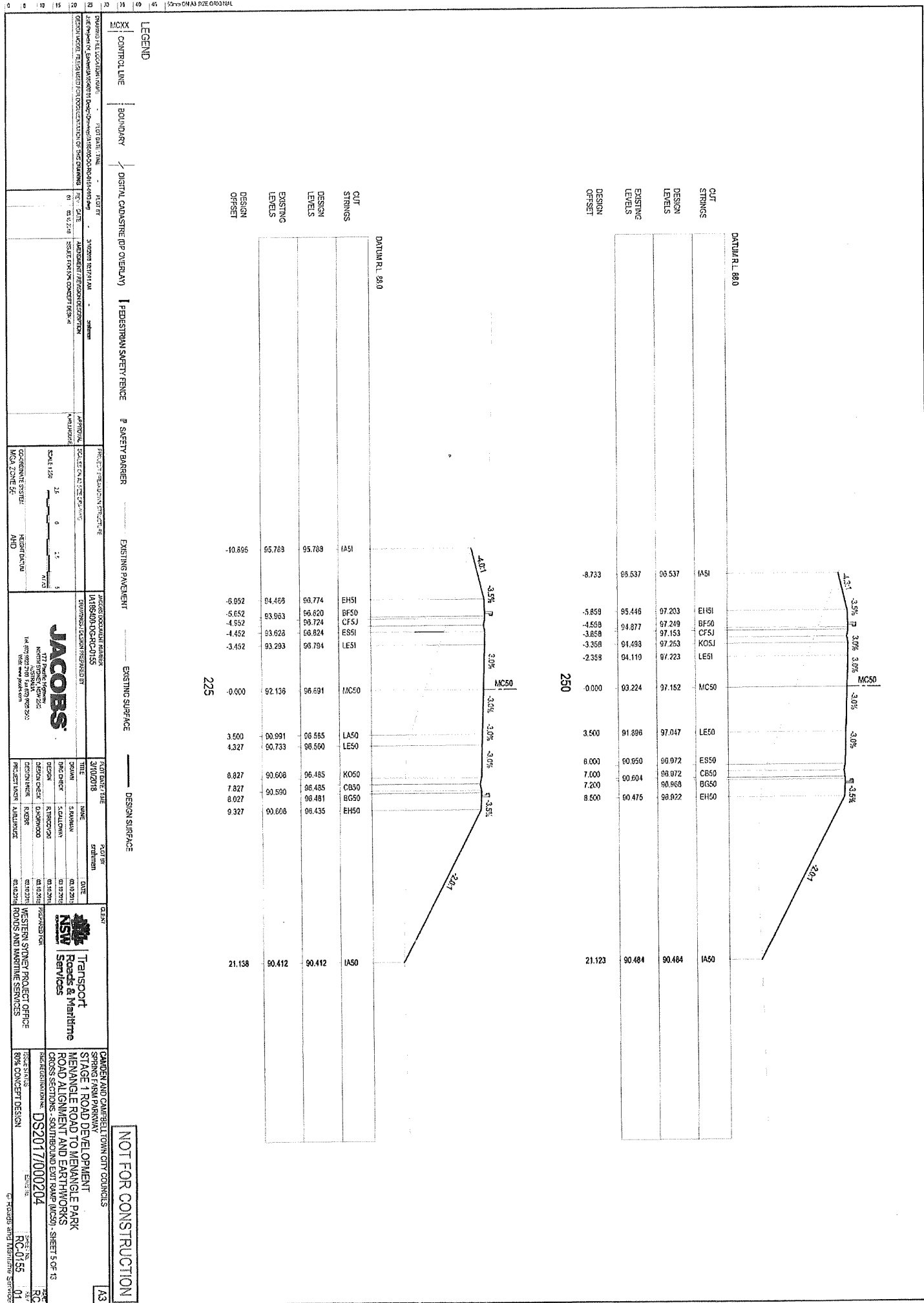


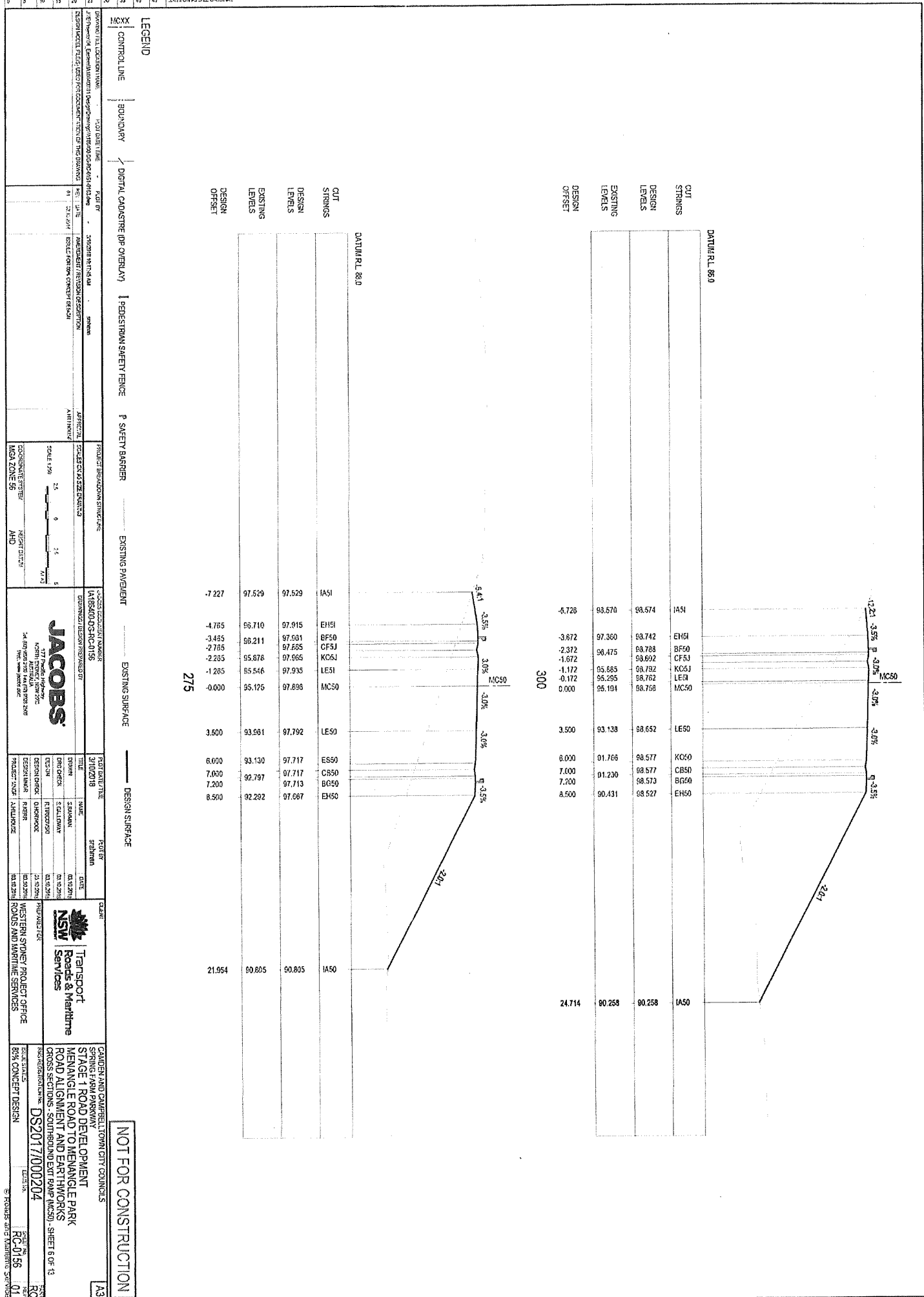


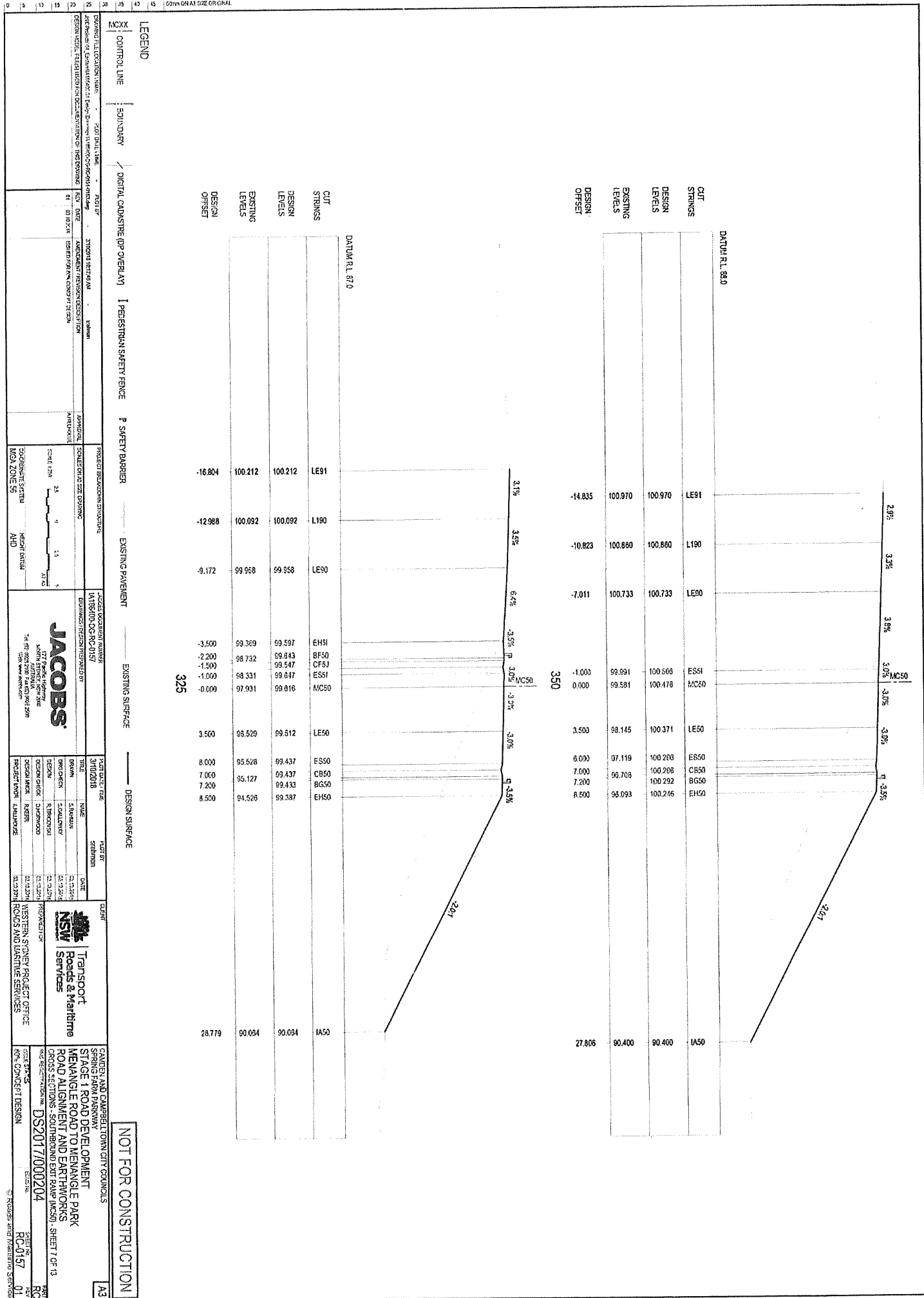


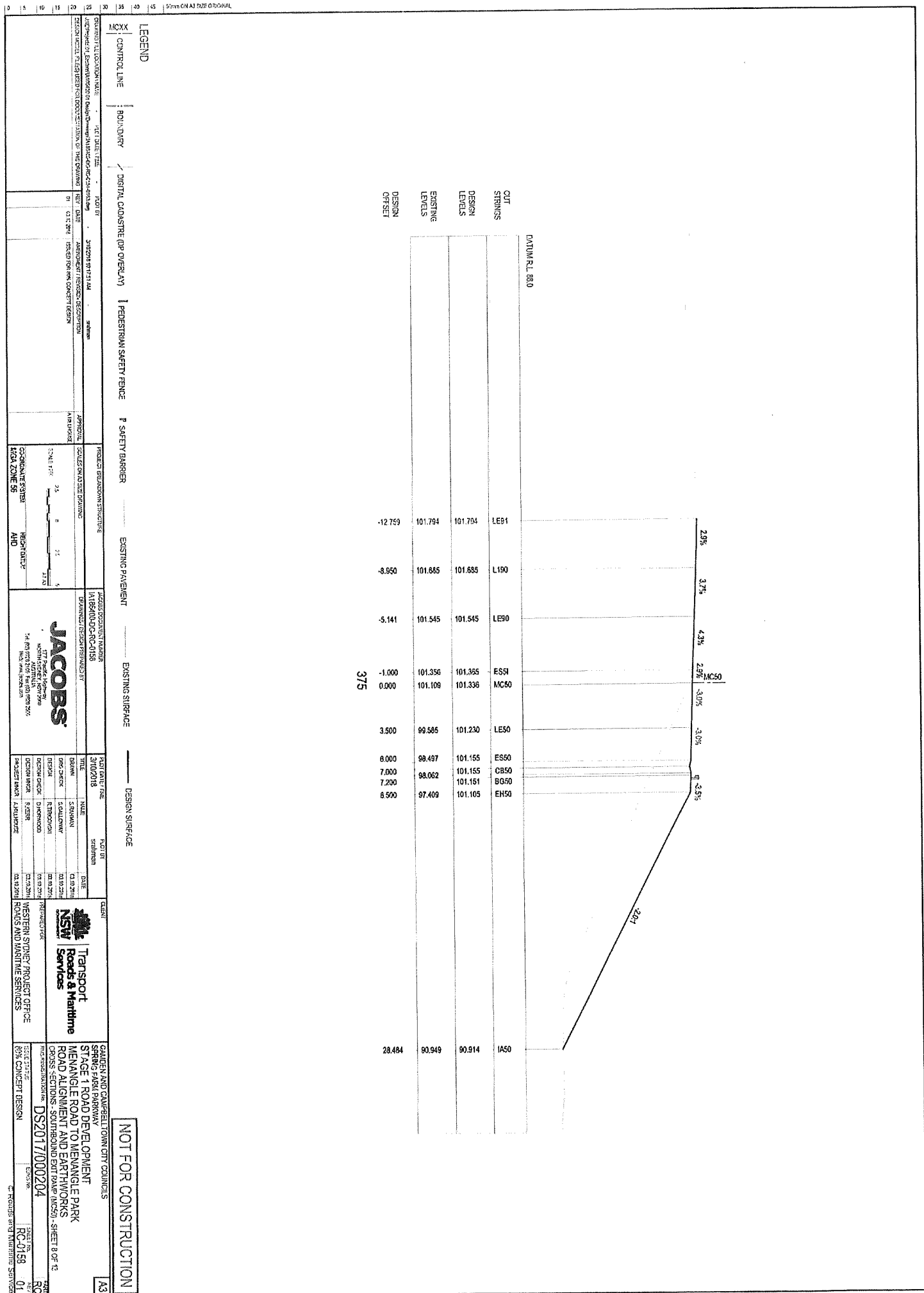


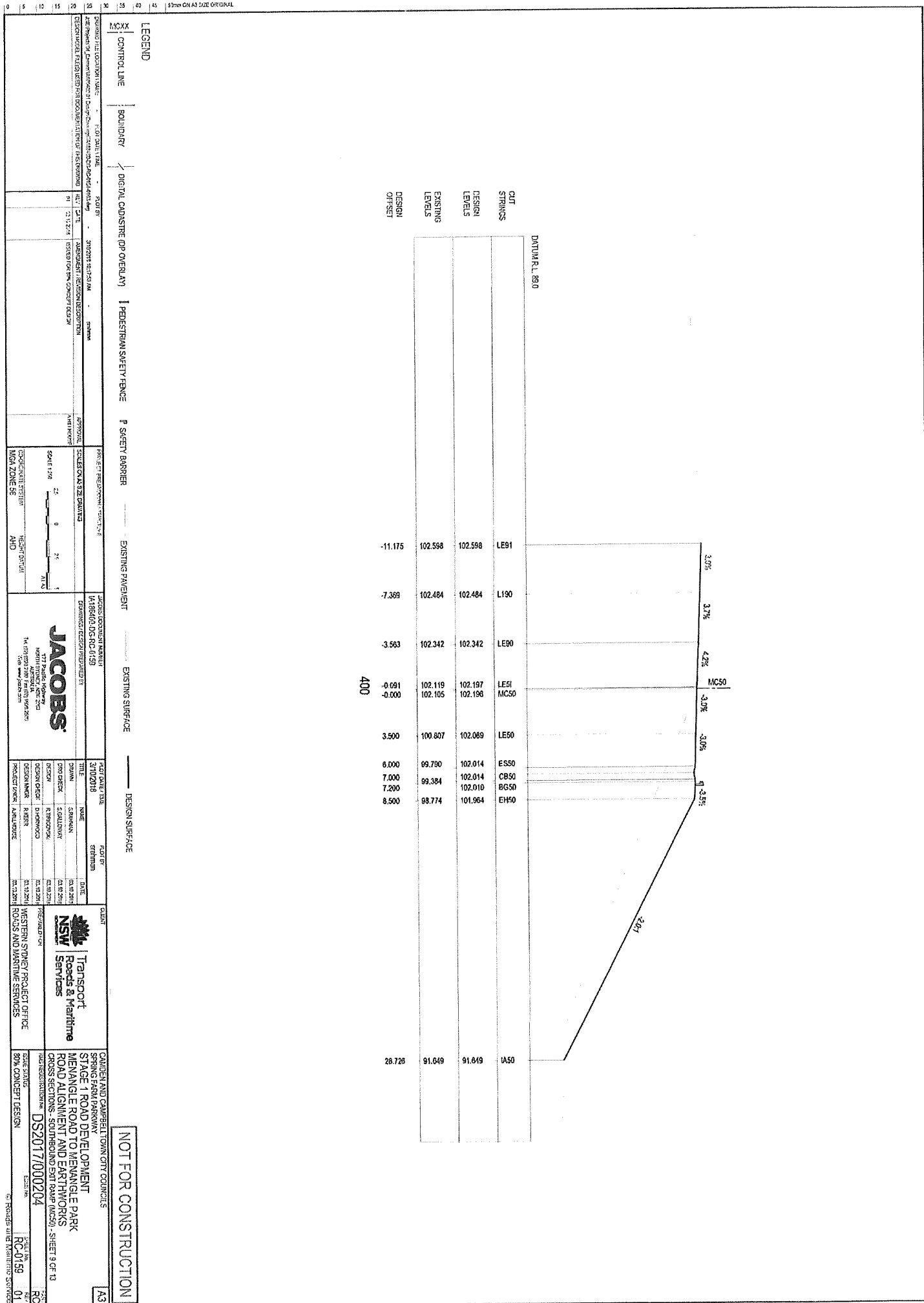




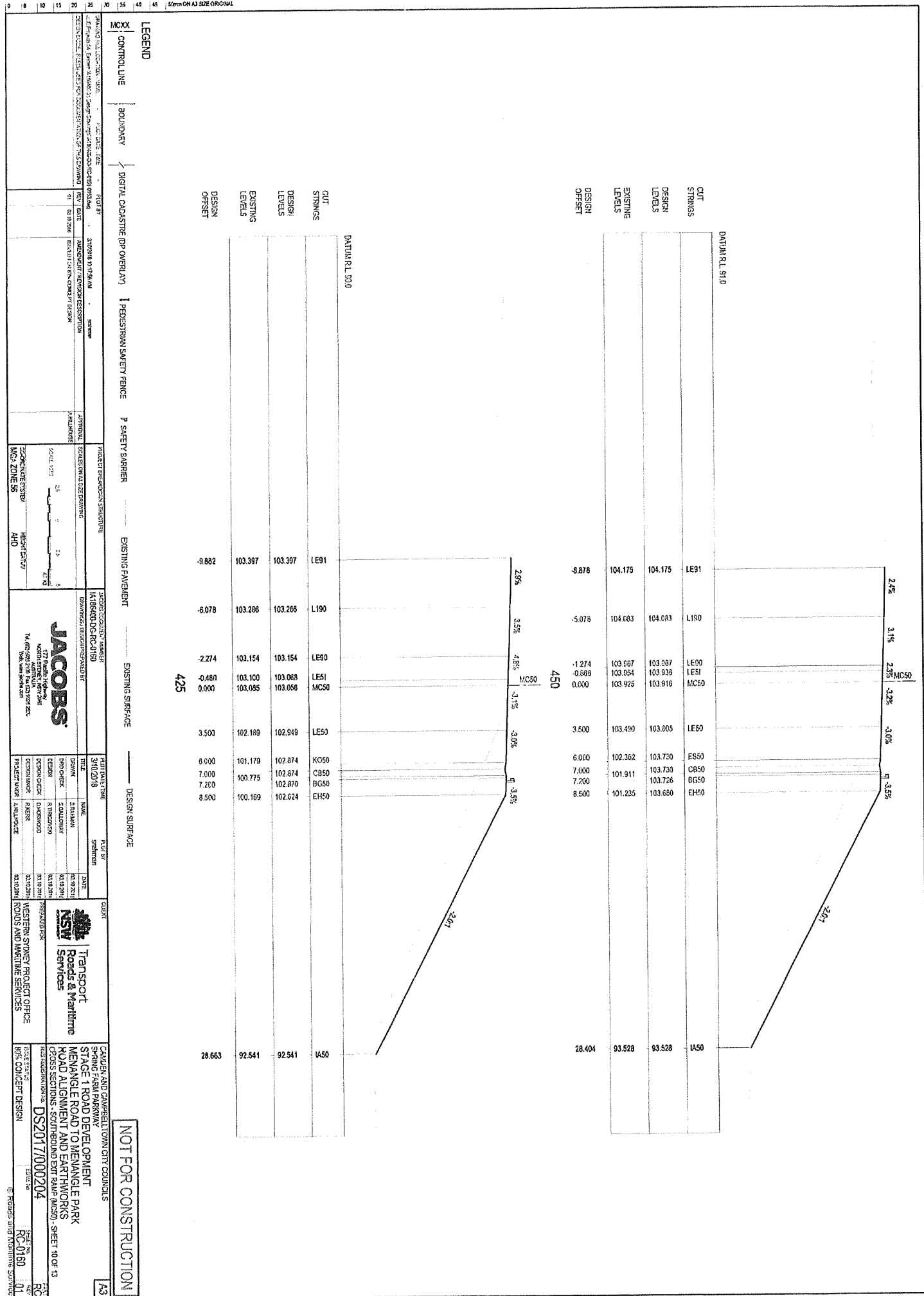


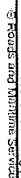


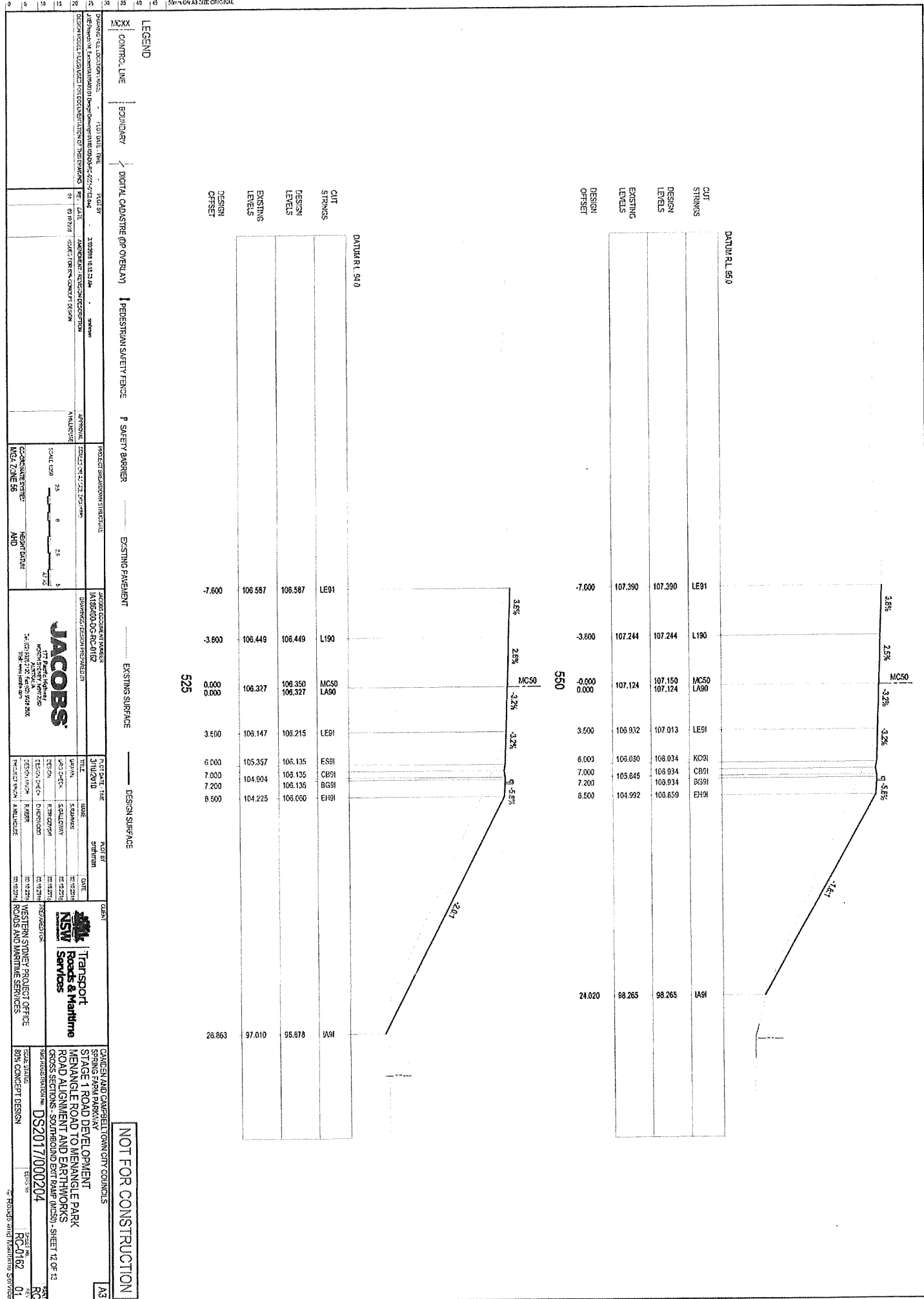


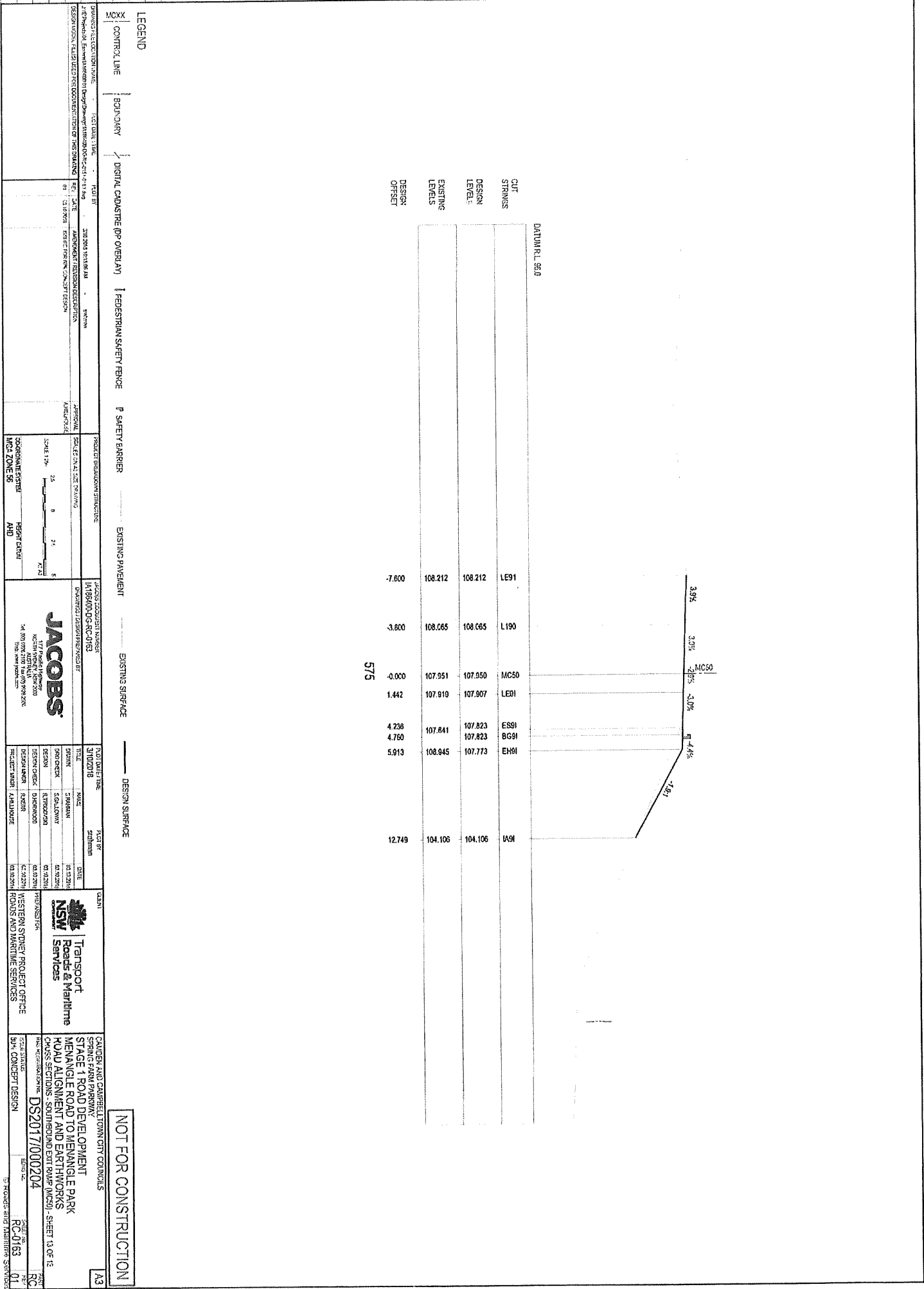
















REVISIONS

NO.	DATE	DESCRIPTION
1	15.12.18	ISSUED FOR PERMIT
2	15.12.18	ISSUED FOR PERMIT

PROJECT INFORMATION

PROJECT NAME	STAGE 1 ROAD DEVELOPMENT
CLIENT	SPRING FARM PARKWAY
DESIGNER	TRANSPORT ROADS & MARITIME SERVICES
DATE	15.12.18

DESIGNER'S DECLARATION

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that I am the author of the design of the works shown on this drawing, and that I am a member of the Engineering Council of Australia (ECOA) and the Institution of Professional Engineers (IPE) and the Institution of Engineers, Australia (IEAust).

SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT LOCATION

STAGE 1 ROAD DEVELOPMENT

SPRING FARM PARKWAY

ROAD ALIGNMENT AND EARTHWORKS

CROSS SECTIONS - MENANGI E ROAD NORTHERLY DIRECTION - SHEET 3 OF 18

PROJECT NO. DS2017/000204

SCALE: 1:200

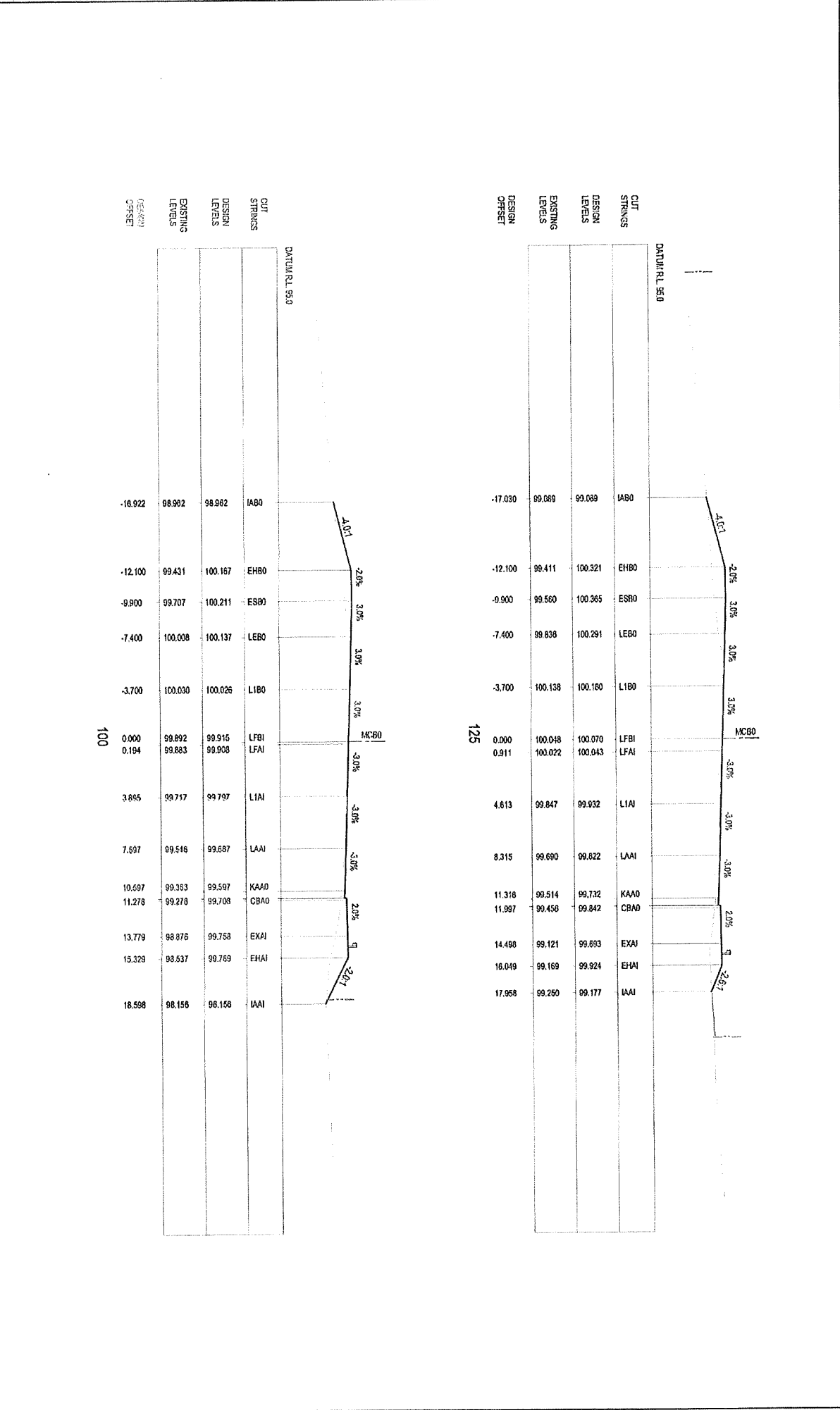
RC-0173

01

LEGEND

CONTROL LINE	BOUNDARY	DIGITAL CANASTRE (OP OVERLAY)	PEDESTRIAN SAFETY FENCE	SAFETY BARRIER	EXISTING PAVEMENT	EXISTING SURFACE	DESIGN SURFACE
--------------	----------	-------------------------------	-------------------------	----------------	-------------------	------------------	----------------

NOT FOR CONSTRUCTION



PROJECT INFORMATION

PROJECT NAME: STAGE 1 ROAD DEVELOPMENT  
STAGE 1 ROAD DEVELOPMENT  
ROAD ALIGNMENT AND EARTHWORKS  
CROSS SECTIONS - MENANGLE ROAD NORTHBOUND (MCB0) - SHEET 4 OF 18  
DESIGNER: DS2017/000204  
DATE: 18/01/2018  
DRAWN: [NAME]  
CHECKED: [NAME]  
DESIGNER: [NAME]  
DATE: 18/01/2018  
DRAWN: [NAME]  
CHECKED: [NAME]  
DESIGNER: [NAME]  
DATE: 18/01/2018  
DRAWN: [NAME]  
CHECKED: [NAME]  
DESIGNER: [NAME]  
DATE: 18/01/2018

CLIENT: TRANSPORT  
ROADS & MARITIME  
SERVICES  
WESTERN STONEY PROJECT OFFICE  
ROADS AND MARITIME SERVICES

NOT FOR CONSTRUCTION

LEGEND

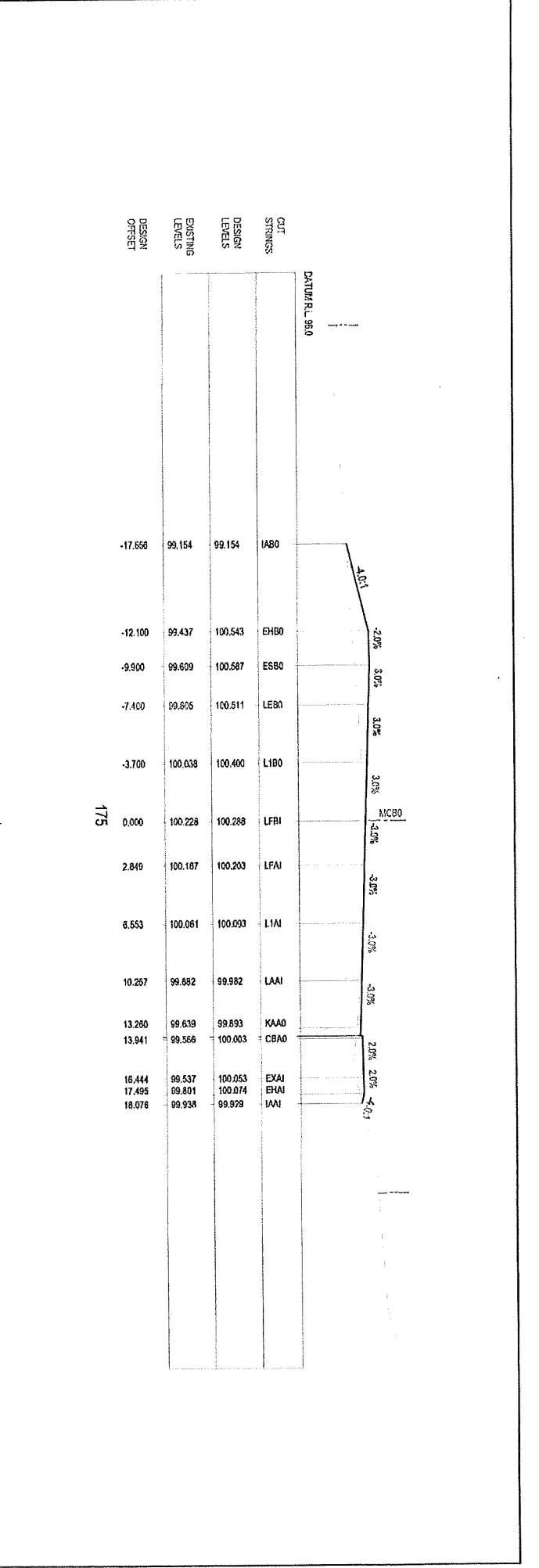
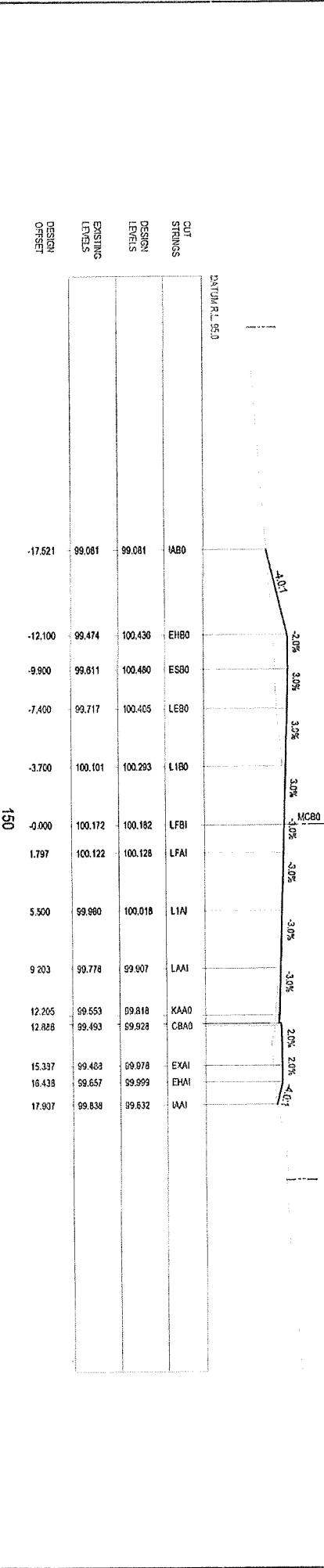
MCXX CONTROL LINE  
BOUNDARY  
DIGITAL COASTLINE (DP OVERLAY)  
PEDESTRIAN SAFETY FENCE  
SAFETY BARRIER  
EXISTING PAVEMENT  
EXISTING SURFACE  
DESIGN SURFACE

PROJECT INFORMATION

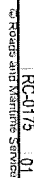
PROJECT NAME: STAGE 1 ROAD DEVELOPMENT  
STAGE 1 ROAD DEVELOPMENT  
ROAD ALIGNMENT AND EARTHWORKS  
CROSS SECTIONS - MENANGLE ROAD NORTHBOUND (MCB0) - SHEET 4 OF 18  
DESIGNER: DS2017/000204  
DATE: 18/01/2018  
DRAWN: [NAME]  
CHECKED: [NAME]  
DESIGNER: [NAME]  
DATE: 18/01/2018  
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DATE: 18/01/2018

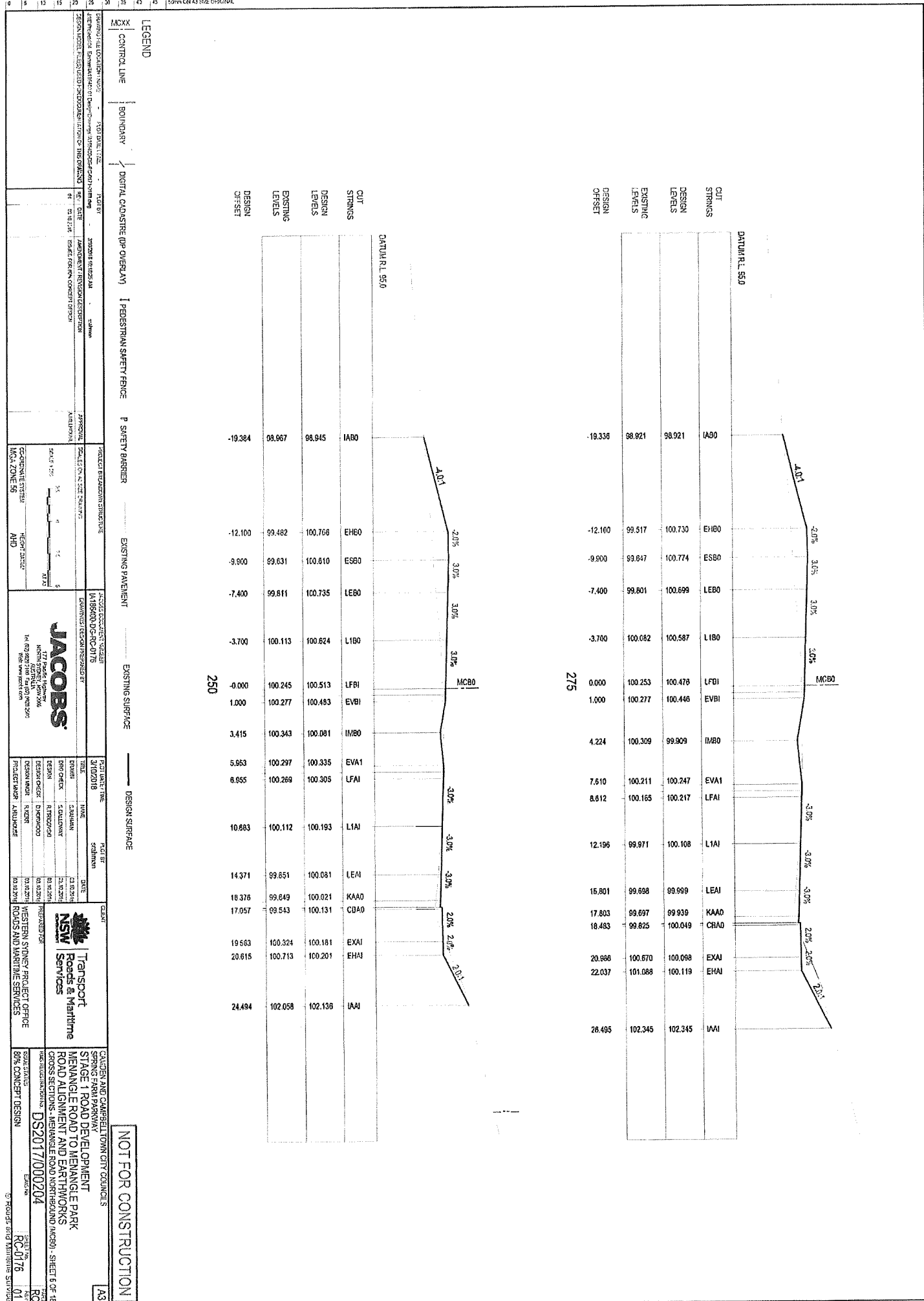
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ROADS & MARITIME  
SERVICES  
WESTERN STONEY PROJECT OFFICE  
ROADS AND MARITIME SERVICES

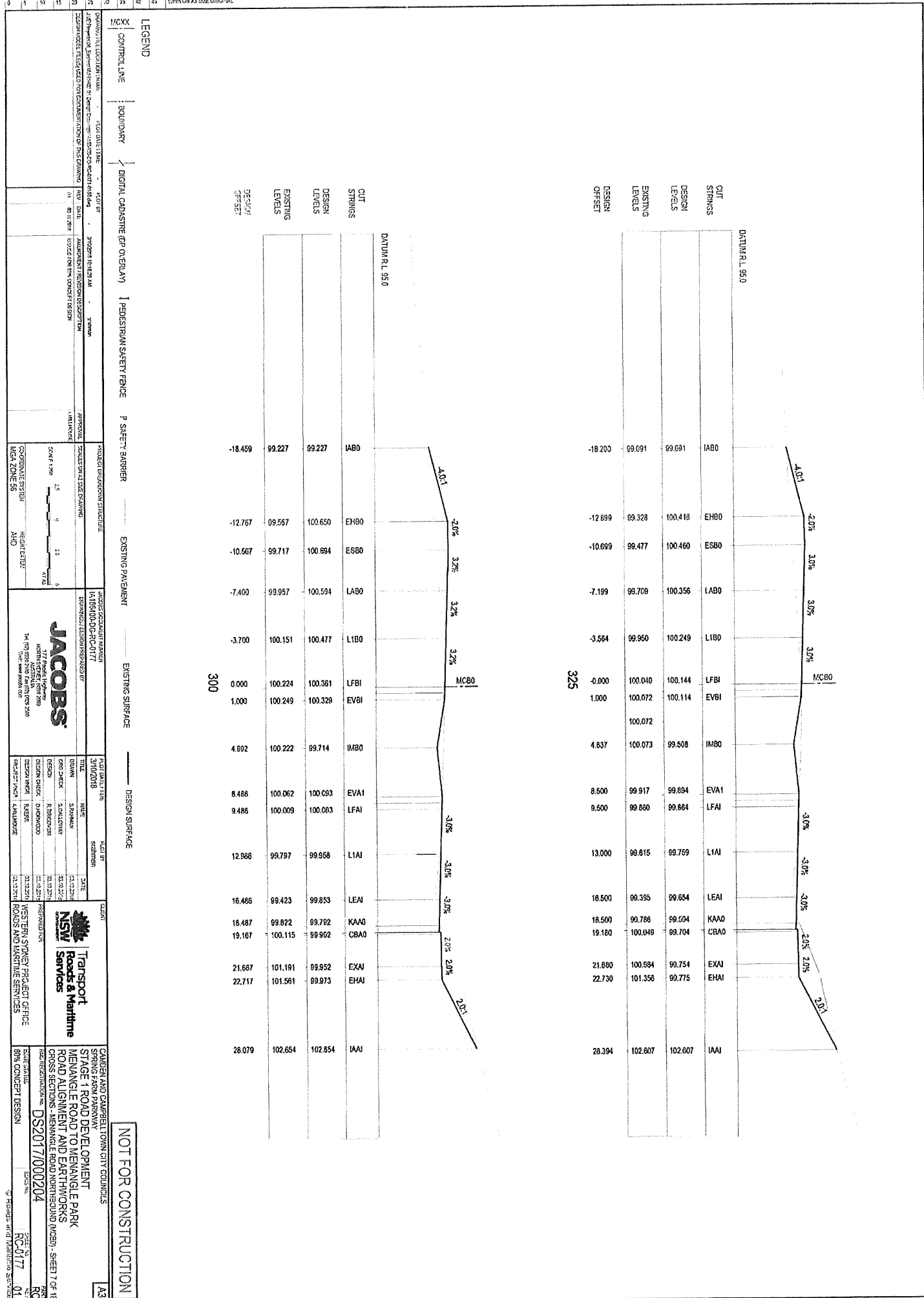
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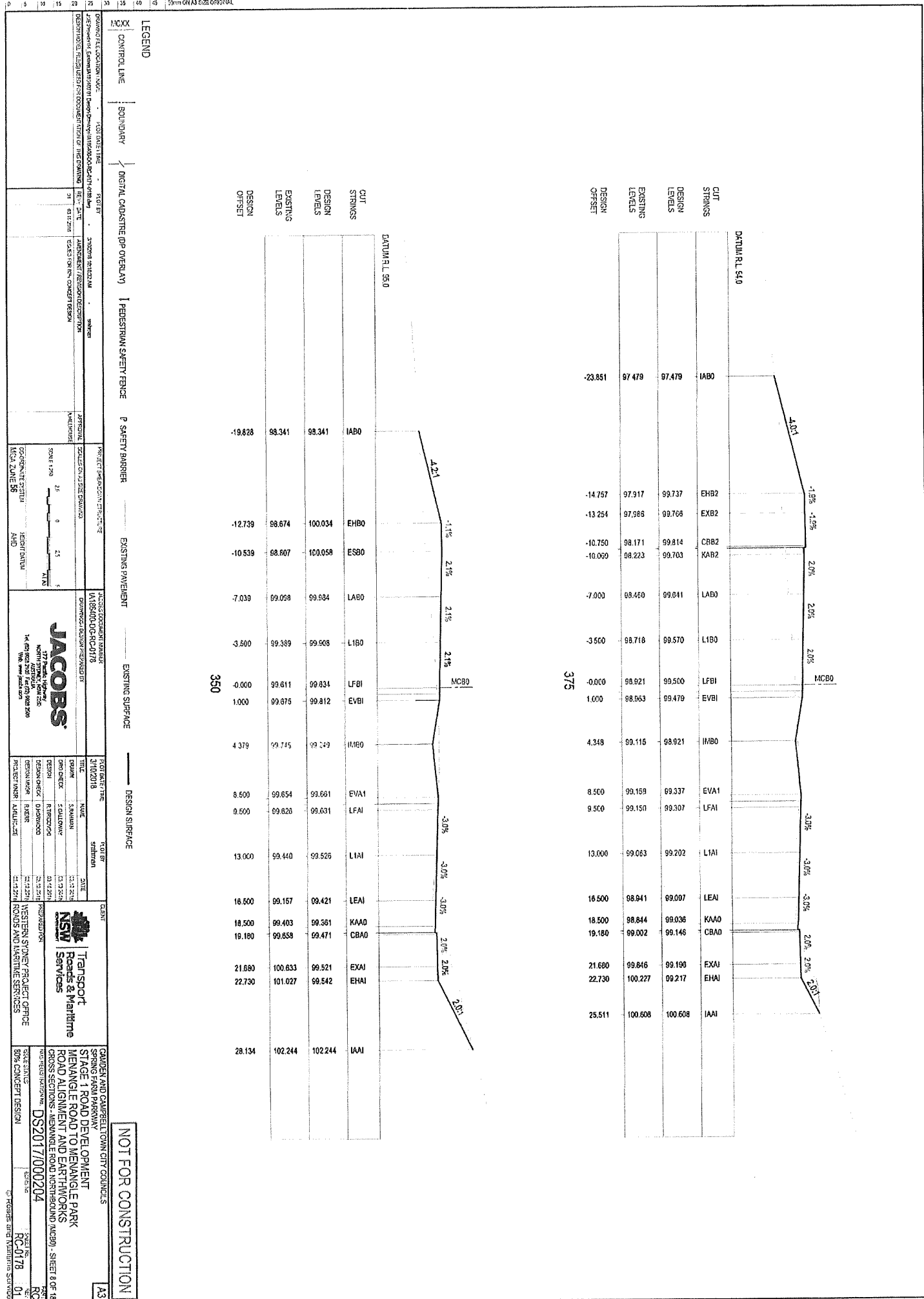


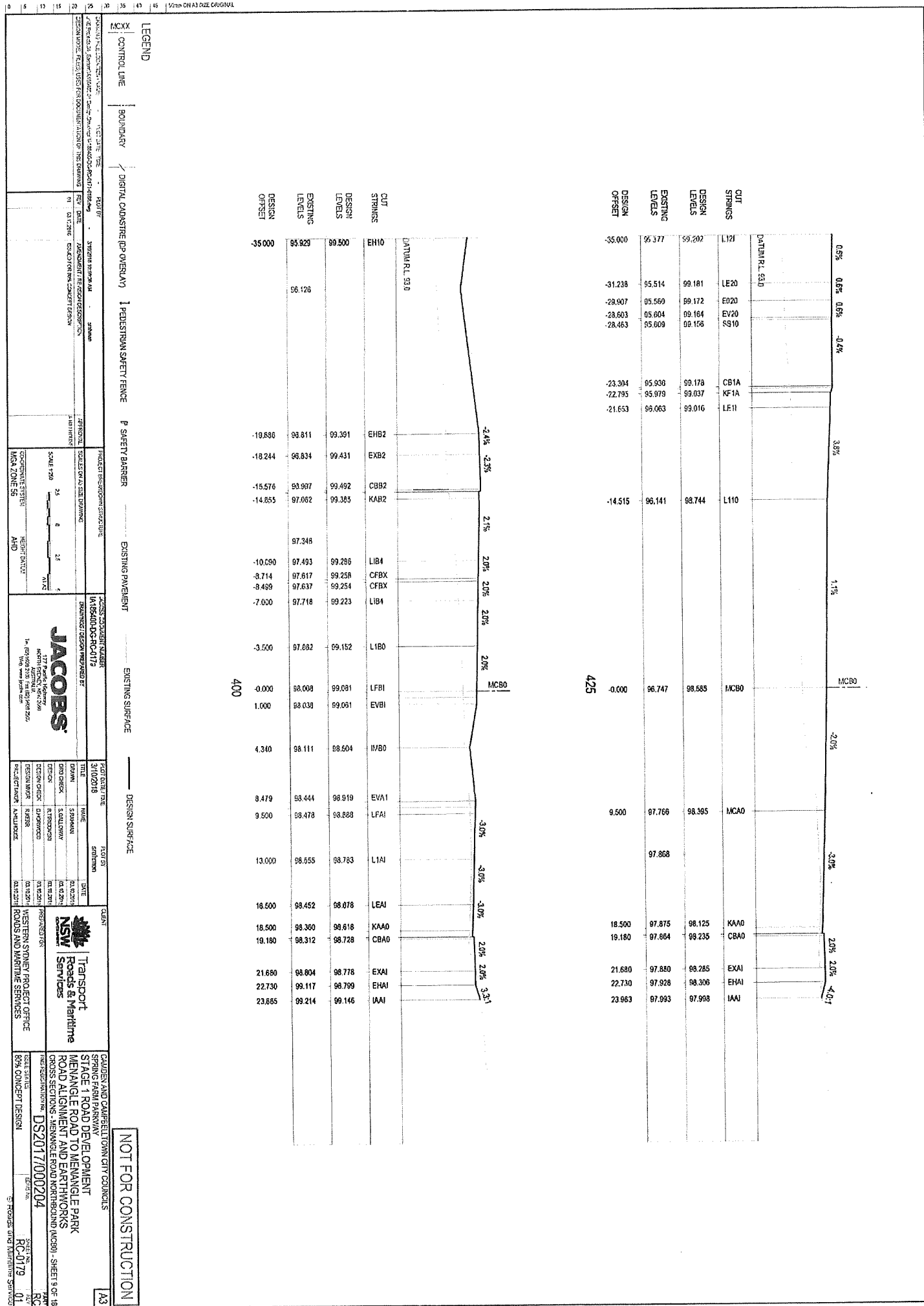












NOT FOR CONSTRUCTION

2025	-35.00
2026	-27.04
2027	-22.13
2028	-21.47
2029	-20.69
2030	-12.71
2031	-11.54
2032	-11.42
2033	-7.94
2034	-7.00
2035	-0.00
2036	9.50
2037	18.50
2038	19.16
2039	21.68
2040	22.73
2041	25.24

LEVELS	55 34
98.4	
98.4	
98.3	
98.3	
98.2	
98.3	
98.3	
98.2	
98.2	
98.0	
97.5	
97.5	
97.5	
97.5	
97.5	

PATMRL 310

Age Group	Percentage
18-24	0.0%
25-34	1.7%
35-44	1.7%
45-54	2.0%
55-64	3.0%
65-74	2.0%
75+	4.7%

DESIGN OFFSET	
5 871	
2,500	
880	
600	
1,000	
500	
1,000	
670	
740	
660	
900	
200	
500	
1,000	
3,500	
3,500	
9,180	
1,680	
2,730	
4,344	

DESIGN  
LIBRARY

97.657

97.753

97.837

97.733

97.725

97.719

97.714

97.843

97.803

97.673

97.617

97.582

97.457

97.352

97.292

97.402

97.452

97.473

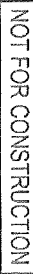
97.059

DATA RL 920

Year	MCB0 Index (%)
1990	0.2%
1991	0.2%
1992	-1.7%
1993	-1.7%
1994	-3.0%
1995	-3.0%
1996	-2.0%
1997	2.0%
1998	2.0%
1999	0.5%
2000	0.2%

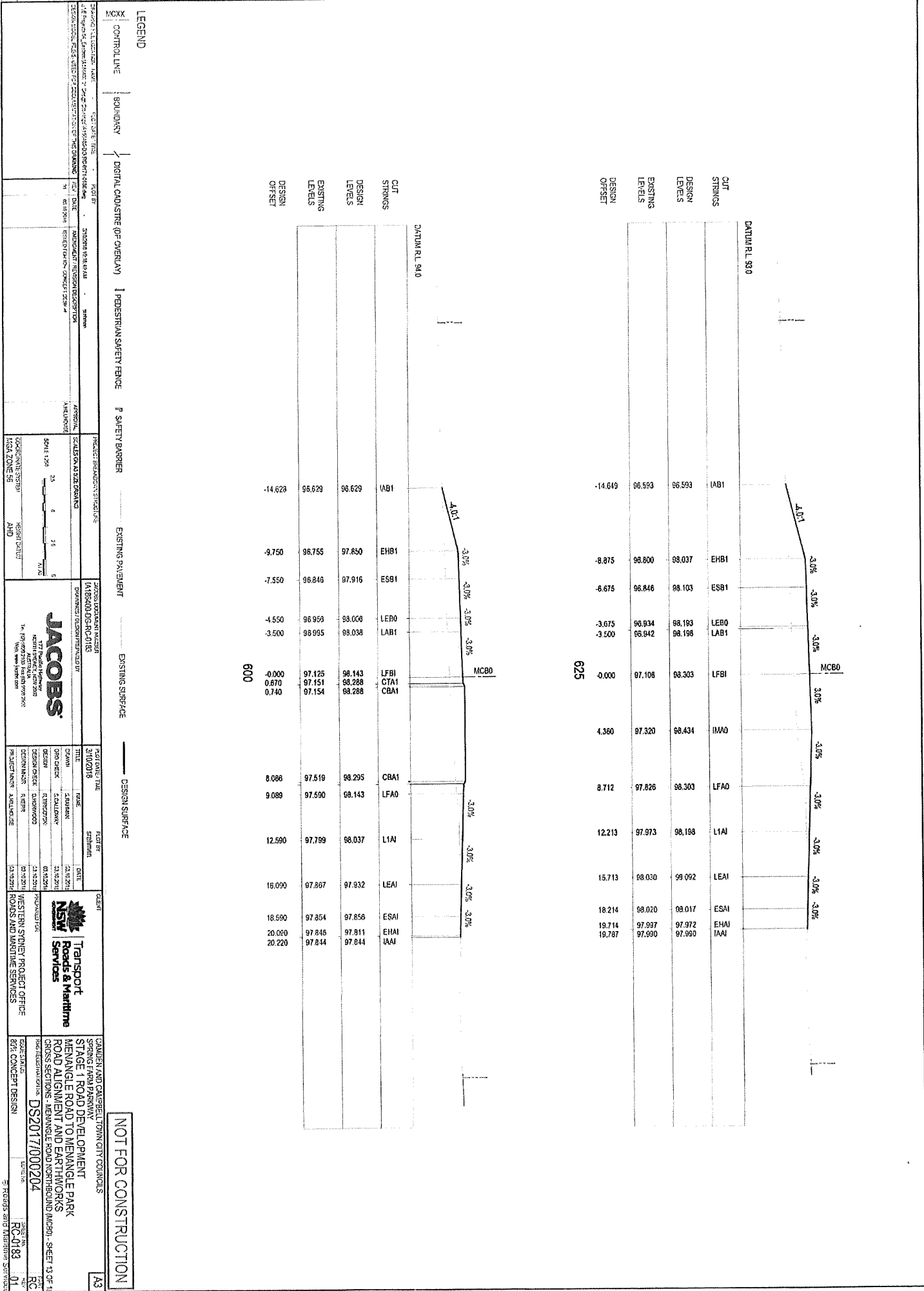
CONTROL LINE	BOUNDARY	DIGITAL CADDSTRM (DP OVERLAP)	PEDESTRIAN SAFETY FENCE	IF SAFETY BARRIER	EXISTING PAVEMENT	EXISTING SURFACE	DESIGN SURFACE	NOT FOR CONSTRUCTION
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NOT FOR CONSTRUCTION

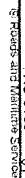


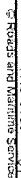
















LEGEND

CONTROL LINE

BOUNDARY

DIGITAL CADASTRE (GP OVERLAY)

PEDESTRIAN SAFETY FENCE

SAFETY BARRIER

EXISTING PAVEMENT

EXISTING SURFACE

DESIGN SURFACE

PROJECT INFORMATION

PROJECT NAME: SPRING PARK PARWAY

PROJECT NUMBER: DS2017/000204

PROJECT LOCATION: SPRING PARK PARWAY, MENANGLE ROAD TO MENANGLE PARK

PROJECT DATE: 31/07/2018

PROJECT DRAWN BY: [REDACTED]

PROJECT CHECKED BY: [REDACTED]

PROJECT APPROVED BY: [REDACTED]

PROJECT SCALE: 1:1000

PROJECT DATE: 31/07/2018

PROJECT DRAWN BY: [REDACTED]

PROJECT CHECKED BY: [REDACTED]

PROJECT APPROVED BY: [REDACTED]

PROJECT SCALE: 1:1000

JACOBS

177 Pacific Highway

North Sydney NSW 1585

Phone: +61 2 9550 6200

Web: www.jacobs.com

NSW

Transport

Roads & Maritime Services

WESTERN SYDNEY PROJECT OFFICE

ROADS AND MARITIME SERVICES

OWNER AND COUNCIL

SPRING PARK PARWAY

STAGE 1 ROAD DEVELOPMENT

MENANGLE ROAD TO MENANGLE PARK

ROAD ALIGNMENT AND EARTHWORKS

CROSS SECTIONS - SUBDIVISION ACCESS ROAD (NCE01)

DESIGN NUMBER: DS2017/000204

DESIGN DATE: 31/07/2018

DESIGN SCALE: 1:1000

DESIGN DATE: 31/07/2018

DESIGN SCALE: 1:1000

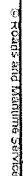
NOT FOR CONSTRUCTION

A3

CUT STRINGS	DESIGN LEVELS	EXISTING LEVELS	DESIGN OFFSET
AE0	83.357	83.336	-18.81
EH0	84.101	83.307	4.2%
EX0	83.981	83.272	3.0%
CB0	83.844	83.224	3.8%
KA0	83.701	83.212	3.8%
LEE1	83.613	83.186	3.8%
LGE0	83.514	83.166	3.6%
KFF1	83.388	83.135	3.6%
CBF1	83.518	83.133	3.6%
KFF1	83.334	83.121	3.6%
MCE0	83.234	83.092	3.0%
LIE1	83.212	83.083	3.0%
LAE1	83.107	83.033	3.0%
LEE1	83.002	82.980	3.0%
KAE1	82.957	82.955	3.0%
CB0	83.067	82.942	2.0%
EHE1	83.135	82.888	2.0%
IAE1	82.846	82.846	2.0%

25

3 Roads and Maritime Services

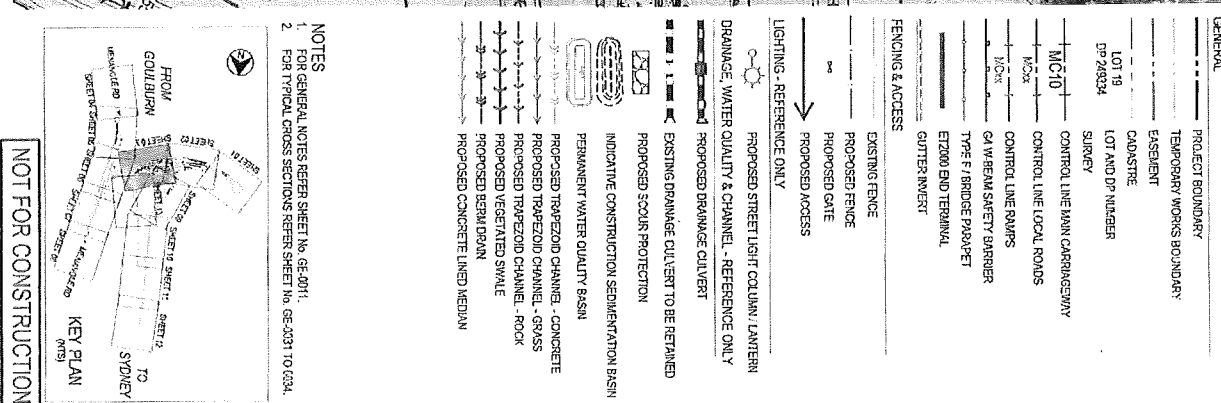












MANAGE  
SHELF LIFE OF  
KEY PLAN  
(MIS)

TO  
SYDNEY

[illegible]

**Table 1** Demographic characteristics of study population

PROPOSED CONCRETE LINED MEDIAN

PROPOSED TRAPEZOID CHANNEL - ROCK  
PROPOSED VEGETATED SWALE

PERMANENT WATER QUALITY BASIN

### PROPOSED SCOUR PROTECTION

## PROPOSED DRAINAGE CULVERT

PROPOSED STREET LIGHT COLUMN LANTERN

PROPOSED GATE

bioRxiv preprint doi: <https://doi.org/10.1101/2020.07.14.201361>; this version posted July 14, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

TYPE F / BRIDGE PARAPET  
END TERMINAL  
END TERMINAL

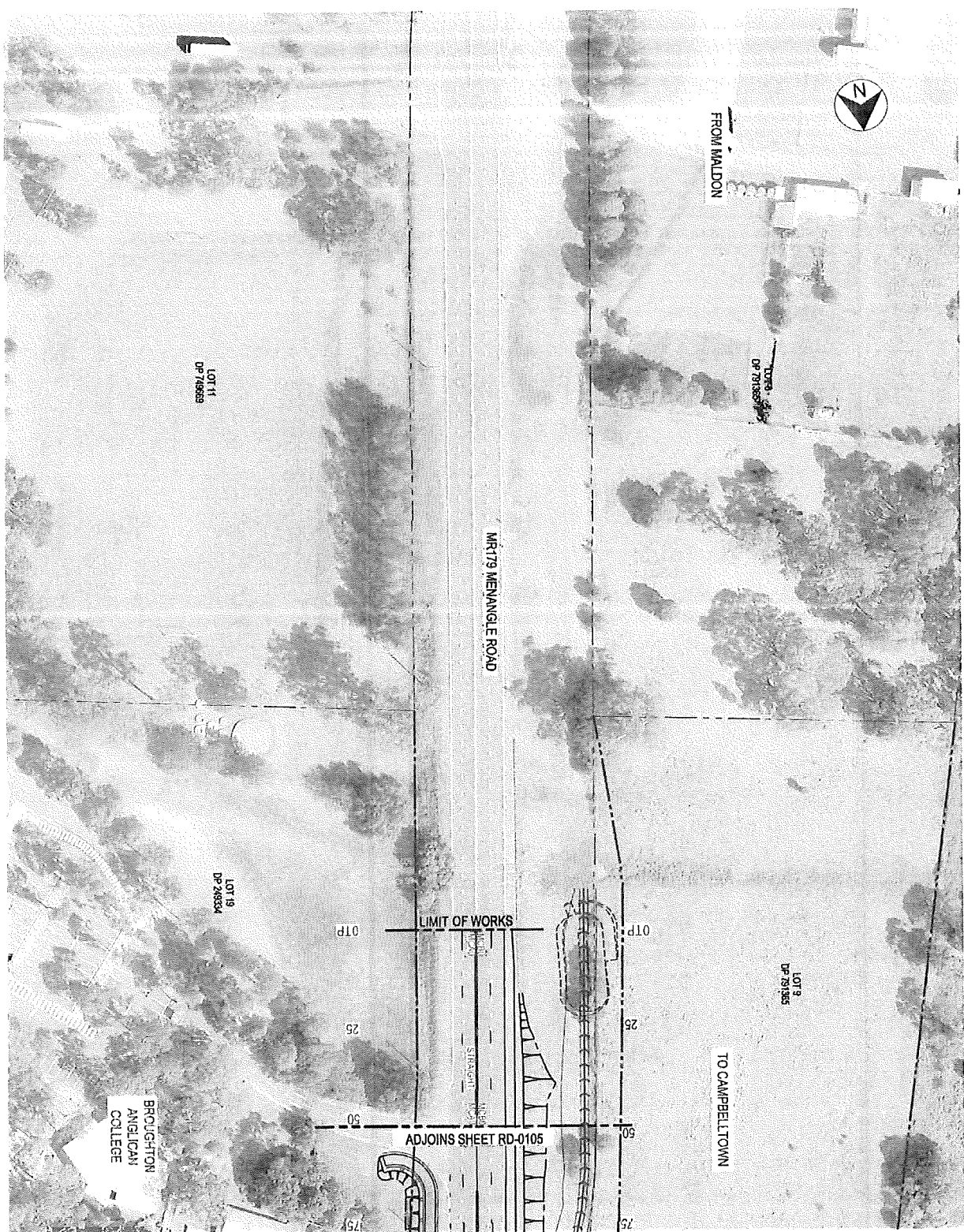
### CONTROL LINE RAMPS

## SURVEY

LEASEMENT

## PROJECT BOUNDARY

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- LEGEND**
- GENERAL**

- [illegible]

- EXISTING FENCE  
PROPOSED FENCE  
PROPOSED GATE  
PROPOSED ACCESS  
LIGHTING - REFERENCE ONLY


- PROPOSED STREET LIGHT COLUMN / LANTERN
- DRAINAGE WATER QUALITY & CHANNEL - REFERENCE ONLY

- 
- PROPOSED DRAINAGE CULVERT

- EXISTING DRAINAGE CULVERT TO BE RETAINED

- 

- INDICATIVE CONSTRUCTION SEDIMENTATION BASIN

- 
- PERMANENT WATER QUALITY BASIN

- PROPOSED TRAPEZOID CHANNEL

- 
- PROPOSED TRAPEZOID CHANNEL

- 
- PROPOSED TRAPEZOID CHANNEL

- 
- PROPOSED VEGETATED SWALE

- 
- PROPOSED CONCRETE LINED MEDIAN

- 1000

- ## NOTES

1. FOR GENERAL NOTES REFER SHEET NO. GE-0011.

2. FOR TYPICAL CROSS SECTIONS REFER SHEET NO. GE-0061 TO 0064

- 

- 

- 8-EE

- SHEET 16**

- FROM  
GOLF BLVD  
HOTEL  
BOSTON

- to  
SYNOPSIS

- 

- KEY PLAN
- SHEET 1 OF 10

- NEI POLIN (NTS)

1. The authors have no competing financial interests.

- NOT FOR CONSTRUCTION

- CAMDEN AND CARPBBELLTOWN CITY COUNCILS

- SPRING FARM PARKWAY  
STAGE 1 ROAD DEVELOPMENT

- MENANGLE ROAD TO MENANGLE PARK

- ROAD ALIGNMENT AND EARTHWORKS  
GENERAL ADJUSTMENT PLAN  
SHEET 4 OF 11

- GENERAL MANAGEMENT PLAN  
HHS IDENTIFICATION NO. DS2017/0000204

- DOZU17000207
- STATE OF NEW YORK
- CLERK OF THE COURT
- SHEET NO. 1

- 80% CONCEPT DESIGN RD-0104

- [illegible]

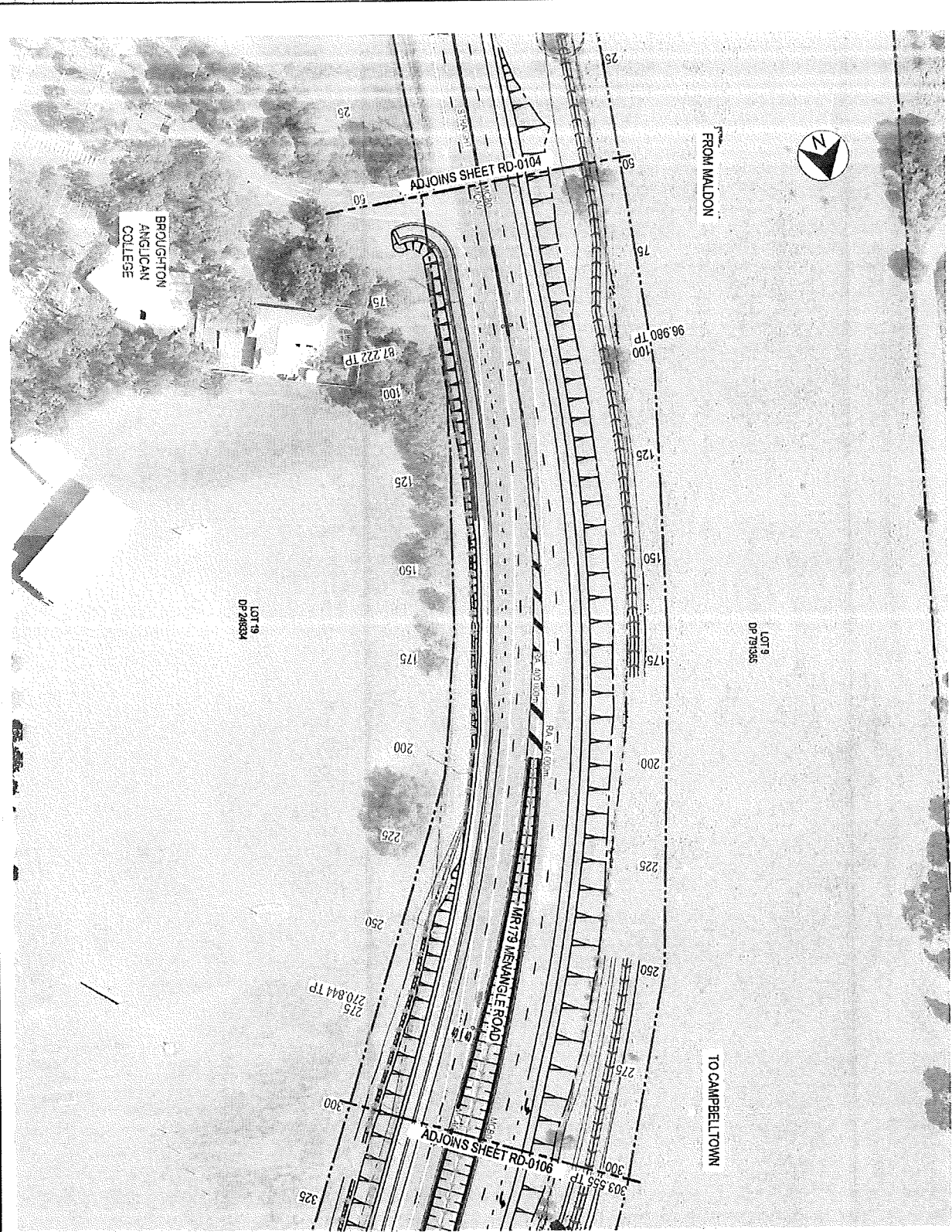
- NOT FOR CONSTRUCTION

- [illegible]

- [illegible]



DRAWING INFORMATION		PROJECT INFORMATION		CLIENT		DRAWING INFORMATION	
PROJECT NAME	STAGE 1 ROAD DEVELOPMENT	PROJECT NO.	DP 246334	CLIENT	Transport NSW Roads & Maritime Services	DRAWING NO.	DS2017/000204
PROJECT LOCATION	STAGE 1 ROAD DEVELOPMENT	PROJECT NO.	DP 246334	CLIENT	Transport NSW Roads & Maritime Services	DRAWING NO.	DS2017/000204
PROJECT NO.	DP 246334	PROJECT NO.	DP 246334	CLIENT	Transport NSW Roads & Maritime Services	DRAWING NO.	DS2017/000204
PROJECT NO.	DP 246334	PROJECT NO.	DP 246334	CLIENT	Transport NSW Roads & Maritime Services	DRAWING NO.	DS2017/000204



### LEGEND

**GENERAL**

- PROJECT BOUNDARY
- TEMPORARY WORKS BOUNDARY
- EASEMENT
- CADASTRE
- LOT 19
- LOT AND DP NUMBER
- SURVEY
- CONTROL LINE MAIN CARBONWAY
- CONTROL LINE LOCAL ROADS
- CONTROL LINE RAMP
- CONTROL LINE RAMP
- TYPE F / BRIDGE PAPER
- ET/200 END TERMINAL
- GUTTER INVERT

**FENCING & ACCESS**

- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED GATE
- PROPOSED ACCESS
- LIGHTING - REFERENCE ONLY

**PROPOSED STREET LIGHT COLUMN / LANTERN**

- PROPOSED WATER QUALITY & CHANNEL - REFERENCE ONLY
- PROPOSED DRAINAGE CULVERT
- EXISTING DRAINAGE CULVERT TO BE RETAINED
- PROPOSED SCOUR PROTECTION
- INDICATIVE CONSTRUCTION SEDIMENTATION BASIN
- PERMANENT WATER QUALITY DESIGN
- PROPOSED TRAPEZOID CHANNEL - CONCRETE
- PROPOSED TRAPEZOID CHANNEL - ROCK
- PROPOSED VEGETATED SWALE
- PROPOSED REBAR DRAIN
- PROPOSED CONCRETE LINED MEDIAN

### NOTES

1. FOR GENERAL NOTES REFER SHEET No. GE.001.

2. FOR TYPICAL CROSS SECTIONS REFER SHEET No. GE.003 TO 0034.

### KEY PLAN

FROM GOULBURN

TO SYDNEY

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



- NOTES**
1. FOR GENERAL NOTES REFER SHEET NO. GE-0011.
  2. FOR TYPICAL CROSS SECTIONS REFER SHEET NO. GE-0031 TO 0034.

- | LEGEND   |  |
|--|--|
| GENERAL  |  |
|  | PROJECT BOUNDARY                         |
|  | TEMPORARY WORKS BOUNDARY                 |
|  | ASSESSMENT                               |
|  | CADASTRE                                 |
|  | LOT 19                                   |
|  | OP 248324                                |
|  | SURVEY                                   |
|  | CONTROL LINE MAIN CARRIAGEWAY            |
|  | MC10                                     |
|  | CONTROL LINE LOCAL ROADS                 |
|  | MC4                                      |
|  | CONTROL LINE RAILS                       |
|  | GA W/BEAM SAFETY BARRIER                 |
|  | TYPE F /BROOK PAVEMENT                   |
|  | ET2000 END TERMINAL                      |
|  | GUTTER INVERT                            |
| FENCING & ACCESS                                   |  |
|  | EXISTING FENCE                           |
|  | PROPOSED FENCE                           |
|  | PROPOSED GATE                            |
|  | PROPOSED ACCESS                          |
| LIGHTING - REFERENCE ONLY                          |  |
|  | PROPOSED STREET LIGHT COLUMN / LANTERN   |
| DRAINAGE, WATER QUALITY & CHANNEL - REFERENCE ONLY |  |
|  | PROPOSED DRAINAGE CULVERT                |
|  | EXISTING DRAINAGE CULVERT TO BE RETAINED |
|  | PROPOSED SOULF PROTECTION                |
| INDICATE CONSTRUCTION SEDIMENTATION BASIN          |  |
|  | PERMANENT WATER QUALITY BASIN            |
|  | PROPOSED TRAPEZOID CHANNEL - CONCRETE    |
|  | PROPOSED TRAPEZOID CHANNEL - GRASS       |
|  | PROPOSED TRAPEZOID CHANNEL - ROCK        |
|  | PROPOSED VEGETATED SWALE                 |
|  | PROPOSED BENTON DRAIN                    |
|  | PROPOSED CONCRETE LINED MEDIAN           |











TO LIVERPOOL

# GENERAL

- 
- PROJECT BOUNDARY
- TEMPORARY WORKS BOUNDARY
- C/ASTRIDE
- LOT 19
- DP 248334
- CONTROL LINE MAIN CARWAGWAY
- CONTROL LINE LOCAL ROADS
- CONTROL LINE RAILS
- G4 WEBSA SAFETY BARRIER
- TYPE F BRIDGE PAVEMENT
- GLITTER INVERT
- 1/2CS
- 1/2CS
- SURVEY

## FENCING & ACCESS

- EXISTING FENCE  
PROPOSED FENCE  
PROPOSED GATE  
PROPOSED ACCESS

**LIGHTING - REFERENCE ONLY**

- PROPOSED STREET LIGHT COLUMN / LANTERN  
DRAINAGE, WATER QUALITY & CHANNEL - REFERENCE ONLY  
PROPOSED DRAINAGE CULVERT

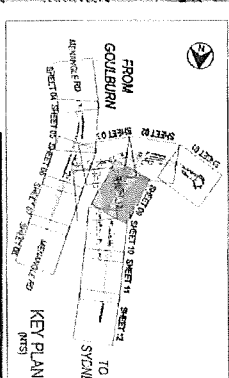
EXISTING DRAINAGE CULVERT TO BE RETAINED

- 
- PROPOSED SCOUR PROTECTION

INDICATIVE CONSTRUCTION SEDIMENTATION BASIN

- 
- PERMANENT WATER QUALITY BASIN
- PROPOSED TRAPEZOID CHANNEL - CONCRETE
- PROPOSED TRAPEZOID CHANNEL - GRASS
- PROPOSED TRAPEZOID CHANNEL - ROCK
- PROPOSED VEGETATED SWALE
- PROPOSED BERRY DRAIN
- PROPOSED CONCRETE LINED MEDIAN

1. FOR GENERAL NOTES REFER SHEET NO. GE-0011.
2. FOR TYPICAL CROSS SECTIONS REFER SHEET NO. GE-0031 TO 0034

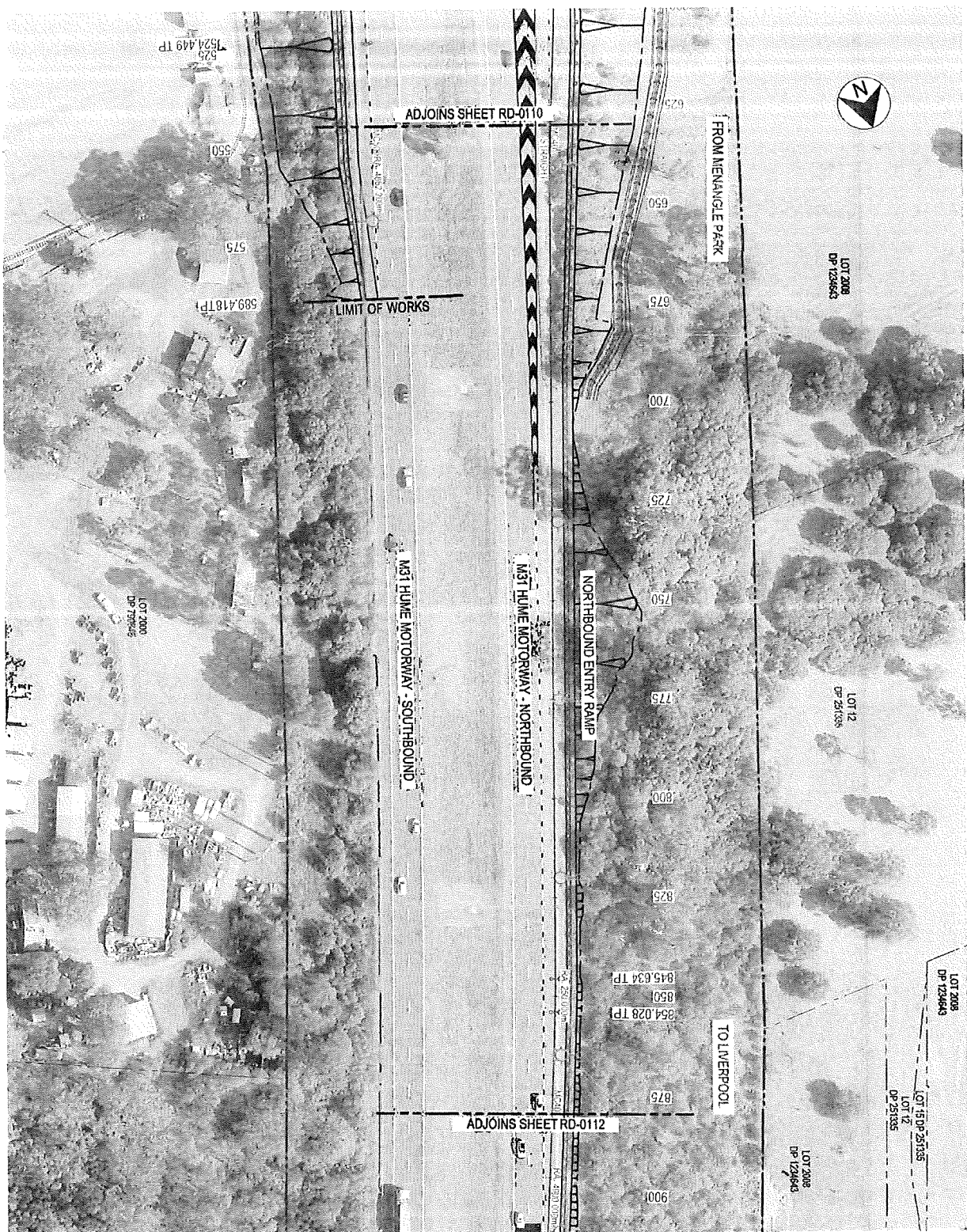


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- ## LEGEND
- ## GENERAL


























































PROJECT BOUNDARY  
TEMPORARY WORKS BOUNDARY  
EASEMENT  
CADASTRE  
LOT 19  
DP 248334  
MC10  
MC9  
MC8  
CONTROL LINE LOCAL ROADS  
GA WEBBAM SAFETY BARRIER  
TYPE F FENCE P/POST  
ET2000 END TERMINAL  
GUTTER INVERT  
ENCLOSING & ACCESS

- LIGHTING - REFERENCE ONLY**

- PROPOSED STREET LIGHT COLUMN / LANTERN  
DRAINAGE, WATER QUALITY & CHANNEL - REFERENCE ONLY

- 
- PROPOSED DRAINAGE CULVERT

- EXISTING DRAINAGE CULVERT TO BE RETAINED
- PROPOSED SCOUR PROTECTION

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- PERMANENT WATER QUALITY BASIN

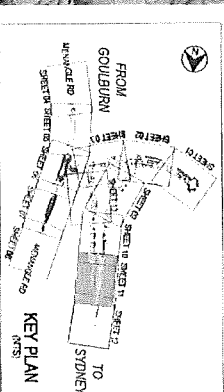
- PROPOSED TRAPEZOID CHANNEL - CONCRETE

- PROPOSED TRAPEZOID CHANNEL - ROCK  
PROPOSED VEGETATED SWALE

- PROPOSED PEAK DRAIN

## NOTES

1. FOR GENERAL NOTES REFER SHEET No. GE-0011.
2. FOR TYPICAL CROSS SECTIONS REFER SHEET No. GE-0031 TO 0034.



NOT FOR CONSTRUCTION

CAMDEN AND CAMPBELL TOWN CITY COUNCILS

SPRING FARM PARKWAY  
STAGE 1 ROAD DEVELOPMENT

MENANGLE ROAD TO MENANGLE PARK

# ROAD ALIGNMENT AND EARTHWORKS GENERAL ARRANGEMENT PLAN

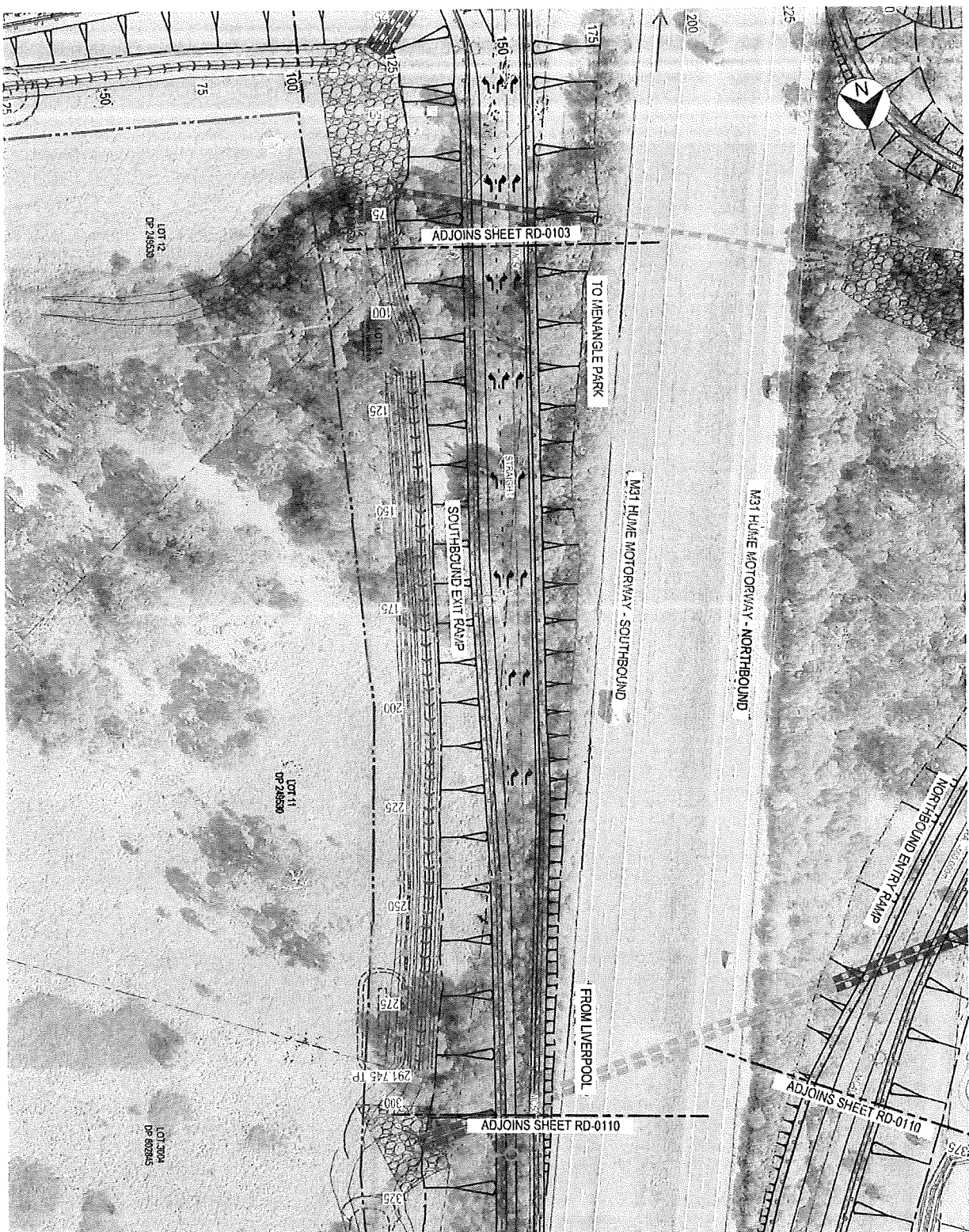
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

ISSUE STATUS  
80% CONCEPT DESIGN  
RD-0111

### **IN RUGGS AND MARITIME SERVICES**





[illegible]

JACOBS CONSULTING		JACOBY	
188540.D-00-00-113		3/01/2018	
DRAWING / DESIGN / REVISION ET		SHEET NO.	
			
177 Maple Avenue New York, NY 10017 Tel: (212) 607-2200 Fax: (212) 607-2201 Web: www.jacobs.com		100 West 17th Street New York, NY 10011 Tel: (212) 607-2200 Fax: (212) 607-2201 Web: www.jacoby.com	

QUEEN  
NSW  
GOVERNMENT  
Transport  
Roads & Maritime  
Services  
WESTERN SYDNEY PROJECT OFFICE  
ROADS AND MARITIME SERVICES  
PREPARED FOR

DATE STAMPED	DATE	BY	RD-013	02	RD-013
80% CONCEPT DESIGN					
PROJECT NUMBER	DS20177/000204				
PROJECT NAME	STAGE 1 ROAD DEVELOPMENT MENANGLE ROAD TO MENANGLE PARK ROAD ALIGNMENT AND EARTHWORKS GENERAL MANAGEMENT PLAN				
	SHEET 1 OF 13				
	A3				

**LEGEND**  
**GENERAL**

- ## PROJECT BOUNDARY TEMPORARY WORKS BOUNDARY

- EASEMENT**  
**CADASTRE**

- LOT 15  
DP 249334  
LOT AND DP NUMBER  
SURVEY

- CONTROL LINE MAIN CARRIAGEWAY  
MC10  
CONTROL LINE LOCAL ROADS

- MOCK CONTROL LINE RAMPS

- TYPE F / BRIDGE PARA

- GUTTERINVERT**

- FENCING & ACCESS**  
 Installation of a fence and gates for a property in the City of London. The fence was made of wrought iron and the gates were made of steel. The fence was installed around the property and the gates were installed at the entrance and exit. The fence was made of wrought iron and the gates were made of steel. The fence was installed around the property and the gates were installed at the entrance and exit.


- PROPOSED FENCE  
PROPOSED GATE  
PROPOSED ACCESS

- PROPOSED ACCESS  
LIGHTING - REFERENCE ONLY

- PROPOSED STREET LIGHT COLUMN / LANTERN  
DRAINAGE, WATER QUALITY & CHANNEL - REFERENCE ONLY

- 
- PROPOSED DRAINAGE CULVERT**

- EXISTING DRAINAGE COLLETT TO BE RETAINED
- PROPOSED SCOUR PROTECTION

- 
- INDICATIVE CONSTRUCTION SEDIMENTATION BASIN

- 
- A technical diagram showing a cross-section of a trapezoidal channel. The top width is labeled "Top Width", the bottom width is labeled "Bottom Width", and the height from the bottom flat surface to the top edge is labeled "Depth".
- PERMANENT WATER QUALITY BASIN**
- PROPOSED TRAPEZOID CHANNEL - CONCRETE**
- \_\_\_\_\_ 10' Max. Depth \_\_\_\_\_

- 
- PROPOSED TRAPEZOID CHANNEL
- PROPOSED TRAPEZOID CHANNEL
- PROPOSED TRAPEZOID CHANNEL
- PROPOSED VEGETATED SWALE

- 
- PROPOSED BERM DRAIN
- PROPOSED CONCRETE LINED MEDIAN

- ## NOTES

- NOTES
1. FOR GENERAL NOTES REFER SHEET No. GE-0011.
  2. FOR TYPICAL CROSS SECTIONS REFER SHEET No. GE-0031 TO 0034.

- 

- 01778

- FROM  
GOULBURN

- 

- KEY PLAN  
(MTS)

- NOT FOR CONSTRUCTION

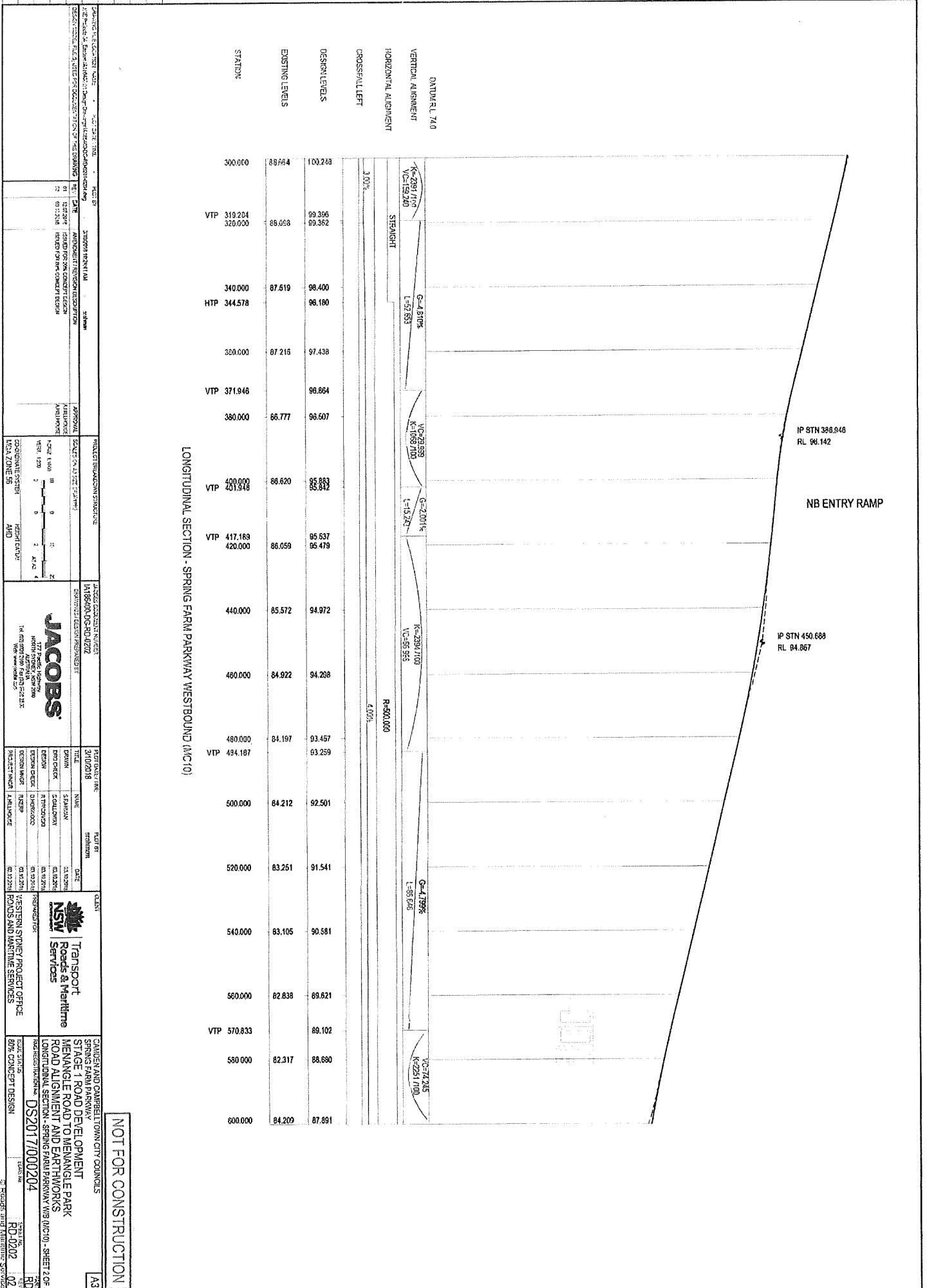
- CADEN AND CAMPBELLTOWN CITY COUNCILS  
SPRING FARM PARKWAY  
STACT 4 ROAD DETAIL CONCRETE

- STAGE 1 ROAD DEVELOPMENT  
MENANGLE ROAD TO MENANGLE PARK  
ROAD ALIGNMENT AND EARTHWORKS

- |                           |               |
|---------------------------|---------------|
| GENERAL ARRANGEMENT PLAN  | SHEET 13 OF 1 |
| PROJECT NO. DS2017/000204 |               |

- |                    |           |           |
|--------------------|-----------|-----------|
| ESTATE STATUS:     | CLONE NO. | SHEET NO. |
| 80% CONCEPT DESIGN |           | RD-0113   |







**DLIS**

A3

## STAGE 1 ROAD DEVELOPMENT

## ROAD ALIGNMENT AND EARTHWORKS

DS2017/000204

ISSUE STATE	ELAB. NO.	SHEET NO.	REV.
80% CONCEPT DESIGN		RD-0203	02

(4) Roads and Maritime Services

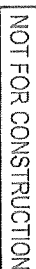
THE ROADS AND MAIN SERVICE



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ELLTOWN CITY COUNCILS  
AY

A3

DEVELOPMENT

AND TO MENANGLE PARK  
NT AND EARTHWORKS

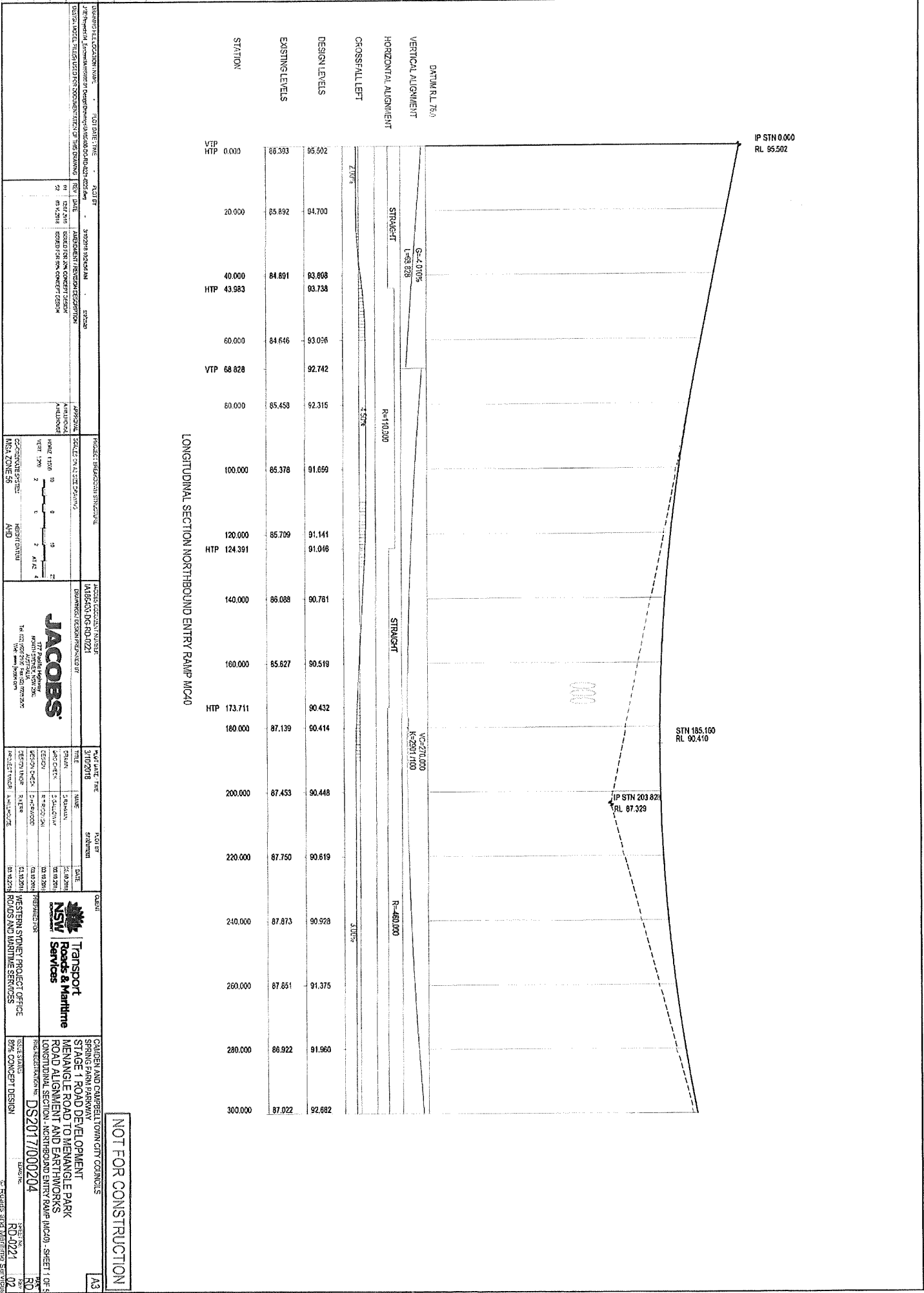
SS2017/000204

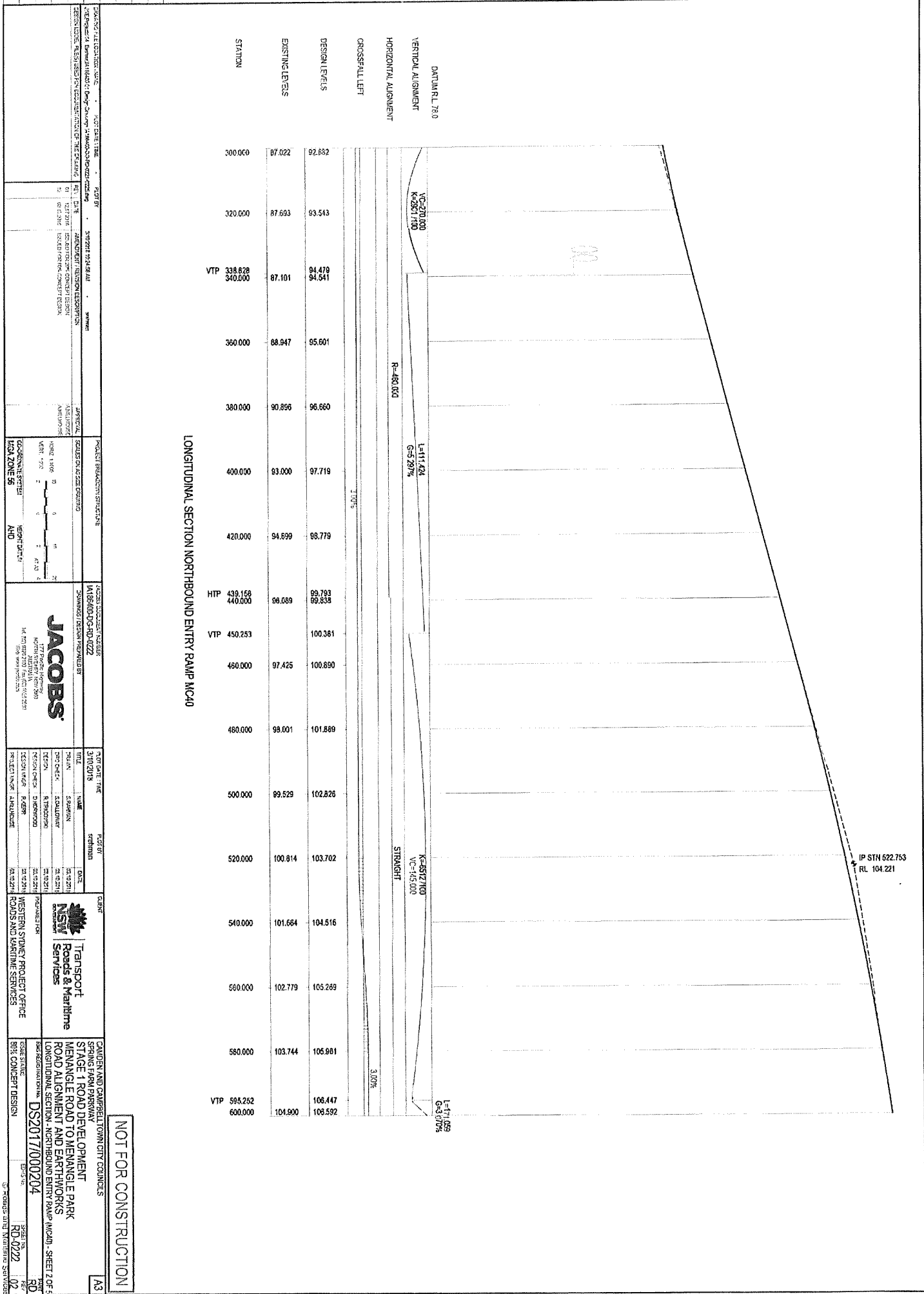
EDWARDS FILE	SHEET NO	FILE
	RD-0213	02

### 20 Roads and Maritime Service

NOT FOR CONSTRUCTION

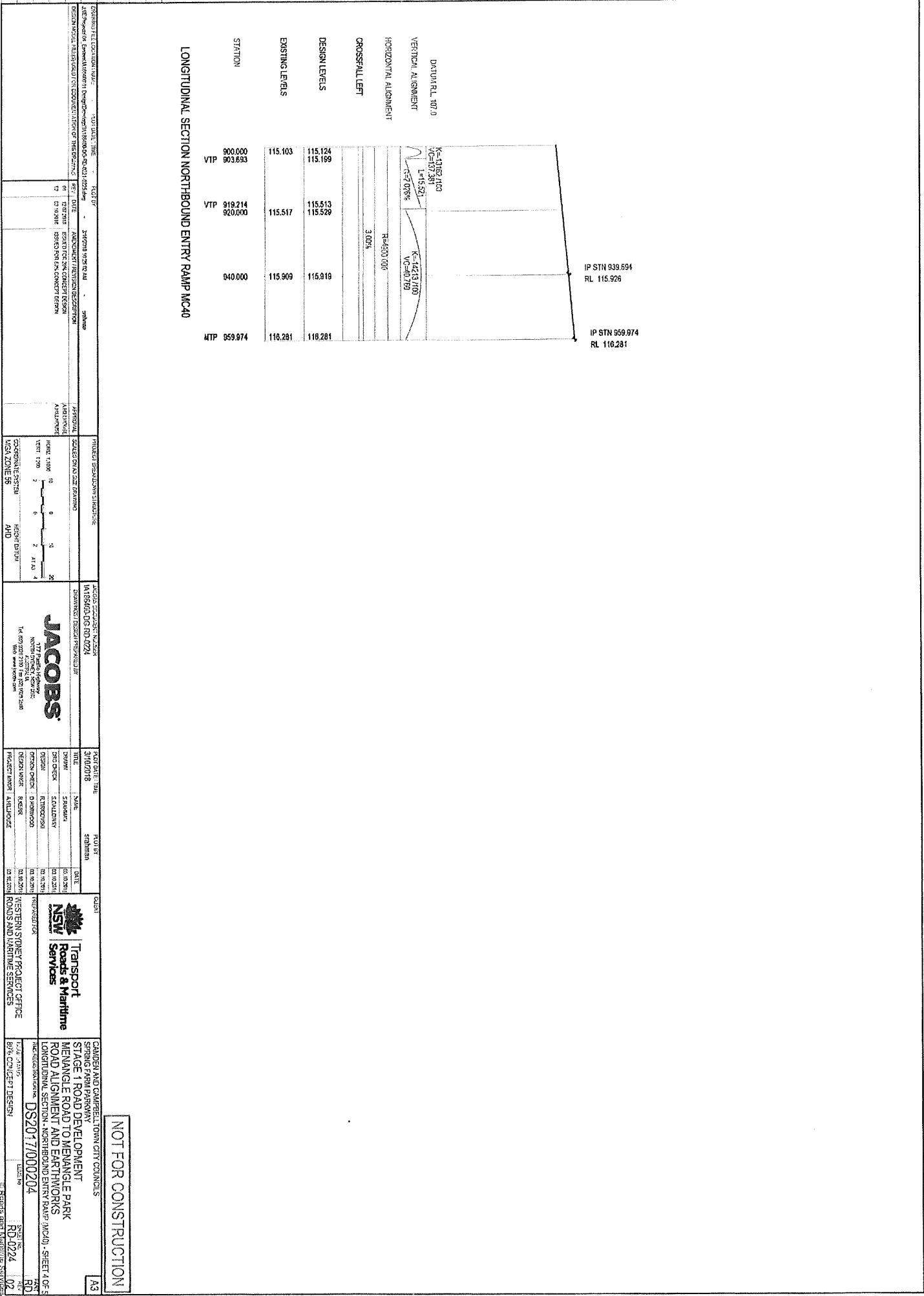
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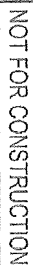


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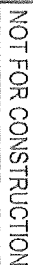
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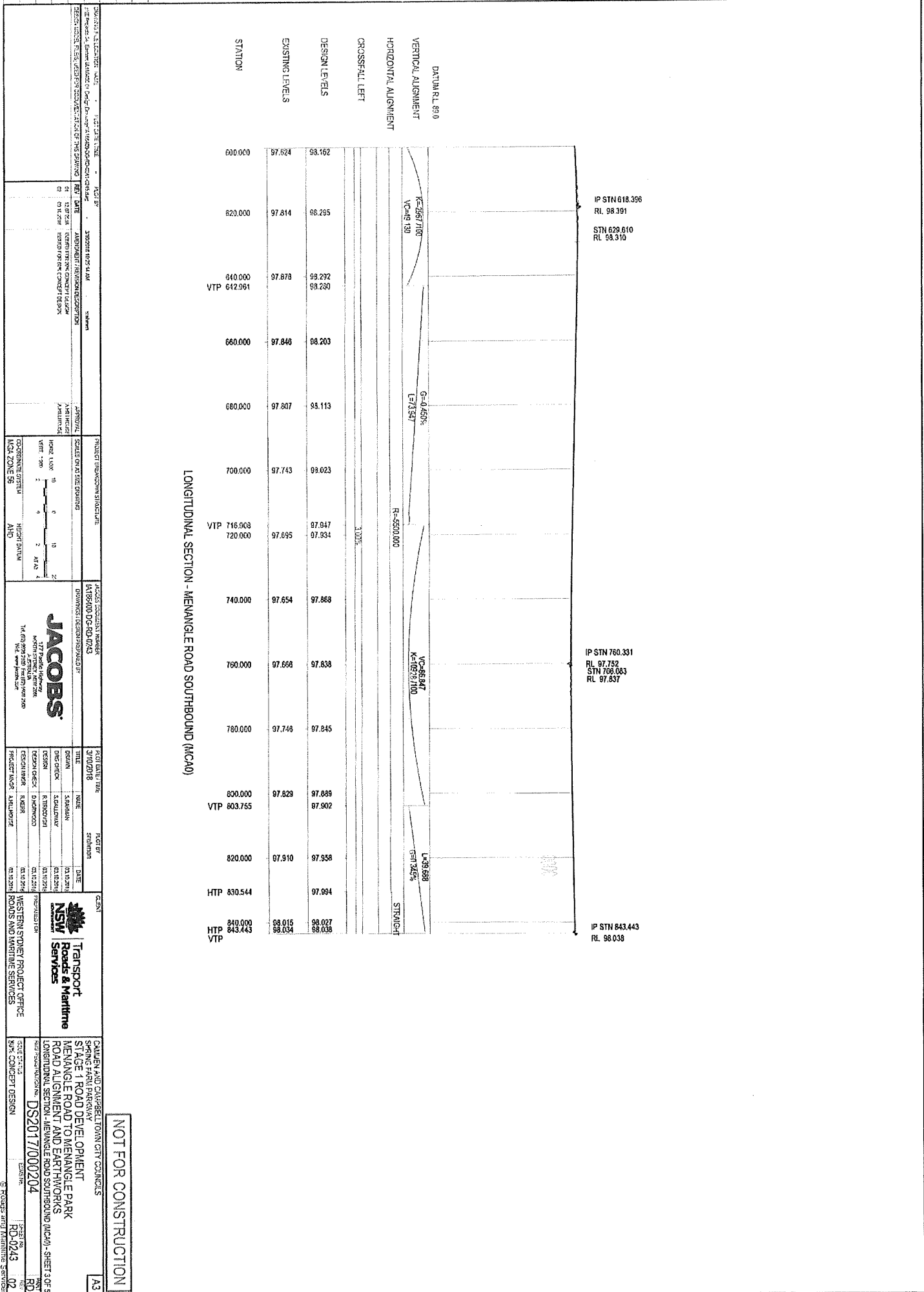






## Our Roads and Maritime Services





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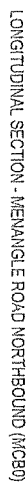
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**9 Records and Maritime Services**

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ALLTOWN CITY COUNCILS

A.3

DEVELOPMENT

AD TO MENANGLE PARK  
IT AND EAST WINDIC

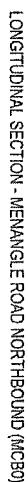
# NT AND EARTHWORKS

11- MENANGLE ROAD NORTHBOUND (MCB0) - SHEET 1 OF 1

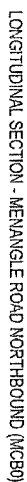
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RD-0251

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ALLTOWN CITY COUNCILS  
BY



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# ELLTOWN CITY COUNCILS

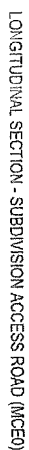
## DEVELOPMENT

NT AND EARTHWORKS  
FINANCE BOARD, NORTHERN ILL. JCSO SHEET 6 OF 6

52017/000204

RD-0255

49. **INVESTING AND INFORMATION COSTS**

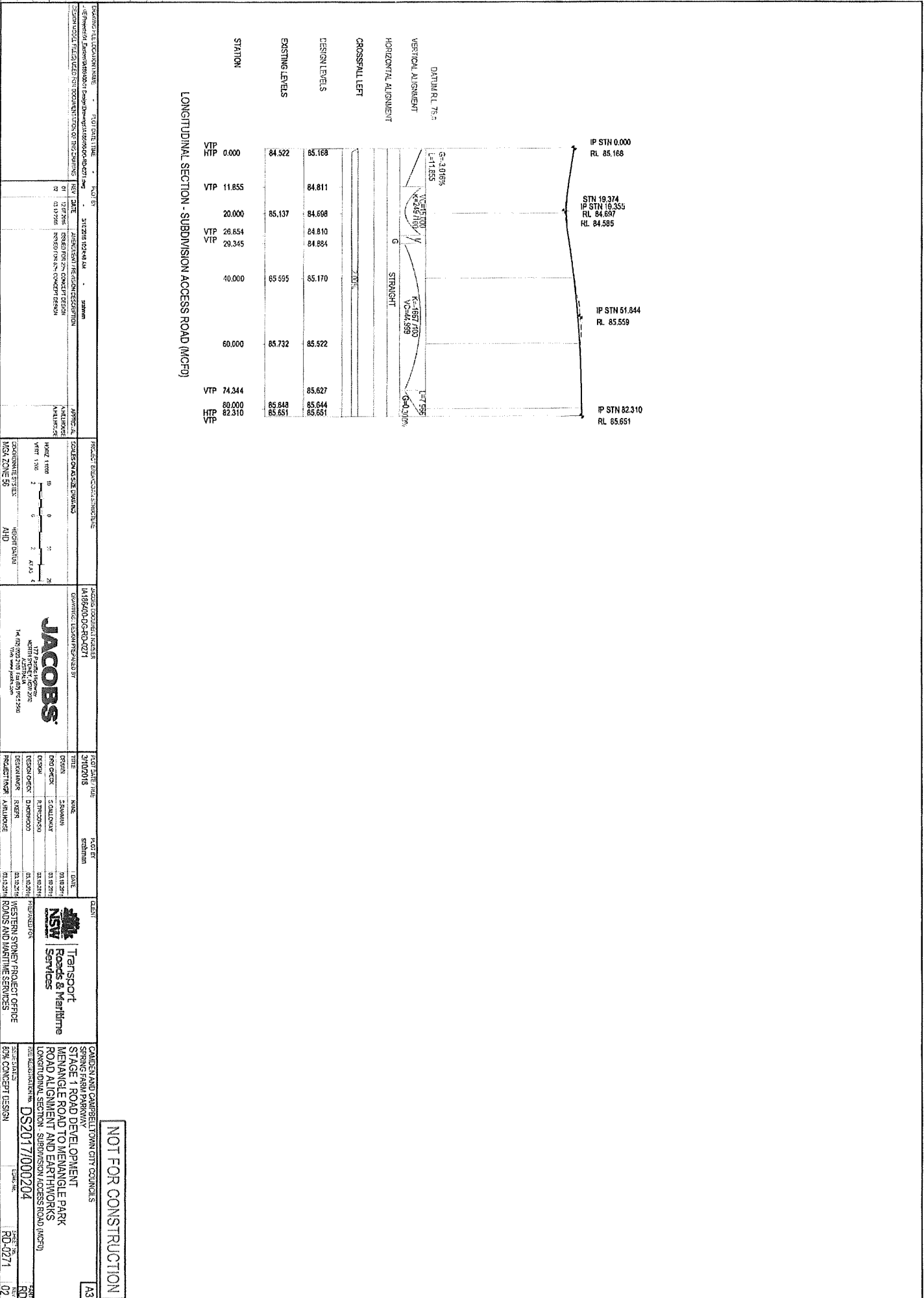


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**JACOBS**

177 Pacific Highway  
North Sydney, NSW 1585  
Tel: 002 929 2100 | jacobsgroup.com

**Transport Roads & Maritime Services**

**CLIENT**

WESTERN SYDNEY PROJECT OFFICE  
ROADS AND MARITIME SERVICES

**PROJECT NAME**

SPRING PARK PARKWAY  
STAGE 1 ROAD DEVELOPMENT  
MEVANGLE ROAD TO MEVANGLE PARK  
ROAD ALIGNMENT AND EARTHWORKS  
LONGITUDINAL SECTION - SUBDIVISION ACCESS ROAD (MCFD)

**PROJECT NO.**

DS2017/000204

**DATE**

14/02/2018

**SCALE**

AS SHOWN

**PROJECT NO.**

RD-0271

**DATE**

02/02/2018

## Annexure B

### Milestones and Contributions

See attached.

COLUMN 1 Milestone	COLUMN 2 Funding Date	COLUMN 3 Funding Amount Allocation (\$AUD)	COLUMN 4 Funding Party	COLUMN 5 Security Party
Milestone 1	The date this Deed is executed.	(100%) \$3,347,826 in respect of the Property B Land	Landcom	N/A
		(100%) \$1,652,174 in respect of the Property A Land	Landcom	N/A
Milestone 2	The Funding Date for Milestone 2a.	(100%) \$38,834,784 in respect of the Property B Land	Landcom	N/A
		(100%) \$19,165,216 in respect of the Property A Land	Landcom	N/A
		(100%) \$23,000,000 in respect of the Dahua Land	Dahua 3	N/A
If the Funding Allocation Amount for Milestone 2 will be partly paid and partly secured by a Security:				
Milestone 2a	The date which RMS, acting reasonably, nominates as being 10 weeks before the date on which RMS issues a Request for Tenders (or similar document) for the head construction contract for the Required Works, or such later date as specified in a written notice from RMS to Landcom and Dahua 3 following approval of the Final Business Case. Landcom may, in its discretion, provide the funding at an earlier date.	(25%) \$9,708,696 in respect of the Property B Land	Landcom	N/A
		(25%) \$4,791,304 in respect of the Property A Land	Landcom	N/A
		(25%) \$5,750,000 in respect of the Dahua Land	Dahua 3	N/A
Milestone 2b	The date which RMS, acting reasonably and with due diligence, nominates in a written notice to	(25%) \$9,708,696 in respect of the Property B Land	Landcom	Landcom

COLUMN 1 Milestone	COLUMN 2 Funding Date	COLUMN 3 Funding Amount Allocation (\$AUD)	COLUMN 4 Funding Party	COLUMN 5 Security Party
	Dahua 3 and Landcom under clause 5.2(c)(i), as the date on which 25% of the Required Works will have been completed. Landcom may, in its discretion, provide the funding at an earlier date.	(25%) \$4,791,304 in respect of the Property A Land	Landcom	Landcom
		(25%) \$5,750,000 in respect of the Dahua Land	Dahua 3	Dahua 3
Milestone 2c	The date which RMS, acting reasonably and with due diligence, nominates in a written notice to Dahua 3 and Landcom under clause 5.2(c)(i), as the date on which 50% of the Required Works will have been completed. Landcom may, in its discretion, provide the funding at an earlier date.	(25%) \$9,708,696 in respect of the Property B Land	Landcom	Landcom
		(25%) \$4,791,304 in respect of the Property A Land	Landcom	Landcom
		(25%) \$5,750,000 in respect of the Dahua Land	Dahua 3	Dahua 3
Milestone 2d	The date which RMS, acting reasonably and with due diligence, nominates in a written notice to Dahua 3 and Landcom under clause 5.2(c)(i), as the date on which 75% of the Required Works will have been completed. Landcom may, in its discretion, provide the funding at an earlier date.	(25%) \$9,708,696 in respect of the Property B Land	Landcom	Landcom
		(25%) \$4,791,304 in respect of the Property A Land	Landcom	Landcom
		(25%) \$5,750,000 in respect of the Dahua Land	Dahua 3	Dahua 3
		Total Milestone 2: \$81,000,000		
		Grand total : \$86,000,000		

## Annexure C

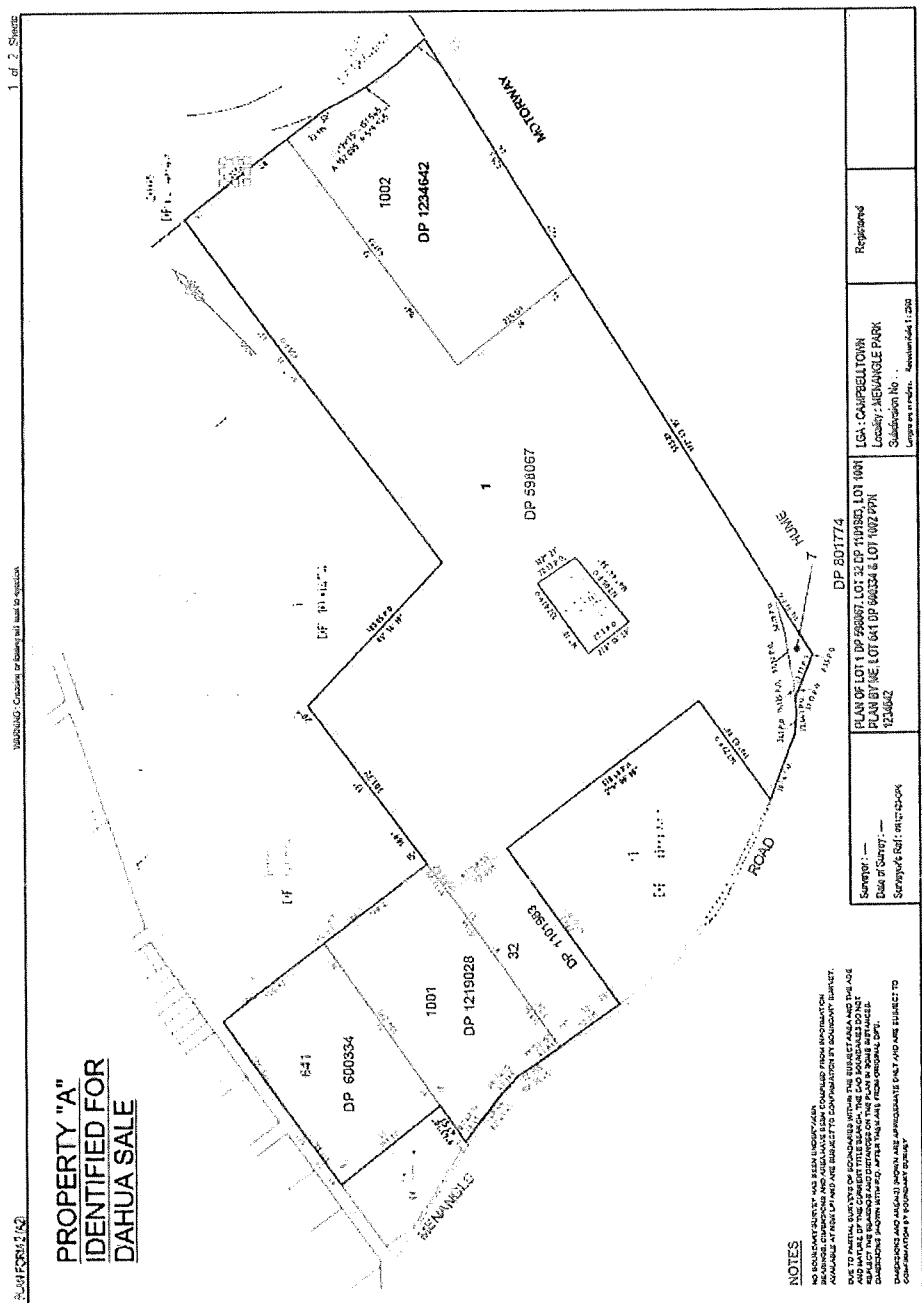
### Property A Land, Property B Land and Dahua Land

- 1      Property A Land
  - a. Lot 641 DP600334
  - b. Lot 1001 DP1219028
  - c. Lot 32 DP1101983
  - d. Lot 1 DP598067
  - e. Lot 7 DP801774
  - f. Lot 1002 DP1234642
  
- 2      Property B Land
  - a. Lot 2 DP554242
  - b. Lot 59 DP10718
  - c. Lot 12 DP251335
  - d. Lot D DP19853
  - e. Lot 32 DP1105615
  - f. Lot 1000 DP1219023
  - g. Lot 1 DP1091474
  - h. Lot 9 DP249530
  - i. Lot 15 DP251335
  - j. Lot 17 DP251335
  - k. Lot 4 DP628052
  - l. Lot 2006 DP1234643
  - m. Lot 2007 DP1234643

- n. Lot 2008 DP1234643
- o. Lot 2009 DP1234643
- p. Lot 2010 DP1234643

**3 Dahua Land**

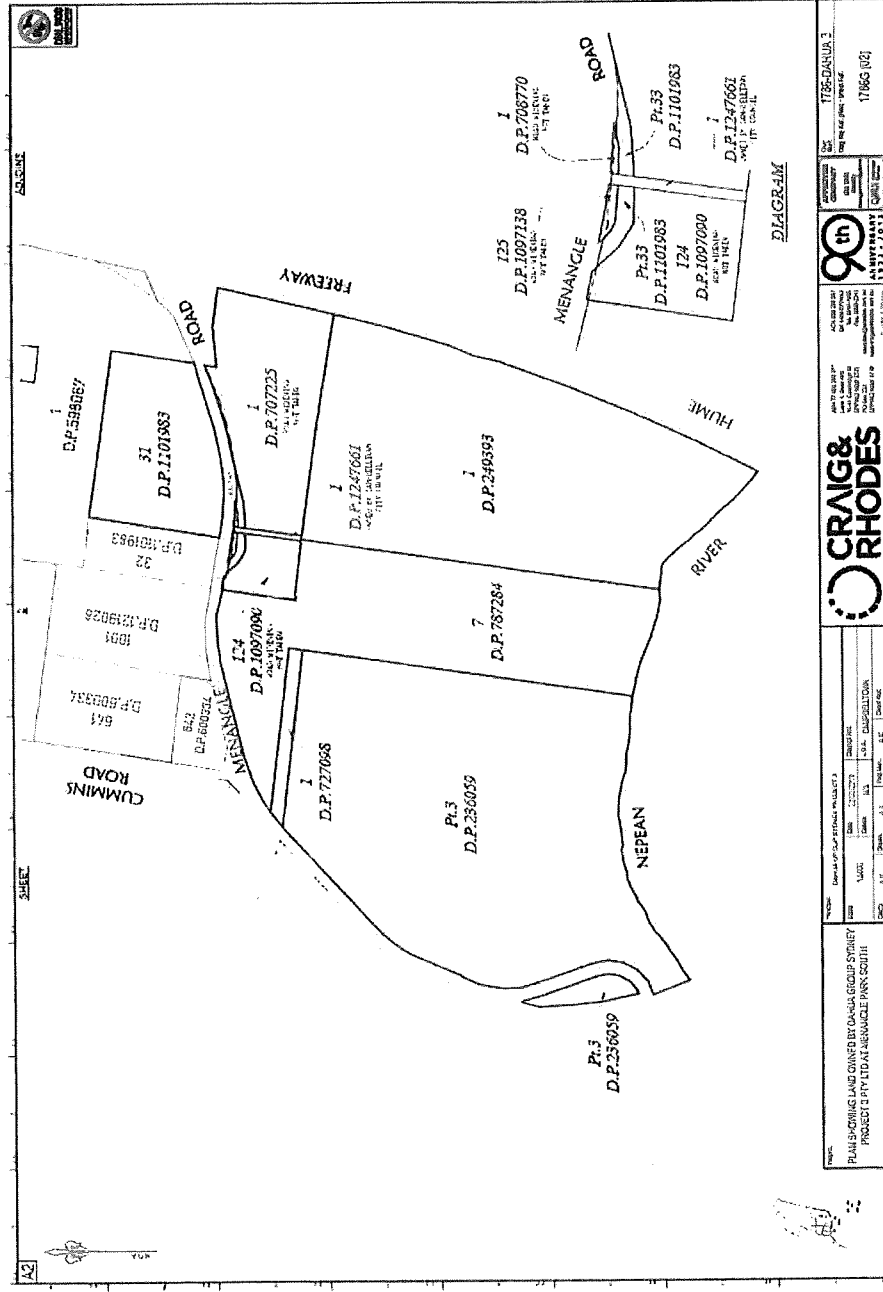
- a. Lot 3 DP236059
- b. Lot 124 DP1097090
- c. Lot 7 DP787284
- d. Lot 1 DP727098
- e. Lot 1 DP708770
- f. Lot 1 DP707225
- g. Lot 1 DP249393
- h. Lot 33 DP1101983
- i. Lot 31 DP1101983
- j. Lot 125 DP1097138
- k. Lot 1 in DP1247661







Dahua Land



## Annexure D

### Dedicated Land

Column A Title reference	Column B Timing of dedication
Lot 2012 in DP1234643	No later than: <ul style="list-style-type: none"> <li>• 4 months after the date the Dedication Notice is issued by RMS; or</li> <li>• 2 months after the date of execution of the Relevant VPAs by all parties to those Relevant VPAs,</li> </ul> whichever is the later.
Lot 2011 in DP1234643	No later than: <ul style="list-style-type: none"> <li>• 4 months after the date the Dedication Notice is issued by RMS; or</li> <li>• 2 months after the date of execution of the Relevant VPAs by all parties to those Relevant VPAs,</li> </ul> whichever is the later.
The Additional Dedicated Land.	No later than: <ul style="list-style-type: none"> <li>• 4 months after the date the Dedication Notice is issued by RMS; or</li> <li>• 2 months after the date of execution of the Relevant VPAs by all parties to those Relevant VPAs,</li> </ul> whichever is the later.

## Annexure E

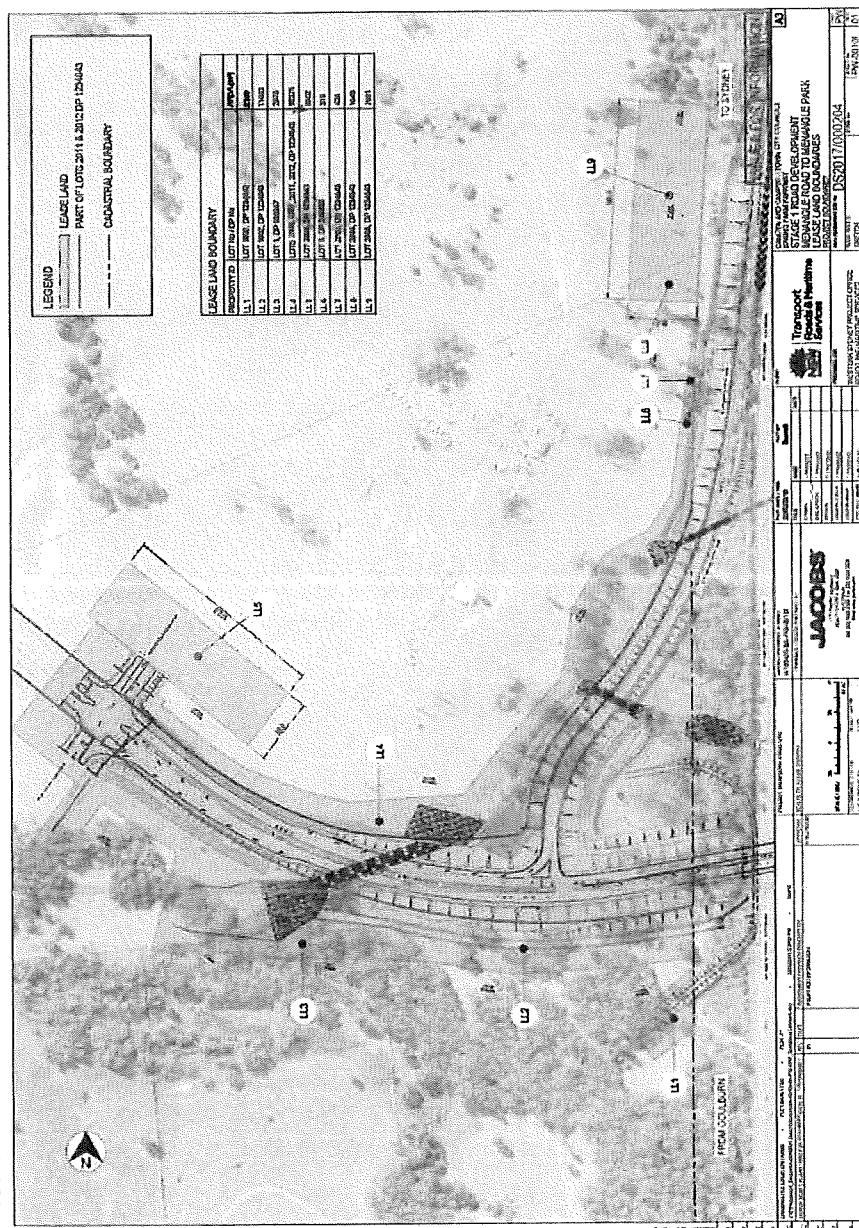
### Lease Land

The **Lease Land** is the land comprising all or part of the parcels specified in part 1 of this Annexure E, as depicted on the plan specified in part 2 of this Annexure E.

#### 1 Title reference

- (a) Lot 1 DP 598067
- (b) Lot 2011 in DP1234643
- (c) Lot 2012 in DP1234643
- (d) Lot 2007 in DP1234643
- (e) Lot 2006 in DP1234643
- (f) Lot 1002 in DP1234642
- (g) Lot 9 in DP249530
- (h) Lot 2008 in DP1234643

## 2 Plan of Lease Land



## Annexure F

### Spring Farm SRG Terms of Reference

#### 1 Background

Spring Farm Parkway is a potential east-west road that would link Camden Bypass at Spring Farm to Menangle Road at Menangle Park, including connections to the M31 Hume Highway. When completed, the proposed road would service existing and future residential land releases including Spring Farm, Elderslie, Menangle Park and Mount Gilead and will provide an alternative route to Narellan Road with access to the Hume Highway.

The NSW Government 2016-17 budget has committed \$30 million under the Housing Acceleration Fund Round 4 to fast track planning and Stage 1 construction for the Parkway. RMS has commenced investigations and plans to deliver a strategic design for the corridor and a business case for construction of Stage 1 within the available funding.

RMS is working with Landcom and the Dahua Group to develop a funding agreement for funding towards the delivery of Stage 1 to support the Menangle Park rezoning as endorsed by Campbelltown Council in November/December 2016. Endorsement was on condition of satisfactory arrangements towards the Stage 1 infrastructure prior to sub-division. The Landcom and the Dahua Group contribution to funding is estimated at over 74% of the total funding for Stage 1 of the Spring Farm Parkway.

The design and cross-section developed by Landcom for Stage 1 of the Spring Farm Parkway are generally being used to guide design development and the limits of the Required Works. RMS can vary the ultimate design of Stage 1 to enable delivery of access to the Menangle Park development within the total funding available.

The specifications and the project estimate will be refined as investigations and INSW Gateway approvals progress.

## 2 Role and Purpose

The intent of this stakeholder reference group is to facilitate cooperation between key stakeholders and RMS during planning, investigations and feasibility assessment for delivery of Stage 1 for the Spring Farm Parkway.

This process will allow for open communication and transparency through the development of the project and finalisation of the specifications and final project estimate for Stage 1.

As funding contributions from Landcom and the Dahua Group are capped and RMS does not have the capacity to provide for any funding gaps, this group will work together to share information and maintain a high level of awareness of investigations, risks and mitigation measures to achieve the outcomes necessary to provide access to Landcom's and the Dahua Group's development in Menangle Park within the available resources.

Key aspects will include:

- (a) ensuring the SRG is fully informed of progress of the Required Works during the term of development and delivery, including the design options and estimates to be included in the project business case;
- (b) ensuring the SRG is fully informed of changes to key program milestones/specifications and/or funding issues and contribute to problem solving;
- (c) discussing major issues and risks with the potential to impact the cost and delivery of the Required Works;
- (d) facilitating an understanding at the SRG of the project management and NSW Gateway framework that is used by RMS to manage the project, control costs and provide value for money;
- (e) facilitating understanding and co-operative problem solving; and
- (f) reporting and making recommendations to the Department/RMS/TfNSW HAF PCG regarding program, specifications and/or funding to support Stage 1 of the Spring Farm Parkway.

### 3 Term

This Terms of Reference is effective during the period of development and delivery of the Required Works, commencing on the date of the Transport Infrastructure Contributions Deed.

### 4 Membership

The group will comprise key strategic agencies and partners, including:

- (a) RMS
- (b) Landcom
- (c) The Dahua Group
- (d) The Department

Others to be invited as needed, include:

- (a) Council
- (b) Transport for NSW
- (c) Greater Sydney Commission
- (d) others as agreed.

All parties must ensure that suitably informed and authorised representatives are made available to contribute to meetings and workshops as required.

### 5 Meetings

- (a) All meetings will be chaired by RMS.
- (b) The meetings will include discussion on:
  - (i) progress in design and construction of the Required Works (as appropriate);
  - (ii) progress against the Indicative Program, including having regard to the Target End Date for the opening of the Carriageway to traffic and completion of as much of other the Required Works as possible;
  - (iii) any proposed variations to the scope of the Required Works;

- (iv) progress against the budget for the Required Works; and
  - (iii) to the extent reasonable practicable, utilisation of Contaminated materials (including soils and building and demolition waste) on the Dedicated Land for the Required Works and mechanisms to avoid the disposal of waste offsite.
- (c) Without limiting the other issues which they may raise at the meetings, the Developers may raise material issues arising from their review of information relating to the Cost of the Required Works.
- (d) Except as set out below, all decisions are to be made by consensus (i.e. members are satisfied with the decision even though it may not be their first choice).
- (e) If:
  - (i) a material issue arises during the design phase of the Project;
  - (ii) consensus cannot be reached at a meeting on that issue; and
  - (iii) RMS, acting reasonably, determines that the resolution of that issue will not interfere with, or cause delays to, the Indicative Program,then the disputing attendees will be given an opportunity to escalate that issue to their respective senior executives, who will promptly meet and endeavour to negotiate in good faith to resolve the issue in dispute.
- (f) If:
  - (i) a material issue arises at any other time during the Project; and
  - (ii) consensus cannot be reached at a meeting on that issue; andthe process for the escalation of issues to senior executives set out in (e) of this **Annexure F** may occur concurrently with RMS continuing to progress the Project in accordance with the Indicative Program.
- (g) The parties agree that the key objective of the SRG is:
  - (i) to facilitate the opening of the Carriageway to traffic and completion of as much of other the Required Works as possible by the Target End Date and within the budget of the Funding Amount plus the HAF Funding; and



- (ii) if, that objective is not achievable, to achieve delivery of the Carriageway by the Target End Date and within the budget of the Funding Amount plus the HAF Funding.
- (h) RMS will:
  - (i) prepare the agendas and any supporting documents, including regular headline funding reports showing how the Funding Amount and the HAF Funding were expended during the last reporting period, projected expenditure and the balance of funding available for the Required Works;
  - (ii) if requested by a Developer provide:
    - (A) an itemised breakdown and details of the costs towards which the Funding Amount and the HAF Funding have been or is proposed to be applied;
    - (B) copies of any contractor invoices and documentary evidence that RMS can provide as determined by it acting reasonably, to verify the Cost of the Required Works;
  - (iii) prepare and coordinate meeting notes and information;
  - (iv) consult with and agree action items and next steps in relation to the delivery of the works with the Dahua Group and Landcom, in particular, in relation to any variations to the proposed scope of the Required Works; and
  - (v) prepare meeting minutes to be circulated to all parties in attendance.
- (i) Meeting minutes will capture actions and assigned parties responsible for said actions, and these will be raised at subsequent sessions for redress.
- (j) Meetings will be held at least bi-monthly until the Final Business Case. After this, the frequency can be altered by agreement of all parties.
- (k) If sub-groups or specific meeting are required, these can be arranged outside of these times at a time convenient to sub-group members.
- (l) If site inspections are required and agreed to by RMS, these can be arranged at a time convenient to the members in accordance with the construction contractor's induction/other requirements.

## 6 Relationship to Existing Groups

The Stakeholder Reference Group will seek to resolve issues with the consensus of attendees.

At the outset, the group will seek endorsement of these Terms of Reference.

The Stakeholder Reference Group will continue to report and make recommendations to the HAF PCG regarding program, specifications and/or funding to support the Project.

## 7 Exclusions

This is not a Project Control Group and relies on the willingness of the parties to work together to resolve issues and successfully develop and deliver optimum outcomes for the Project.

It does not replace existing governance, contractual, statutory or RMS procedures/process. RMS will follow NSW Government and RMS guidelines during project development including for Stakeholder and Community consultation and property acquisition.

The HAF/RMS Governance processes for the Project will apply including NSW Gateway approvals.

Any disputes will be referred to the HAF PCG for consideration.

The stakeholders identified in this group are encouraged to input into these processes.

Membership does not ensure favourable decisions or outcomes but allow issues to be aired and discussed.

This does not replace obligations made in relevant Voluntary Planning Agreement or Transport Infrastructure Contributions Deeds.

## Annexure G

### Lease

#### 1 Lease Terms

ROADS AND MARITIME SERVICES

#### AGREEMENT FOR LEASE OF LAND TO ROADS AND MARITIME SERVICES

AGREEMENT made the ..... of ..... 201....

BETWEEN:

[Landcom ABN 79 268 260 688 of Level 14, 60 Station Street, Parramatta NSW 2150  
(Landcom)]

Dahua Group Sydney Project 2 Pty Ltd (ABN 80 606 391 235) of Suite 20.02, Level  
20, 201-217 Elizabeth Street, Sydney NSW 2000 (Dahua 2)

Dahua Group Sydney Project 3 Pty Ltd (ABN 49 606 391 922) of Suite 20.02, Level  
20, 201-217 Elizabeth Street, Sydney NSW 2000 (Dahua 3)]

*[as applicable]*

(Land Owner)

and

Roads and Maritime Services (ABN 76 236 371 088) of 20-44 Ennis Road Milsons  
Point NSW 2061, a NSW Government agency and corporation incorporated under the  
*Transport Administration Act 1988* (NSW) (RMS)

#### 2 Definitions

In this lease these terms have the following meanings:

- (a) **Approval** means any consent, approval, authorisation, determination, licence, registration, order, permission or concurrence required by any Law required for the commencement, execution, Completion or use of the Required Works.
- (b) **Completion** means that the Required Works have been completed to the relevant percentage as specified for each Milestone set out in Column 2 in **Annexure B** of the TIC Deed, as determined by RMS acting reasonably and evidenced by the status reports given by RMS under **clause 9.1** of the TIC Deed.
- (c) **Contamination** has the same meaning as in section 5 of the *Contaminated Land Management Act 1997* (NSW), including hazardous materials such as asbestos in structures and soil.
- (d) **Environmental Law** means any law relating to the environment
- (e) **Environmental Notice** means any direction, order, demand, notice, declaration or other requirement from any Government Agency (whether written or oral) under an Environmental Law.
- (f) **Government Agency** means a department of State, statutory or public authority, instrumentality, statutory corporation, body or person whether Commonwealth, State, territorial or local.
- (g) **Law** means:
  - (i) any statute, regulation, rule, proclamation, order, ordinance or by-law whether present or future and whether Commonwealth, State, territorial or local;
  - (ii) the common law;
  - (iii) any Approval (including any condition or requirement under an Approval); and
  - (iv) any standards, criteria and guidelines made or approved by the NSW Environment Protection Authority in relation to Contamination or the Remediation of Contamination
- (h) **Lease Land** means the land comprising all or part of folio identifiers [insert title reference] as depicted on in the plan in the Schedule. [Dahua note: Please put this definition in alphabetical order. Dahua has left it in its current location to show the mark-up on the definition wording.]
- (i) **Make Good Works** means:

- (i) restore the Lease Land and any land accessed by RMS or its Personnel as nearly as practicable to its condition prior to the Required Works or access, excluding any changes to the condition of the Lease Land authorised as part of the Required Works, unless otherwise agreed with the Land Owner; and
  - (ii) Remediate any Contamination:
    - (A) that is caused by RMS or its Personnel; or
    - (B) that existed prior to the commencement of the Required Works and is disturbed by or exacerbated (but only to the extent the Contamination was disturbed or exacerbated by the Required Works, other than any Contamination which:
      - (C) is permitted to remain under this Deed or pursuant to any Approval obtained in respect of the Required Works; or
      - (D) is permitted to remain as otherwise agreed with the Land Owner.
  - (j) **Personnel** means the employees, agents, officers, contractors, subcontractors, suppliers, consultants and invitees of RMS and [Landcom or the Dahua Group] (as applicable).
  - (k) **Remediation** means any clean up, remediation or restoration measures relating to any Contamination with respect to the Dedicated Land, whether in existence prior to, on or after the date of the TIC Deed, including any remediation required under any Environmental Notice or under any Law in relation to such Contamination
  - (l) **Required Works** has the same meaning as in the TIC Deed.
  - (m) **TIC Deed** means the Menangle Park – Spring Farm Parkway Transport Infrastructure Contributions Deed between RMS, the Land Owner and [the Dahua Group/Landcom] dated [insert].
- 3 Grant of lease**
- 3.1 The Land Owner leases the Lease Land to RMS for a term of 3 years from the date the TIC Deed is executed, and thereafter, month to month, for the purposes of undertaking the Required Works, on the terms in this document.
- 3.2 RMS must pay a one-off rental fee of \$1.00, on demand if requested by the Land Owner, by way of consideration for the grant of this lease.

**4 Requirements of access**

RMS must (and must ensure that its Personnel) at all times when accessing the Lease Land:

- (a) comply with all relevant Laws and Approvals;
- (b) obtain and maintain appropriate levels of insurance;
- (c) cause as little disturbance or inconvenience to any other occupiers and users of the Lease Land as is reasonably possible;
- (d) take all reasonable steps to prevent damage to any property or harm or nuisance to any persons in or near the Lease Land;
- (e) not cause any damage or loss to the Lease Land other than to the extent necessary for the carrying out of the road works; and
- (f) subject to **clause 6(c)**, comply with all reasonable site access requirements (including workplace health and safety requirements) required by the Land Owner, or their Personnel.

**5 Variation to Lease Land**

5.1 If, at any time prior to the termination of the Lease, RMS considers, acting reasonably, that it requires a lease over additional land for the carrying out of the Required Works, RMS may give notice to the Land Owner indicating on a plan the additional land it requires for the Required Works.

5.2 On RMS giving notice under **clause 5.1**:

- (a) the parties are to negotiate in good faith to agree the new boundaries of the Lease Land;
- (b) if the parties reach an agreement on the new boundaries of the Lease Land:
  - (i) the additional land is deemed to form part of the Lease Land for the purposes of this **clause 5**; and
  - (ii) RMS must prepare and provide to the Land Owner a plan showing the new boundaries of the Lease Land; and
  - (iii) the plan in the Schedule of this Lease is deemed to be replaced by that plan provided under **clause 5.2(b)(ii)** and the Lease under **clause 3** applies to the Lease Land as depicted in the new plan; and

- (c) if the parties are unable to reach an agreement on the new boundaries of the Lease Land, the dispute resolution procedures in the TIC Deed apply.

**6 Access for Landcom and Dahua**

If, at any time prior to the termination of the Lease, the Land Owner requires access to the Lease Land to carry out works as part of its Development on the Lease Land (as the case may be):

- (a) the Land Owner must notify RMS at least 2 weeks prior to accessing any part of the Lease Land of that part of the Lease Land required for their proposed works, and the nature and timing of those works;
- (b) the parties agree to use best endeavours to negotiate and coordinate their respective activities (and RMS will procure the coordination of its head contractor's activities) so as to minimise disruption to the Required Works and the works proposed by the Land Owner; and
- (c) once RMS' head contractor has taken possession of the Lease Land, when accessing the Lease Land, the Land Owner must comply with all reasonable site access requirements (including workplace health and safety requirements) as required by RMS' head contractor.

**7 Release**

7.1 RMS releases the Land Owner from all actions, proceedings, claims, demands, liability, loss, damages and costs arising from the access, use or occupation of the Lease Land under this Lease by RMS or its Personnel except:

- (a) to the extent caused or contributed to by a negligent or wrongful act, omission or default of the Land Owner; and
- (b) as a result of any breach of this Lease by the Land Owner.

**8 Work, Health and Safety**

8.1 In this clause 8:

- (a) **WH&S Act** means the *Work Health and Safety Act 2011* (NSW).
- (b) **WH&S Legislation** means the WH&S Act and the WH&S Regulation.
- (c) **WH&S Regulation** means the *Work Health and Safety Regulation 2011* (NSW).
- (d) "Workplace", "construction project", "construction work", "person conducting a business or undertaking" (PCBU) and "principal contractor"

have the same meanings assigned to those terms in the WHS Legislation.

- 8.2 The Land Owner authorises RMS to exercise such authority and management and control of the workplace in connection with the road works as is necessary to enable RMS to discharge the responsibilities imposed on a principal contractor under the WHS Legislation.
- 8.3 Without limiting any other provision of this Lease, RMS acknowledges and agrees that:
- (a) it is the PCBU that commissions the construction work in connection with the road works for the purposes of the WHS Legislation;
  - (b) it has management and control of the workplace in connection with the road works for the purposes of the WHS Legislation;
  - (c) it is the principal contractor in connection with the road works unless RMS engages another PCBU as the principal contractor for the road works; and
  - (d) it has sufficient authority and management and control of the workplace in connection with the Required Works to comply with its obligations as principal contractor, or to enable another PCBU it engages as principal contractor to comply with its respective obligations under the WHS Legislation.
- 8.4 Without limiting RMS' obligations under any other provision of this Lease, RMS:
- (a) must at all relevant times exercise and fulfil its functions and obligations in relation to work, health and safety under the WHS Legislation and this Lease in connection with the Required Works, including as principal contractor;
  - (b) if RMS engages another PCBU as principal contractor, must:
    - (i) require the principal contractor to comply with the obligations imposed on RMS in relation to work, health and safety under this Lease; and
    - (ii) ensure that the principal contractor fulfils its functions and obligations in relation to work, health and safety under the WHS Legislation and this Lease;
  - (c) must not:



- (i) carry out; or
- (ii) permit any other PCBU engaged by, or under the control or direction of, the RMS to carry out,

any construction work unless RMS, or a PCBU engaged by RMS, is exercising and fulfilling the functions and obligations of principal contractor under the WHS Legislation in respect of all construction work carried out under this Lease; and

- (d) to the extent not prohibited by Law, must indemnify the Land Owner against any damage, cost, expense, loss or liability suffered or incurred by the Land Owner arising out of or in connection with:
  - (i) any failure of a PCBU engaged by RMS to exercise or fulfil the functions and obligations of the principal contractor under the WHS Legislation or under this Deed or to otherwise comply with this **clause 8**; and
  - (ii) any work health and safety claims in connection with the Required Works or RMS' workplace except to the extent that they are directly caused by a wrongful, negligent or unlawful act or default of the Land Owner.

8.5 Without limiting any other obligations under this Lease, RMS must, and must ensure that any PCBU it engages as a principal contractor must:

- (a) comply, and must ensure that its subcontractors comply, with the WHS Legislation (including the obligation under the WHS Legislation to consult, cooperate and coordinate activities with all other persons who have a work health and safety duty in relation to the same matter);
- (b) if requested by the Land Owner or required by WHS Legislation, demonstrate compliance with the WHS Legislation, including providing evidence of any approvals, certificates, authorisations, licences, prescribed qualifications or experience, or any other information relevant to work health and safety matters;
- (c) notify the Land Owner immediately (and in any event within 12 hours of such matter arising) of all work health, safety and rehabilitation matters arising out of, or in any way in connection with, the Required Works;
- (d) carry out the Required Works safely so as to protect persons and property and the environment;

- (e) insofar as the Principal Contractor, in carrying out the Required Works is under any duty imposed by the WHS Legislation, do everything necessary to comply with any such duty; and
- (f) ensure that it does not do anything or fail to do anything that would cause the Land Owner to be in breach of the WHS Legislation.

**9 Make Good**

- 9.1 If requested by the Land Owner by notice in writing to RMS, RMS must, within 60 days after the termination of this Lease, carry out and complete the Make Good Works.
- 9.2 RMS must obtain at its own cost and risk all relevant and necessary Approvals for all parts of the Make Good Works before commencing the Make Good Works.
- 9.3 RMS may not seek any modifications to any Approvals relating to the Make Good Works without the prior written endorsement of the Land Owner, which must not be unreasonably withheld.
- 9.4 RMS must ensure the Make Good Works:
  - (a) comply with all Approvals;
  - (b) are carried out in a proper and workmanlike manner;
  - (c) do not cause any loss, injury, death or damage to Land Owner or to any person or entity; and
  - (d) comply with all Laws and requirements.
- 9.5 RMS must notify the Land Owner in writing once the Make Good Works are complete.
- 9.6 If RMS does not complete the Make Good Works by the date stipulated in the notice served under **clause 9.1**:
  - (a) the Land Owner may serve notice on RMS providing a further period of 30 days to complete the Make Good Works; and
  - (b) if RMS fails to complete the Make Good Works after service of notice, the Land Owner may undertake the works necessary to complete Make Good Works and RMS is responsible for the costs incurred by the Land Owner in carrying out the Make Good Works. RMS must reimburse the Land Owner within 15 days after receipt of a tax invoice issued by the Land Owner or the Land Owner's contractor.

**10 Contamination**

On and from the date that RMS commences the Required Works, RMS:

- (a) releases the Land Owner from any claim or liability arising from Contamination that is caused by RMS or its contractors on the Lease Land or that existed prior to the commencement of the Required Works, to the extent that the pre-existing Contamination is disturbed or exacerbated by the Required Works; and
- (b) must comply with all Environmental Laws and Environmental Notices in relation to the Required Works, to the extent they relate to Contamination referred to in **clause 10(a)**.

**11 Assignment**

This lease must not be assigned or transferred without the prior written consent of the other party, which must not be unreasonably withheld or delayed.

**12 Termination**

The parties acknowledge and agree that this lease may be terminated by either party by notice to the other party in writing that:

- (a) the Required Works have been completed; or
- (b) the TIC Deed has been duly terminated.

**THE SCHEDULE HEREINBEFORE REFERRED TO:**

The **Lease Land** is the land comprising all or part of the following folio identifiers:  
**[insert]**

***[Insert plan of Lease Land]***

**Executed by Roads and Maritime  
Services** by its duly appointed officer in  
the presence of: )  
)  
)

.....  
Witness

.....  
Officer

.....  
Name of Witness (print)

.....  
Name of Officer (print)

**Executed by [Land Owner]** )  
)  
)

.....  
Company Secretary/Director

.....  
Director

.....  
Name of Company Secretary/Director  
(print)

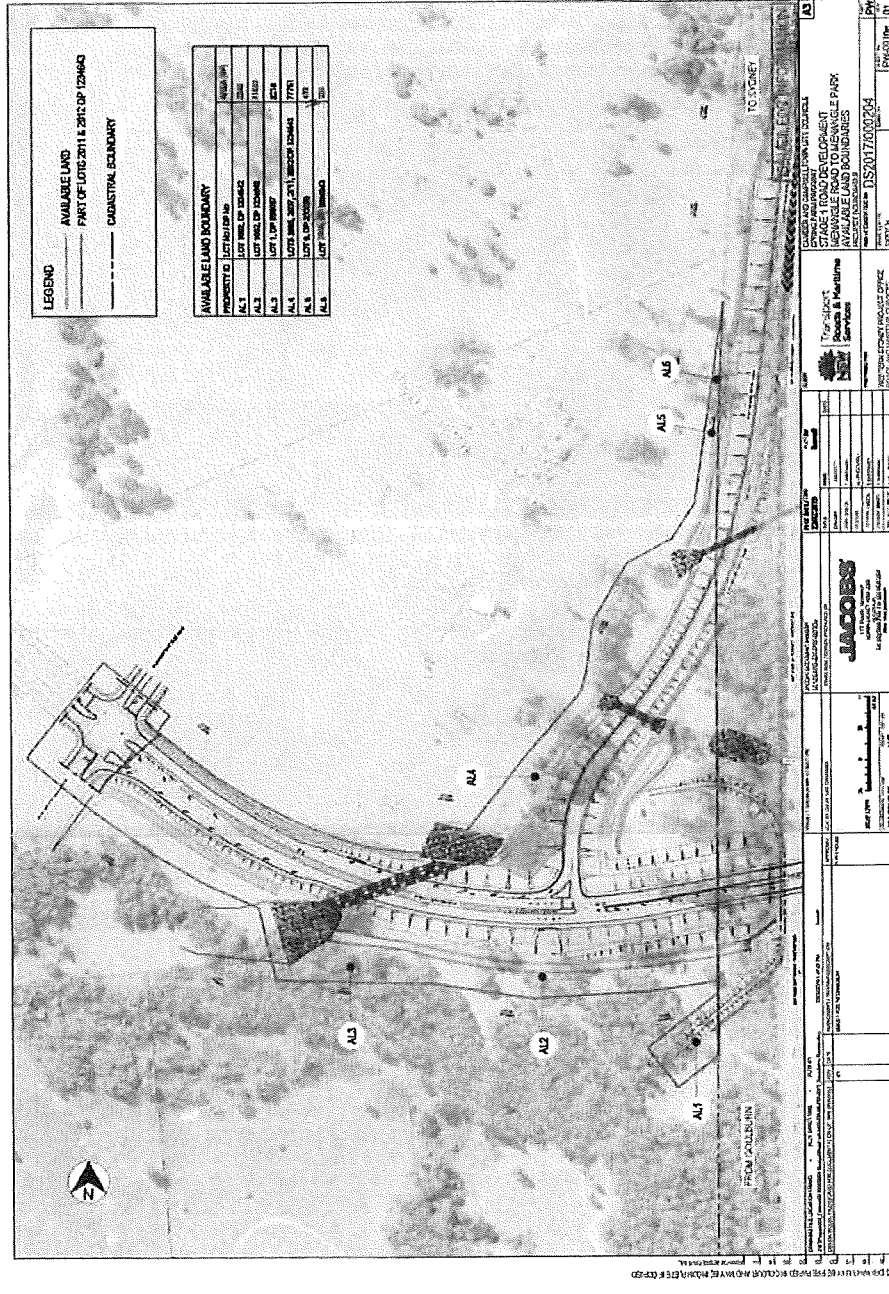
.....  
Name of Director (print)

Corrs Chambers Westgarth

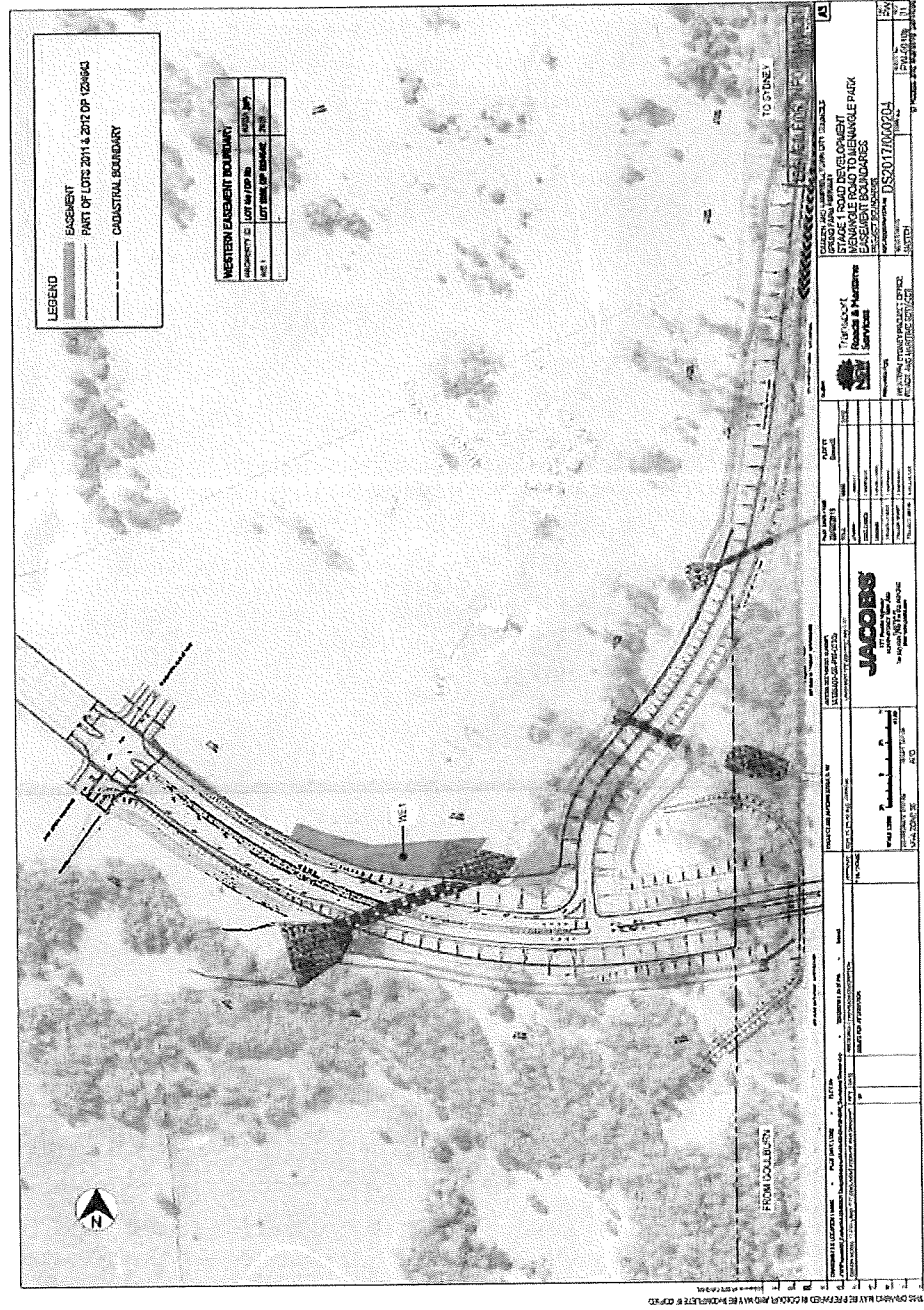
## Annexure H

See attached.

# 1 Plan of Available Land



## 2 Plan of Easement Area



# Annexure I

## Terms of Works Easement

***[Drafting note: The following terms cover easements for batters and easements for drainage. If a particular easement is required only for batters or only for drainage, then the provisions and heading text which relate to the purpose for which the easement is not required should be deleted for that easement.]***

### 1. DEFINITIONS

1.1 In this easement, the following terms have the following meaning:

- (a) **Approval** means a consent, approval, authorisation, determination, licence, registration, order, permission or concurrence required by any Law required for the commencement, execution, carrying out and completion of any works or activities on land.
- (b) **Contamination** has the same meaning as in section 5 of the *Contaminated Land Management Act 1997 (NSW)*, including hazardous materials such as asbestos in structures and soil.
- (c) **Drainage Infrastructure** means any line of pipes, swales, drainage culvert or other structure or infrastructure constructed for the purpose of draining water (whether rain, storm, spring, soakage or seepage water).
- (d) **Easement Site** means that part of the land shown on the Plan as burdened by the easement.
- (e) **Law** means:
  - (i) any statute, regulation, rule, proclamation, order, ordinance or by-law whether present or future and whether Commonwealth, State, territorial or local; and
  - (ii) the common law.



- (f) **Plan** means DP [insert]. *[Drafting Note: Plan of the easement site will be prepared at the time the easement is being registered]*
- (g) **Remediate** has the same meaning as in the *Contaminated Land Management Act 1997* (NSW).
- (h) **RMS** means Roads and Maritime Services (ABN 76 236 371 088) a NSW Government agency and corporation incorporated under section 46 of the *Transport Administration Act 1988* (NSW).
- (i) **RMS Works** means the works to be carried out by or on behalf of RMS in respect of the Spring Farm Parkway Roadway.
- (j) **Spring Farm Parkway Roadway** means the proposed east-west road that would link Camden Bypass at Spring Farm to Menangle Road at Menangle Park, including connections to the M31 Hume Highway.

## **2. WORKS BY RMS OR THE OWNER OF THE LAND BENEFITTED**

- 2.1 The owner of the land benefited may, or (if the owner of the land benefited is not RMS) must permit RMS to:
- (a) construct and maintain on the land burdened, but only within the Easement Site, whatever batter or embankment is reasonably necessary to support the surface or subsurface of the land benefited or any part of it, or any structure or works on the land benefited, in so far as that surface, subsurface, structure or those works are required to support the Spring Farm Parkway Roadway; and
  - (b) use any Drainage Infrastructure already located in, on or under the Easement Site (including any replacement Drainage Infrastructure) and, where no such Drainage Infrastructure exists, to construct, maintain and use Drainage Infrastructure on or under the Easement Site, for the purposes of draining any batter or embankment located on the land burdened to support the Spring Farm Parkway Roadway or capturing and diverting overland flows which otherwise would flow onto the RMS Works; *[Drafting note: Delete whichever of the yellow highlighted words do not apply for any particular easement.]*
  - (c) inspect, clean, repair, maintain, renew, replace or remove Drainage Infrastructure identified in **clause 2.1(b)**;
  - (d) do anything reasonably necessary for purposes identified in **clause 2.1(a), (b) or (c)**, including:
    - (i) entering the land burdened;

- (ii) taking anything on to the land burdened; and
- (iii) carrying out work.

2.2 If any batter or embankment or other support works are constructed or carried out on the land burdened, RMS or (if the works were carried out by the owner of the land benefited) the owner of the land benefited must:

- (a) construct all such works in accordance with all RMS standards which are relevant to such works; and
- (b) provide the owner of the land burdened with a statement from RMS' Project/Contract Manager for the RMS Works confirming that such works have been carried out in accordance with RMS' Specification R44 Earthworks (as amended from time to time, or any other standard which replaces or supersedes that standard)."

### 3. WORKS BY THE OWNER OF THE LAND BURDENED

3.1 After the completion of the RMS Works, the owner of the land burdened may carry out civil works, filling, earthworks and related activities on the land burdened:

- (a) so that the ground levels on the land burdened align substantially with the finished levels of the Spring Farm Parkway Roadway; and
- (b) to install drainage infrastructure.

3.2 The owner of the land burdened must not:

- (a) interfere with the batter or embankment, other than in the course of civil works, filling, earthworks and related activities on the land burdened contemplated by **clause 3.1** which are carried out in accordance with an Approval;
- (b) undermine the support which the batter or embankment offers;
- (c) cause or allow to be caused any damage to any Drainage Infrastructure or interfere with the free flow of water through any Drainage Infrastructure, other than in the course of civil works, filling, earthworks and related activities on the land burdened contemplated by **clause 3.1** which are carried out in accordance with an Approval; or
- (d) use the Easement Site, or any other part of the land burdened, or any other land, in a way which may:

- (i) adversely affect the stability of or the support provided by the batter or embankment; or
- (ii) cause damage to the Drainage Infrastructure or interfere with the free flow of water through the Drainage Infrastructure, other than in the course of civil works, filling, earthworks and related activities on the land burdened contemplated by **clause 3.1** which are carried out in accordance with an Approval, and without RMS' prior consent,

except in accordance with the terms of this easement.

**3.3** If the owner of the land burdened does or allows anything to be done which:

- (a) damages the batter or embankment;
- (b) impairs the effectiveness of the batter or embankment; or
- (c) damages the Drainage Infrastructure or interferes with the free flow of water through the Drainage Infrastructure, other than in the course of civil works, filling, earthworks and related activities on the land burdened contemplated by **clause 3.1** which are carried out in accordance with an Approval, and without RMS' prior consent,

other than in accordance with the terms of this easement, the owner of the land benefited may, or (if the owner of the benefited land is not RMS) must permit RMS to, serve not less than 14 days' notice on the owner of the land burdened requiring the damage to be repaired or the impairment removed. If the owner of the land burdened does not comply with the notice, the owner of the land benefited may, or (if the owner of the benefited land is not RMS) must permit RMS to, enter the land burdened and repair the damage or remove the impairment and may recover any reasonable costs from the owner of the land burdened.

**3.4** In exercising the rights under **clause 2.1** and **clause 3.3**, the owner of the land benefited must:

- (a) ensure all work is done properly;
- (b) cause as little inconvenience as is practicable to the owner and any occupier of the land burdened;
- (c) cause as little damage as is practicable to the land burdened and any improvement on it;

- (d) restore the land burdened as nearly as is practicable to its former condition; and
- (e) make good any collateral damage; and
- (f) Remediate any Contamination which is caused, disturbed or exacerbated by it or its personnel.

**4. TERMINATION OF THIS EASEMENT**

4.1 This easement terminates on the date on which the owner of the land benefited gives written notice to the owner of the land burdened that it no longer requires the benefit of this easement.

4.2 Upon the termination of this easement:

- (a) the owner of the land benefited must promptly:
  - (i) restore the land burdened as nearly as practicable to its condition prior to the grant of the easement, unless otherwise agreed with the owner of the land burdened; and
  - (ii) Remediate any Contamination which is caused, disturbed or exacerbated by it or its personnel; and
- (b) the owner of the land burdened and the owner of the land benefited must promptly do all things necessary (including making application to NSW Land Registry Services) to remove the record of this easement from the title of the land burdened and the land benefited.

Corrs Chambers Westgarth

## Annexure J

### Catchment Plan

See attached.



## Annexure B

## Novation Deed

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Minister for Planning and Public Spaces

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Dahua Group Sydney Project 3 Pty Ltd

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[New Developer]

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# Novation Deed for Voluntary Planning Agreement



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**Date**

## Parties

**Minister for Planning and Public Spaces** ABN 20 770 707 468 of Level 15, 52 Martin Place, Sydney, New South Wales, 2000 (**Minister**)

and

**Dahua Group Sydney Project 3 Pty Ltd** ACN 606 391 922 of Suite 02, Level 20, 201 Elizabeth Street, Sydney NSW 2000 (**Original Developer**)

and

**[New Developer]** ACN [#] [Address] (**New Developer**)

---

## Background

- A The Minister and the Original Developer are parties to the Original Agreement.
  - B The Original Agreement relates to the whole of the Land.
  - C The Original Developer proposes to transfer the whole of its interests the Land to the New Developer and wishes to novate all of its rights and obligations under the Original Agreement to the New Developer.
  - D [Insert any other appropriate recitals]
- 

## Agreed terms

### 1 Definitions

In this deed these terms have the following meanings:

<b>Effective Date</b>	[X]
<b>Land</b>	Has the meaning given to that term in the Original Agreement.
<b>Original Agreement</b>	The voluntary planning agreement dated [X] and made between the Minister and the Original Developer.

## **2 Novation**

### **2.1 Original Agreement**

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

- (a) the New Developer is substituted for the Original Developer as a party to the Original Agreement;
- (b) the New Developer will be bound by the Original Agreement, and will be entitled to the benefit of the Original Agreement, as if the New Developer was a party to the Original Agreement instead of the Original Developer; and
- (c) the Original Developer 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, except in respect of any obligation, liability or claim that arose prior to the Effective Date.

### **2.2 Reference in Original Agreement**

All references to the Original Developer in the Original Agreement are to be construed as references to the New Developer.

### **2.3 Address for notices**

The Minister must address all notices and communications to be given or made by it to the New Developer under the Original Agreement to the following address:

**New Developer:**

Address: ☐ [X]  
Fax: ☐ [X]  
Contact Person: ☐ [X]  
Email: ☐ [X]

## **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 Indemnities**

The New Developer indemnifies the Original Developer on demand against all liabilities, claims, damages and loss which the Original Developer suffers or incurs in relation to the Original Agreement including those which arise or relate to acts or omissions occurring on or after the Effective Date.

## 5 Warranties and representations

### 5.1 Warranties

Each party represents and warrants that, at the time of execution, and at the Effective Date:

- (a) it has capacity unconditionally to execute, deliver and comply with its obligations under this deed;
- (b) it has taken all necessary action to authorise the unconditional execution and delivery of, and the compliance with, its obligations under this deed;
- (c) this deed is a valid and legally binding obligation and is enforceable against it by each other party in accordance with its terms; and
- (d) its unconditional execution and delivery of, and compliance with its obligations under, this deed do not contravene:
  - (i) any law or directive from a government entity;
  - (ii) its constituent documents;
  - (iii) any agreement or instrument to which it is a party; or
  - (iv) any obligation of it to any other person.

### 5.2 Survival of warranties

The warranties and representations in **clause 5.1** survive the execution of this deed and the novation of the Original Agreement.

## 6 GST

### 6.1 Construction

In this **clause 6**:

- (a) unless there is a contrary indication, words and expressions which are not defined in this deed but which have a defined meaning in the GST Law have the same meaning as in the GST Law;
- (b) **GST Law** has the same meaning given to that expression in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) or, if that Act does not exist for any reason, means any Act imposing or relating to the imposition or administration of a goods and services tax in Australia and any regulation made under that Act; and
- (c) references to GST payable and input tax credit entitlements include:
  - (i) notional GST payable by, and notional input tax credit entitlements of the Commonwealth, a State or a Territory (including a government, government body, authority, agency or instrumentality of the Commonwealth, a State or a Territory); and
  - (ii) GST payable by, and the input tax credit entitlements of, the representative member of a GST group of which the entity is a member.

## **6.2 Consideration GST exclusive**

Unless otherwise expressly stated, all consideration, whether monetary or non-monetary, payable or to be provided under or in connection with this deed is exclusive of GST (**GST-exclusive consideration**).

## **6.3 Payment of GST**

If GST is payable on any supply made by:

- (a) a party; or
- (b) an entity that is taken under the GST Law to make the supply by reason of the capacity in which a party acts,

(**Supplier**) under or in connection with this deed, the recipient of the supply, or the party providing the consideration for the supply, must pay to the Supplier an amount equal to the GST payable on the supply.

## **6.4 Timing of GST payment**

The amount referred to in **clause 6.3** must be paid in addition to and at the same time and in the same manner (without any set-off or deduction) that the GST-exclusive consideration for the supply is payable or to be provided.

## **6.5 Tax invoice**

The Supplier must deliver a tax invoice or an adjustment note to the recipient of a taxable supply before the Supplier is entitled to payment of an amount under **clause 6.3**.

## **6.6 Adjustment event**

If an adjustment event arises in respect of a supply made by a Supplier under or in connection with this deed, any amount that is payable under **clause 6.3** will be calculated or recalculated to reflect the adjustment event and a payment will be made by the recipient to the Supplier or by the Supplier to the recipient as the case requires.

## **6.7 Reimbursements**

- (a) Where a party is required under or in connection with this deed to pay for, reimburse or contribute to any expense, loss, liability or outgoing suffered or incurred by another party or indemnify another party in relation to such an expense, loss, liability or outgoing (**Reimbursable Expense**), the amount required to be paid, reimbursed or contributed by the first party will be reduced by the amount of any input tax credits to which the other party is entitled in respect of the Reimbursable Expense.
- (b) This **clause 6.7** does not limit the application of **clause 6.3**, if appropriate, to the Reimbursable Expense as reduced in accordance with **clause 6.7(a)**.

## **6.8 Calculations based on other amounts**

If an amount of consideration payable or to be provided under or in connection with this deed is to be calculated by reference to:

- (a) any expense, loss, liability or outgoing suffered or incurred by another person (**Cost**), that reference will be to the amount of that Cost excluding the amount of any input tax credit entitlement of that person relating to the Cost suffered or incurred; and
- (b) any price, value, sales, proceeds, revenue or similar amount (**Revenue**), that reference will be to that Revenue determined by deducting from it an amount equal to the GST payable on the supply for which it is consideration.

## **6.9 No merger**

This **clause 6** does not merge on the completion, rescission or other termination of this deed or on the transfer of any property supplied under this deed.

## **7 Stamp duty and costs**

The New Developer will pay all stamp duty arising directly or indirectly from this deed.

## **8 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.

## **9 Amendment**

This deed may only be varied or replaced by a deed executed by the parties.

## **10 Governing law and jurisdiction**

- (a) This deed and the transactions contemplated by this deed are governed by and are to be construed in accordance with the laws applicable in New South Wales.
- (b) Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts exercising jurisdiction in New South Wales and any courts which have jurisdiction to hear appeals from any of those courts and waives any right to object to any proceedings being brought in those courts.

## **11 Counterparts**

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

## **12 General**

### **12.1 Construction**

Unless expressed to the contrary, in this deed:

- (a) words in the singular include the plural and vice versa;
- (b) any gender includes the other genders;
- (c) if a word or phrase is defined its other grammatical forms have corresponding meanings;
- (d) 'includes' means includes without limitation;
- (e) no rule of construction will apply to a clause to the disadvantage of a party merely because that party put forward the clause or would otherwise benefit from it;
- (f) a reference to:
  - (i) a person includes a partnership, joint venture, unincorporated association, corporation and a government or statutory body or authority;
  - (ii) a person includes the person's legal personal representatives, successors, assigns and persons substituted by novation;
  - (iii) any legislation includes subordinate legislation under it and includes that legislation and subordinate legislation as modified or replaced;
  - (iv) an obligation includes a warranty or representation and a reference to a failure to comply with an obligation includes a breach of warranty or representation.

### **12.2 Headings**

Headings do not affect the interpretation of this deed.

# Execution

**Executed** as a deed.

**Signed, sealed and delivered** by the )  
**Minister for Planning and Public** )  
**Spaces** in the presence of: )

.....  
Signature of Witness

.....  
Signature of Minister

.....  
Name of Witness (print)

.....  
Name of Minister

**Executed** by **Dahua Group Sydney** )  
**Project 3 Pty Ltd** ACN 606 391 922 in )  
accordance with s127(1) of the )  
*Corporations Act 2001* (Cth): )

.....  
Company Secretary / Director

.....  
Director

.....  
Name of Company Secretary / Director  
(print)

.....  
Name of Director (print)

**Executed** by **[New Developer]** ACN [X] in )  
accordance with s127(1) of the *Corporations* )  
*Act 2001* (Cth): )  
)

.....  
Company Secretary / Director

.....  
Director

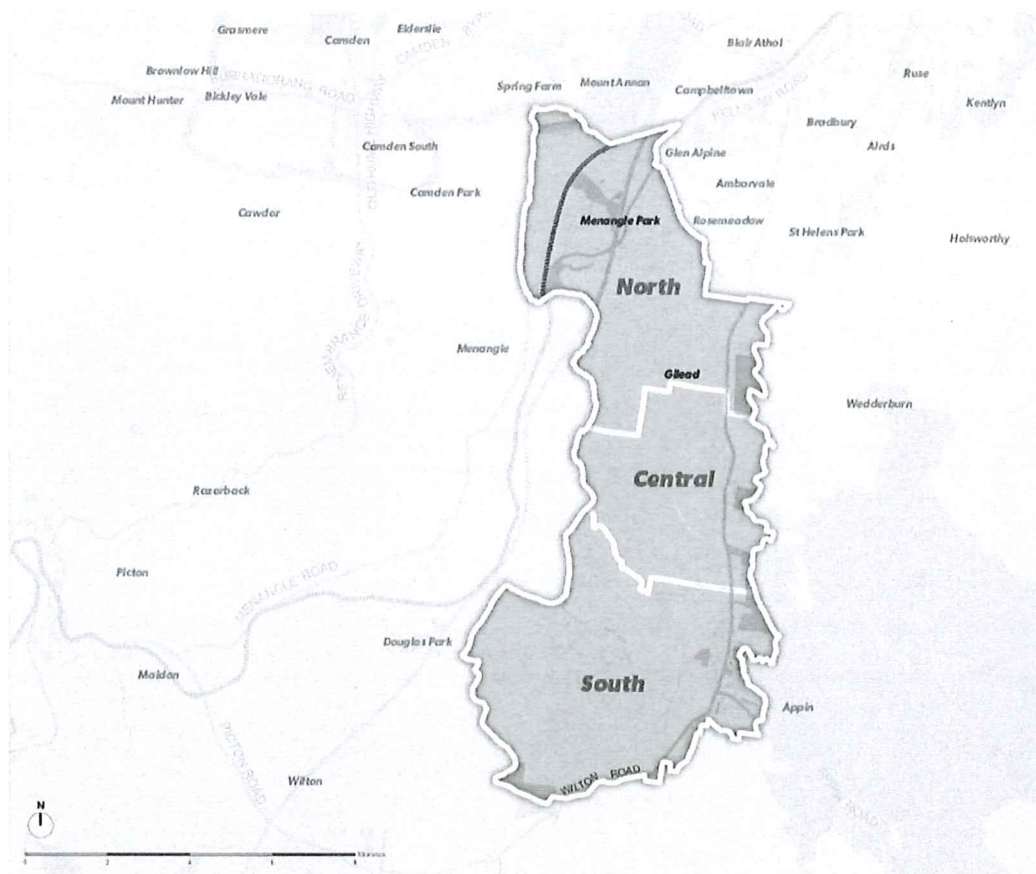
.....  
Name of Company Secretary / Director  
(print)

.....  
Name of Director (print)



## Annexure C

### Greater Macarthur Growth Area



*Brett Wilson*

*John Z. [Signature]*