
Planning Agreement

Explanatory Note

30 Dorsett Road, Marulan – Lot 29 DP 1112491

Prepared jointly by Goulburn Mulwaree Council

and

RMB Lawyers (on behalf of the applicant)

Planning Agreement

Explanatory Note

30 Dorsett Road, Marulan – Lot 29 DP 1112491

1. Introduction

This Explanatory Note has been prepared jointly between the parties in accordance with clause 25E of the *Environmental Planning & Assessment Regulation 2000*.

The purpose of this Explanatory Note is to provide a plain English summary to support the notification of a draft planning agreement (**Planning Agreement**) between the parties under section 7.4 of the *Environmental Planning & Assessment Act 1979 (EPA Act)*.

This Explanatory Note is not to be used to assist in construing the Planning Agreement.

2 Parties to the Planning Agreement

The parties to the Planning Agreement are:

- (1) Goulburn Mulwaree Council (ABN 84 049 849 319) (**Council**).
- (2) Teresa Nguyen (**Developer**).

3 Description of the Subject Land

The land to which the Planning Agreement relates, and to which the Planning Agreement will be registered, is set out in the table below (**Land**).

| Folio Identifier | Location |
|-------------------|-----------------------------------|
| Lot 29 DP 1112491 | 30 Dorsett Road, Marulan NSW 2579 |

4 Summary of objects, nature and effect of the Planning Agreement

The **objective** of the Planning Agreement is to satisfy the condition in the development consent issued under the EPA Act with respect to consent to Development Application No. DA/0169/1920 (**Development**) as set out in the Notice of Determination dated 6 October 2020 (**Notice of Determination**), by providing development contributions to the public consisting of public works, the payment of monetary contributions, and the dedication of land to Council for drainage reserve as outlined in red on the plan attached at **Schedule 4** of the Planning Agreement.

The **intent** of the Planning Agreement is to facilitate the provision of the development contributions provided by the Developer as described in the table below, all of which will be delivered prior to the issue of the first subdivision certificate in relation to the Development (**Contributions**).

| Contribution | Specifications | Contribution Credit/Value |
|---|--|--------------------------------|
| Dedication of the land at Schedule 4 . | Dedication of land for the purposes of ongoing stormwater infrastructure management and riparian corridor. | N/A |
| Construction of Lot 9 and access | The construction of Lot 9, access to Lot 9 from the new road, fencing, landscaping works in accordance with the Notice Of Determination, the referenced plans, Water NSW Concurrence requirements, the Subdivision Works Certificate and the following amended plans DA00 to DA05 REV 05 dated 30/08/2021. | \$5,000.00 |
| Stormwater Management Works | The construction of the bioretention basin in accordance with the Notice Of Determination, the referenced plans, Water NSW Concurrence requirements, the Subdivision Works Certificate and the following amended plans DA00 to DA05 REV 05 dated 30/08/2021. | \$100,000.00 |
| Monetary Contribution - Drainage | Ongoing maintenance of the stormwater Management Works for a period of 35 years. | \$35,000.00 (as at 4 May 2020) |
| Monetary Contribution - Drainage | Capitalisation and first renewal of the Stormwater Management Works at 35 years. | \$12,000.00 (as at 4 May 2020) |
| Monetary Contribution – Public benefits | Resealing of public car park for the Marulan community. | \$17,324.00 (as at 4 May 2020) |

As security for the Developer's obligations to pay the Contributions, the Planning Agreement will be registered on the title of the Land and the Developer will provide Council with bank guarantees to ensure completion of the Contributions.

The **nature** of the Planning Agreement is a contractual relationship between the Council and the Developer for providing the Contributions.

The **effect** of the Planning Agreement is that the Developer will provide the Contributions in the manner provided for by the Planning Agreement (as applicable).

5 Assessment of the merits of the Planning Agreement

5.1 The planning purposes served by the Planning Agreement

In accordance with section 7.4 of the EPA Act, the Planning Agreement promotes the following public purpose:

- (1) Provision of infrastructure to accommodate and meet the demands of future developments and to mitigate the potential impacts of the Development on existing infrastructure;
- (2) Enables the Land to be developed in a timely and efficient manner to promote economic development and employment opportunities;
- (3) Provides for the dedication of land for drainage reserve; and
- (4) Provides for the construction of water quality devices to enhance the natural environment.

5.2 How the Planning Agreement promotes the public interest

In accordance with the objects of the EPA Act, the Planning Agreement promotes the public interest in the following manner:

- (1) By providing certainty as to provision of the Contributions;
- (2) The proper management, development and conservation of the Land;
- (3) The promotion and co-ordination of the orderly and economic use and development of the Land; and
- (4) The Planning Agreement will provide an opportunity for involvement and participation by members of the community in development assessment and are invited to make comment on the Planning Agreement.

5.3 The impact of the Planning Agreement

The overall impacts of the Planning Agreement are positive as it will:

- (1) Enable the Land to be developed, therefore, increasing the availability of suitable residential land in Marulan for future housing needs; and
- (2) Enhance the natural environment through the construction and long-term maintenance of the water quality devices.

5.4 How the Planning Agreement promotes Council's guiding principles

The Planning Agreement promotes Council's guiding principles under section 8A of the *Local Government Act 1993* to enable Council to manage lands and other assets so that current and future local community needs can be met in an affordable way.

6 Identification of whether the Planning Agreement conforms with the Council's capital works program

The works are not dissimilar to Council's capital works program, therefore, the Planning Agreement conforms with Council's capital works program.

7 Requirements of the Planning Agreement

The following requirements of the Agreement must be complied with before:

- (1) A Subdivision Works Certificate is issued: Nil.
- (2) A Subdivision Certificate is issued: Completion of works by the developer, dedication of designated land and payment of monetary contributions.

Planning Agreement

Land

Lot.: 29 DP.: 1112491, 30 Dorsett Road, MARULAN

Parties

GOULBURN MULWAREE COUNCIL

(Council)

TERESA NGUYEN

(Developer)

Table of Contents

| | |
|---|-----------|
| 1. Definitions | 6 |
| 2. Interpretation | 9 |
| 2.1. Interpretation | 9 |
| 2.2. Parties | 10 |
| 3. Status | 10 |
| 3.1. Planning Agreement | 10 |
| 3.2. Application | 11 |
| 3.3. Commencement | 11 |
| 3.4. Application of Sections 7.11 and 7.12 of the Act | 11 |
| 4. Provision of Development Contributions | 11 |
| 4.1. Provision of Development Contributions | 11 |
| 4.2. Contributions | 11 |
| 4.3. Contribution Credits | 12 |
| 4.4. Drainage Reserve | 12 |
| 4.5. Dedication of Designated Land | 12 |
| 5. Works | 13 |
| 5.1. Works | 13 |
| 5.2. General Obligations regarding Works | 13 |
| 5.3. Protection of People and Property | 13 |
| 5.4. Variation to Works | 13 |
| 5.5. Verification of Works | 14 |
| 6. Completion of Works | 15 |
| 6.1. Notice of Anticipated Completion | 15 |
| 6.2. Completion Notice | 15 |
| 6.3. Deemed Completion | 15 |
| 6.4. Effect of Council Notice | 15 |
| 6.5. New Completion Notice | 16 |
| 6.6. Executed Plans | 16 |
| 7. Defects Notice | 16 |
| 7.1. Defect Notice | 16 |
| 7.2. Developer to Rectify Defects | 16 |

| | | |
|------------|--|-----------|
| 7.3. | Access to Designated Land..... | 17 |
| 7.4. | Inspection | 17 |
| 7.5. | Right of Council to Step-in | 17 |
| 7.6. | Consequence of Step-in | 17 |
| 7.7. | Costs of Council..... | 17 |
| 8. | <i>Warranties and indemnities.....</i> | 18 |
| 8.1. | Warranties..... | 18 |
| 8.2. | Indemnity | 18 |
| 9. | <i>Contamination.....</i> | 18 |
| 9.1. | Definitions | 18 |
| 9.2. | Warranty and indemnity | 18 |
| 9.3. | Contamination caused by Developer..... | 19 |
| 10. | <i>Registration</i> | 19 |
| 10.1. | Registration..... | 19 |
| 10.2. | Obligations of the Developer | 19 |
| 10.3. | Removal from Title of the Land | 19 |
| 11. | <i>Determination.....</i> | 19 |
| 11.1. | Determination..... | 19 |
| 11.2. | Effect of Determination | 20 |
| 12. | <i>Security.....</i> | 20 |
| 12.1. | Delivery to Council of Bank Guarantee | 20 |
| 12.2. | Council may call on Bank Guarantee | 20 |
| 12.3. | Top Up of Bank Guarantee | 20 |
| 12.4. | Security during Defects Liability Period | 20 |
| 12.5. | Return of Bank Guarantee | 21 |
| 13. | <i>Consent to Compulsory Acquisition of the Designated Land</i> | 21 |
| 13.1. | Consent to Compulsory Acquisition of the Designated Land..... | 21 |
| 13.2. | Council's right to acquire | 21 |
| 13.3. | Consent of owners..... | 21 |
| 14. | <i>Dispute Resolution</i> | 21 |
| 14.1. | Notice of Dispute..... | 21 |
| 14.2. | Conduct Pending Resolution | 22 |
| 14.3. | Further Steps Required before Proceedings..... | 22 |
| 14.4. | Disputes for Mediation or Expert Determination | 22 |

| | | |
|------------|---|-----------|
| 14.5. | Disputes for Mediation | 22 |
| 14.6. | Choice of Expert | 22 |
| 14.7. | Directions to Expert | 23 |
| 14.8. | Expert may Convene Meetings..... | 24 |
| 14.9. | Other Courses of Action | 24 |
| 14.10. | Final Determination of Expert | 24 |
| 14.11. | Costs | 24 |
| 14.12. | Remedies Available under the Act..... | 24 |
| 14.13. | Urgent Relief | 24 |
| 15. | <i>Position of Council</i> | 24 |
| 15.1. | Consent Authority | 24 |
| 15.2. | Agreement does not Fetter Discretion..... | 24 |
| 15.3. | Severance of Provisions | 25 |
| 15.4. | No Obligations..... | 25 |
| 16. | <i>Goods and Service Tax</i> | 25 |
| 16.1. | Definitions..... | 25 |
| 16.2. | Non-monetary Supplies | 25 |
| 16.3. | Supply Expressed in Terms of Money | 26 |
| 16.4. | Expenses and Costs incurred | 26 |
| 16.5. | Survival of Clause | 26 |
| 17. | <i>Access to Land</i> | 26 |
| 17.1. | Application of Clause | 26 |
| 17.2. | Terms of Licence..... | 26 |
| 18. | <i>Explanatory Note</i> | 26 |
| 18.1. | Explanatory note | 26 |
| 19. | <i>Legal costs</i> | 27 |
| 19.1. | Legal costs..... | 27 |
| 20. | <i>Administrative Provisions</i> | 27 |
| 20.1. | Notices..... | 27 |
| 20.2. | Severability | 27 |
| 20.3. | Entire understanding | 27 |
| 20.4. | Variation | 28 |
| 20.5. | Waivers and consents..... | 28 |
| 20.6. | Counterparts | 28 |

| | | |
|--------|---|----|
| 20.7. | No right of set off | 28 |
| 20.8. | Relationship of parties..... | 28 |
| 20.9. | Power of Attorney | 28 |
| 20.10. | Review Requirements..... | 28 |
| 20.11. | Further Agreements..... | 29 |
| 20.12. | Force Majeure | 29 |
| 20.13. | Suspension of Obligations under a Force Majeure | 29 |
| 20.14. | Surrender of Right of Appeal..... | 29 |
| 20.15. | Notations under s 10.7(5) of the Act..... | 29 |
| 20.16. | Confidentiality..... | 29 |
| 20.17. | Governing law | 29 |
| 20.18. | Jurisdiction..... | 29 |

Planning Agreement

Dated

Parties

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

Teresa Nguyen of 7/36 Stanbrook Street, Fairfield Heights, NSW 2165 (**Developer**).

Background

- A. The Developer is the registered proprietor of the Land.
- B. The Developer has lodged the Development Application with Council.
- C. The Developer has agreed to provide the Development Contributions in connection with carrying out the Development, subject to and on the terms and conditions set out in this Agreement.
- D. The Council granted deferred Development Consent at an ordinary meeting held on 6 October 2020. It is a condition of the Development Consent that it will only become operative once the requirements listed in Schedule A of the Notice of Determination have been satisfied. The requirements in Schedule A include the entering into of this Agreement.

General terms

1. Definitions

The following definitions apply unless the context otherwise requires:

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

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

Agreement means this document and includes the schedules and annexures.

Authority means (as appropriate) any:

- (a) federal, state or local government;
- (b) department of any federal, state or local government;
- (c) any court or administrative tribunal; or

(d) statutory corporation or regulatory body.

Bank Guarantee means a bank guarantee from an Australian bank, in a form acceptable to Council and without an expiry date.

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

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

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

Completion Notice means a notice issued by Council to the Developer pursuant to clause 6.2(a).

Contribution Credit means a contribution credit by Council towards a Development Contribution as set out in the column titled "Contribution Credit" in Schedule 3.

Council means Goulburn Mulwaree Council ABN 84 049 849 319.

Date of Completion means, in relation to each Item of Work, the date on which the works are Completed, being the earlier of:

- (a) the deemed date of completion under clause 6.3; or
- (b) the date of completion as set out in a Completion Notice.

Defect includes an omission in an Item of Work.

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

Designated Land means that part of the Land identified as proposed Lot 9 with an area of 341.9m² in the Plan of Subdivision of Lot 29 DP 1112491 prepared by Laterals Planning dated 27 March 2020 attached at Schedule 4.

Developer means Teresa Nguyen of 7/36 Stanbrook Street, Fairfield Heights, NSW 2165.

Development means the subdivision of the Land into eight (8) residential lots, the Designated Land, and the construction of all associated infrastructure.

Development Application means development application DA/0169/1920 lodged by the Developer with the Council in respect of the Land.

Development Consent means the Notice of Determination issued by Council under the Act with respect to the Development Application DA/0169/1920 dated 6 October 2020.

Development Contributions means the provision of the Works, the making of the Monetary Contributions, the dedication of the Designated Land, the provision of any other material public benefit as set out in this Agreement or any combination of them, by the Developer in accordance with this Agreement, which are to be used for, or applied towards a public purpose, but does not include any Bank Guarantees or other benefit provided by the Developer to Council to

secure the enforcement of the Developer's obligations under this Agreement for the purposes of section 7.4(3)(g) of the Act.

Encumbrance means an interest or power:

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

EPA means the NSW Environment Protection Authority.

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

Force Majeure Event means an earthquake, cyclone, fire, civil commotion, sabotage, act of a public enemy, war, contamination, flood or a severe weather event that inflicts damage or harm that could not have otherwise been prevented by taking reasonable and prudent action.

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

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

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

Item of Work means an individual item of the Works specified or described in Section B of Schedule 3.

Land means the land described as Lot 29 in DP 111249, 30 Dorsett Road, Marulan NSW.

Law means all legislation, regulations, by-laws, common law and other binding order made by any Authority.

Monetary Contributions means the monetary contributions set out in Section C of Schedule 3.

Parties means the parties to this Agreement collectively and Party means each of them individually.

Planning Legislation means the Act, the *Local Government Act 1993 (NSW)* and the *Roads Act 1993 (NSW)*. **Quantity Surveyor** means someone selected and appointed by Council from a list of Quantity Surveyors all of whom must be members of Panels for the NSW Department of Commerce or Local Government Procurement.

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

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

Security Interest means:

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

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

Value of the Works means the total value of the Works, as set out in Schedule 3.

Works means the works specified or described in Section B of Schedule 3.

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

2. Interpretation

2.1. Interpretation

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

- (a) a reference to:
 - i. one gender includes the other;
 - ii. the singular includes the plural and the plural includes the singular;
 - iii. a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this Agreement;
 - iv. a document (including this Agreement) includes any variation or replacement of it;

- v. a statute, ordinance, code or other law includes a regulation or other statutory instrument made or issued under it and consolidations, amendments, re-enactments or replacements of any of them;
 - vi. a person includes a partnership, body corporate, unincorporated association or an authority;
 - vii. a Party includes the Party's executors, administrators, successors and permitted assigns;
 - viii. **dollars, Australian dollars, A\$ or \$** is a reference to the lawful currency of Australia; and
 - ix. time is a reference to Sydney time;
- (b) if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day;
 - (c) a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later;
 - (d) if an act must be done on a given day which is not a Business Day, it must be done instead on the next Business Day;
 - (e) if an act must be done by giving notice to Council it must be done via email Council@goulburn.nsw.gov.au and must include at the beginning of any subject title DA_0169_1920_Planning Agreement_(insert subject)_30 Dorsett Road Marulan;
 - (f) the words **include, including, for example** or **such as** when introducing an example, do not limit the meaning of the words to which the example relates to the example or to examples of a similar kind;
 - (g) where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning;
 - (h) headings and any index are for convenience only and do not form part of this Agreement or affect its interpretation; and
 - (i) a provision of this Agreement must not be construed to the disadvantage of a Party merely because that Party was responsible for the preparation of this Agreement or the inclusion of the provision in this Agreement.

2.2. Parties

- (a) if a Party consists of more than one person, this Agreement binds each of them separately and any two or more of them jointly.
- (b) an obligation, representation or warranty in favour of more than one person is for the benefit of them separately and jointly.
- (c) a Party which is a trustee is bound both personally and in its capacity as a trustee.

3. Status

3.1. Planning Agreement

This Agreement is a planning agreement:

- (a) within the meaning set out in section 7.4 of the Act; and
- (b) governed by Subdivision 2 of Division 7.1 of Part 7 of the Act.

3.2. Application

This Agreement applies to both the Land and the Development.

3.3. Commencement

This Agreement commences and is effective on and from the later of:

- (a) the date that the Agreement is executed by both Parties or, if the Agreement is executed in counterparts, the date that the Parties have executed and exchanged counterparts of the Agreement; and
- (b) the date upon which the Development Consent becomes operative.

3.4. Application of Sections 7.11 and 7.12 of the Act

- (a) This Agreement:
 - i. excludes the application of section 7.11 of the Act to the Development; and
 - ii. does not exclude the application of section 7.12 of the Act to the Development.
- (b) The benefits to be provided by the Developer under this Agreement may be taken into consideration by Council in determining Development Contributions under section 7.12 of the Act.

4. Provision of Development Contributions

4.1. Provision of Development Contributions

- (a) The Parties acknowledge and agree that the Developer's obligation to make Development Contributions under this Agreement only arises in connection with carrying out the Development.
- (b) Subject to the terms and conditions of this Agreement, the Developer must make Development Contributions to Council in accordance with clause 4 and Schedule 3.

4.2. Contributions

The Parties acknowledge and agree that:

- (a) the Developer must pay Council the Monetary Contributions prior to the issue of the relevant Subdivision Certificate (as specified in Schedule 3).
- (b) Payment of a Monetary Contribution is subject to the following:
 - i. a capitalisation cost (maintenance/renewal) must be indexed to the nearest quarterly Consumer Price Index (**CPI**) within fourteen (14) days prior to payment being made and prior to any other calculation required to determine that Monetary Contribution; and

- ii. any treasury bond value referenced must be that determined within fourteen (14) days prior to payment being made; and
- iii. a Monetary Contribution must be indexed to the nearest quarterly CPI within fourteen (14) days prior to payment being made.

4.3. Contribution Credits

On Completion of the Works in accordance with this Agreement, the Value of the Works do not generate a Contribution Credit that reduces the Developer's liability to pay any contributions pursuant to section 7.12 of the Act.

4.4. Drainage Reserve

The parties acknowledge that the delivery and completion of the Works will provide a Public Benefit.

4.5. Dedication of Designated Land

- (a) The Developer must dedicate the Designated Land to Council:
 - i. free of any trusts, estates, interests, covenants and Encumbrances;
 - ii. by the time specified in Schedule 3; and
 - iii. at no cost to Council,unless otherwise agreed in writing by Council.
- (b) The Developer must meet all costs associated with the dedication of the Designated Land in accordance with this clause 4.5, including any costs incurred by Council in relation to that dedication.
- (c) Council must do all things reasonably necessary to enable the Developer to comply with this clause 4.5.
- (d) A Development Contribution comprising the dedication of Designated Land under clause 4.5 is made when:
 - i. a deposited plan is registered by the Registrar General that dedicates the Designated Land as public reserve or drainage reserve under the *Local Government Act 1993* (NSW); or
 - ii. the Developer provides the Council with:
 - A. an instrument in registrable form under *the Real Property Act 1900* (NSW) executed by the Developer, such that title to the Designated Land can be transferred to Council once the instrument is executed and registered by Council;
 - B. written consent from any person required to consent to the transfer of the Designated Land to Council; and
 - C. confirmation is provided to Council that the Designated Land has been registered.

5. Works

5.1. Works

Council and the Developer agree that the Developer must carry out the Works at its own cost and in accordance with the scope and specifications in Schedule 3.

5.2. General Obligations regarding Works

The Developer must, at its cost:

- (a) if necessary, obtain any consents, approvals or permits required by a relevant Authority, for the conduct of the Works;
- (b) carry out and complete each Item of Work by the time specified in Schedule 3; and
- (c) subject to Schedule 3, carry out and complete the Works:
 - i. in accordance with the lawful requirements of, or consents issued, by any Authority;
 - ii. in accordance with the reasonable requirements of Council and the Development Consent; and
 - iii. in a proper and workmanlike manner complying with current industry practice and standards, including applicable Australian standards.

5.3. Protection of People and Property

- (a) The Developer must use all reasonable endeavours to ensure that, in relation to the performance of its obligations under this Agreement:
 - i. all necessary measures are taken to protect people and property;
 - ii. unnecessary interference with the passage of people and vehicles is avoided; and
 - iii. nuisances and unreasonable noise and disturbances are prevented.
- (b) In relation to those Items of Work located on Designated Land, the Developer is responsible for care of those Works until the Designated Land is dedicated to Council in accordance with clause 4.5 or acquired by Council in accordance with clause 13, after which those Items of Work will vest in Council.

5.4. Variation to Works

- (a) The design or specification of the Works may be varied by agreement in writing between the Parties without requiring an amendment to this Agreement.
- (b) The Developer may, by written notice to Council, propose any variation to design or specifications of any Works (**Works Variation Notice**).
- (c) Council must, within fourteen (14) days of receipt of a Works Variation Notice respond in writing, by either:
 - i. agreeing to any or all variations proposed in the Works Variation Notice; or
 - ii. proposing an alternate variation to any or all variations proposed in the Works Variation Notice; or

- iii. refusing any or all variations proposed in the Works Variation Notice if that variation(s) would, in Council's opinion, adversely affect the public benefit being provided under this Agreement.
- (d) The Developer must within seven (7) days after receiving a notice in accordance with clause 5.4(c)(ii), notify Council in writing whether the proposed alternate variation can be effected, and, if it can be effected, the Developer's estimate of the:
 - i. effect on the progress of the Development (including the Date of Completion); and
 - ii. cost (including all warranties and time-related costs, if any) of the proposed alternate variation.
- (e) Council must within seven (7) days of receipt of a written notice under clause 5.4(d), in writing either accept or reject the alternate variation.
- (f) Council may, by written notice to the Developer, reasonably require the Developer to vary the design or specification of the Works, in which case the Developer must comply with that requirement unless the proposed variation:
 - i. materially affects the Development;
 - ii. materially reduces the financial return or profitability of the Development; or
 - iii. will result in increased cost or delay in the Works undertaken by the Developer.

5.5. Verification of Works

The Developer must at its cost engage an independent third-party consultant (**Consultant**) with proven specialised expertise in the design, inspection and commissioning of water sensitive urban design devices and in particular the devices covered by this Agreement. The consultant's role will be to provide independent written verification to Council at all required critical hold points that the works are satisfactory, in accordance with the approved specifications, industry best practice and that the works are suitable for construction to continue.

- (a) the Developer will:
 - i. No less than forty-five (45) days prior to any works commencing furnish Council with the commercial resumes of three experienced and suitable consultants for consideration along with the accompanying brief of engagement.
 - ii. Consultants may be selected from either NSW, ACT or QLD
- (b) Council will, within fourteen (14) Business Days of receiving the commercial resumes, instruct the Developer in writing:
 - i. of the acceptance of one of the nominated consultants to perform the independent review; or
 - ii. if Council does not accept any of the nominations it must provide its reasons for its disagreement and provide an alternative consultant(s) to the Developer.
- (c) Works must not start onsite until an independent consultant has been engaged on behalf of the Council by the Developer to verify the proposed water treatment devices.
- (d) If the Parties have not agreed on a consultant under clause 5.5 within forty-five (45) days of the Developer's notice in clause 5.5a(i), then clause 14 applies.

6. Completion of Works

6.1. Notice of Anticipated Completion

When the Developer is of the opinion that an Item of Work has been completed, and that Item of Work has been subject to written verification in accordance with clause 5.5, the Developer must notify Council in writing and such notice must specify:

- (a) the Item of Work completed;
- (b) the date on which the Developer asserts the Item of Work was completed;
- (c) a Works as Executed Plan of the completed Work; and
- (d) any supporting documentation relied upon to verify Completion including the written verification of the Consultant procured under clause 14.

6.2. Completion Notice

Council must provide, within fourteen (14) Business Days of the Developer's notice under clause 6.1, a notice in writing to the Developer that the relevant Item of Work:

- (a) has been Completed;
- (b) will need to be inspected, tested or assessed prior to Council issuing a Completion Notice; or
- (c) has not been Completed, in which case the notice must also detail:
 - i. those aspects of the Item of Work which have not been Completed; and
 - ii. the work Council requires the Developer to carry out in order for the Item of Work to be Completed.

6.3. Deemed Completion

If Council does not provide the Developer with notice within the time specified in clause 6.2, the Item of Work the subject of the Developer's notice under clause 6.1 will be deemed to have been Completed on the date nominated in the Developer's notice.

6.4. Effect of Council Notice

- (a) Where Council serves notice on the Developer pursuant to clause 6.2(c), the Developer must:
 - i. rectify the deficiencies in that Item of Work in accordance with that notice within a reasonable time (not being less than fourteen (14) Business Days from the date it is issued by Council); or
 - ii. serve a notice on Council that it disputes the matters set out in the notice.
- (b) Where the Developer:
 - i. serves notice on Council in accordance with clause 6.4(a)(ii) the dispute resolution provisions of this Agreement apply; or

- ii. rectifies the Item of Work in accordance with clause 6.4(a)(ii) it must serve upon Council a new notice of Completion for the Item of Work it has rectified (New Completion Notice).

6.5. New Completion Notice

- (a) The provisions of clauses 6.1 to 6.4 (inclusive) apply to each Item of Work and any New Completion Notice issued by the Developer.
- (b) Without limitation to clause **Error! Reference source not found.**, the Consultant must verify that the relevant Works the subject of rectification pursuant to a notice issued by Council under clause **Error! Reference source not found.**(c) have been completed in accordance with the requirements of that notice.

6.6. Executed Plans

- (a) Prior to Completion of an Item of Work, the Developer is to submit to Council a Works as Executed Plan for the Completed Item of Work;
- (b) The Developer, being the copyright owner in the Works as Executed Plan for the Completed Item of Work, assigns the copyright in the Works as Executed Plan for the Completed Item of Work to Council free of cost to the Council;
- (c) If the Developer is not the copyright owner of the Works as Executed Plan for the Completed Item of Work, the Developer is to promptly procure the assignment of the copyright of the Works as Executed Plan for the Completed Item of Work at the Developer's expense.

7. Defects Notice

7.1. Defect Notice

- (a) Where any Item of Work is Complete but that item contains a Defect which:
 - i. adversely affects the ordinary use and/or enjoyment of that item; or
 - ii. may reasonably require maintenance or rectification works to be performed on it at some time in the future as a result of the existence of the Defect;
- (b) Council may issue a notice to the Developer (**Defects Notice**) concerning that Item of Work but only during the Defects Liability Period applicable to that Item of Work.
- (c) A Defects Notice must contain the following information:
 - i. the nature and extent of the Defect;
 - ii. the work Council requires the Developer to carry out in order to rectify the Defect; and
 - iii. the time within which the Defect must be rectified by the Developer (which must be a reasonable time and not less than fourteen (14) days).

7.2. Developer to Rectify Defects

- (a) The Developer must rectify the Defects contained within a Defects Notice prior to the date specified in that notice.

- (b) The Developer must follow the procedure set out in clause 6.1 to 6.6 in respect of the completion of the rectification of any Defect as if a reference in that clause to an Item of Work is a reference to the relevant Defect.

7.3. Access to Designated Land

If the Developer is required to access, use or occupy any part of the Designated Land for the purpose of discharging its obligations under this clause 7 after the Designated Land has been dedicated or transferred to Council, Council will grant a fee free licence to the Developer:

- (a) with respect to so much of the relevant Designated Land; and
- (b) for such period,

that is reasonably necessary to allow the Developer to properly discharge those obligations.

7.4. Inspection

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

7.5. Right of Council to Step-in

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

7.6. Consequence of Step-in

If Council elects to exercise the step-in rights granted to it under clause 7.5 then:

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

7.7. Costs of Council

Where Council exercises its step-in rights under clause 7.6, it may:

- (a) call upon the Bank Guarantees provided by the Developer pursuant to clause 12 to meet any costs for which the Developer is liable under clause 7.6; and
- (b) recover as a debt due in a court of competent jurisdiction any difference between the amount of the Bank Guarantees and the costs incurred by Council in rectifying the Defects.

8. Warranties and indemnities

8.1. Warranties

The Developer warrants to Council that:

- (a) it is able to fully comply with its obligations under this Agreement;
- (b) it has full capacity to enter into this Agreement; and
- (c) there is no legal impediment to it entering into, or performing the obligations under, this Agreement.

8.2. Indemnity

The Developer indemnifies Council in respect of any Claim that may arise as a result of the conduct of the Works, but only to the extent that any such Claim does not arise as a result of the negligent acts or omissions, wilful misconduct, fraud or default of Council.

9. Contamination

9.1. Definitions

For the purpose of this clause:

Contamination has the meaning given to that word in the *Contaminated Land Management Act 1997* (NSW).

Contaminated means subject to Contamination.

Environment means all components of the earth, including:

- (a) land, air and water;
- (b) any layer of the atmosphere;
- (c) any organic or inorganic matter;
- (d) any living organism; and
- (e) natural or man-made or modified features or structures, and includes ecosystems and all elements of the biosphere.

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

9.2. Warranty and indemnity

- (a) The Developer warrants that, the Designated Land is not Contaminated.
- (b) The Developer indemnifies and must keep indemnified Council against all liability for and associated with all Contamination present in, on or under the Designated Land as

at the date of dedication or transfer of the Designated Land to Council in accordance with this Agreement.

9.3. Contamination caused by Developer

- (a) If Contamination in, on or under the Land or land which is outside the boundary of the Land is caused or contributed to by the Developer or as a direct consequence of the Works being undertaken or carried out by the Developer under this Agreement, the Developer will, at its own cost and within a reasonable time, remediate the Contamination to a standard suitable for the current and future use of that land.
- (b) Where Contamination is caused or contributed to by the Developer as a direct consequence of the Works being undertaken or carried out by the Developer under this Agreement, and that Contamination is in, on or under any land that is owned or occupied by the Council, or under the management and control of the Council, the Developer indemnifies and must keep indemnified Council against all liability for and associated with all such Contamination.

10. Registration

10.1. Registration

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

10.2. Obligations of the Developer

The Developer must:

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

10.3. Removal from Title of the Land

- (a) Council will do all things necessary to allow the Developer to remove the registration of this Agreement from the title of the Land where the Developer has:
 - i. provided all Monetary Contributions;
 - ii. Completed the Works; and
 - iii. dedicated the Designated Land.
- (b) The Developer must pay any reasonable costs incurred by Council in undertaking that discharge.
- (c) Clause 10.3 does not merge on completion and shall survive on termination of this Agreement.

11. Determination

11.1. Determination

This Agreement will determine upon the earlier of:

- (a) the Developer satisfying all of its obligations under the Agreement; and
- (b) registration of a plan of subdivision that creates the last Residential Lot in the Development.

11.2. Effect of Determination

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

12. Security

12.1. Delivery to Council of Bank Guarantee

Except to the extent that a bank guarantee, bond or other security of equal or more value has been provided by the Developer in relation to the Works (or any part thereof) pursuant to a development consent (granted by Council or any other relevant Authority) in connection with the Land, prior to the issue of a Subdivision Works Certificate or Construction Certificate for the Development, the Developer must deliver to Council a Bank Guarantee in the amount of 100% of the Value of the Works.

12.2. Council may call on Bank Guarantee

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

12.3. Top Up of Bank Guarantee

Within fourteen (14) days of being requested to do so by Council the Developer must ensure that the amount secured by any Bank Guarantee is returned to the relevant level set out in clause 12.1.

12.4. Security during Defects Liability Period

- (a) Upon the Completion of an Item of Work and the commencement of the applicable
- (b) Defects Liability Period, Council must return any Bank Guarantees held by it with respect to the relevant Completed Item of Work within fourteen (14) days of being requested to so by the Developer.

- (c) In exchange, the Developer must provide Council with one (1) or more Bank Guarantees for an amount equal to 20% of the value for that Completed Item of Work as described in Section B of Schedule 3.

12.5. Return of Bank Guarantee

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

13. Consent to Compulsory Acquisition of the Designated Land

13.1. Consent to Compulsory Acquisition of the Designated Land

Subject to clause 13.2(a), the Developer consents to the compulsory acquisition of the Designated Land:

- (a) in accordance with the Acquisition Act; and
- (b) on the terms set out in clause 13.2(b).

13.2. Council's right to acquire

- (a) Council may only acquire the Designated Land compulsorily in accordance with the Acquisition Act if the Developer has failed to comply with its obligations with respect to the dedication of that land under this Agreement.
- (b) If Council acquires the Designated Land compulsorily in accordance with the Acquisition Act:
 - i. the Developer agrees that the compensation payable to it on account of that acquisition under the Acquisition Act is \$1.00; and
 - ii. Council must complete that acquisition within twelve (12) months of a written notice from Council to the Developer and Developer setting out the Developer's failure to comply with its obligations with respect to the dedication of the Designated Land under this Agreement.

13.3. Consent of owners

The Parties agree that the provisions of clause 13 are an agreement with respect to the compulsory acquisition of the Designated Land for the purpose of section 30 of the *Land Acquisition Act 1991*.

14. Dispute Resolution

14.1. Notice of Dispute

- (a) If a dispute between the Parties arises in connection with this Agreement or its subject matter (**Dispute**), then either party (**First Party**) must give to the other (**Second Party**) a notice which:
 - i. is in writing;
 - ii. adequately identifies and provides details of the Dispute;
 - iii. stipulates what the First Party believes will resolve the Dispute; and

- iv. designates its representative (**Representative**) with the necessary authority to negotiate and resolve the Dispute.
- (b) The Second Party must, within seven (7) days of service of the notice of dispute, provide a notice to the First Party designating as its representative a person with the necessary authority to negotiate and settle the Dispute (the representatives designated by the Parties being together, the **Representatives**).

14.2. Conduct Pending Resolution

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

14.3. Further Steps Required before Proceedings

Subject to clause 14.12 and except as otherwise expressly provided in this Agreement, any Dispute must, as a condition precedent to the commencement of litigation, mediation under clause 14.5 or determination by an expert under clause 14.6, first be referred to the Representatives. The Representatives must endeavour to resolve the dispute within seven (7) days of the date a notice under clause 14.1 is served.

14.4. Disputes for Mediation or Expert Determination

If the Representatives have not been able to resolve the Dispute, then the Parties must agree within seven (7) days to either refer the matter to mediation under clause 14.5 or expert resolution under clause 14.6.

14.5. Disputes for Mediation

- (a) If the Parties agree in accordance with clause 14.4 to refer the Dispute to mediation, the mediation must be conducted by a mediator agreed by the Parties and, if the Parties cannot agree within seven (7) days, then by a mediator appointed by the President of the Law Society of New South Wales for the time being.
- (b) If the mediation referred to in clause 14.5(a) has not resulted in settlement of the Dispute and has been terminated, the Parties may agree to have the matter determined by expert determination under clause 14.6.

14.6. Choice of Expert

- (a) If the Dispute is to be determined by expert determination, this clause 14.6 applies.
- (b) The Dispute must be determined by an independent expert in the relevant field:
 - i. agreed between and appointed jointly by the Parties; or
 - ii. in the absence of agreement within seven (7) days after the date that the matter is required to be determined by expert determination, appointed by the President of the Law Society of New South Wales for the time being.
- (c) If the Parties fail to agree as to the relevant field within seven (7) days after the date that the matter is required to be determined by expert determination, either party may refer the matter to the President of the Law Society of New South Wales for the time being whose decision as to the relevant field is final and binding on the Parties.
- (d) The expert appointed to determine a Dispute:

- i. must have a technical understanding of the issues in dispute;
 - ii. must not have a significantly greater understanding of one party's business, functions or operations which might allow the other side to construe this greater understanding as a bias; and
 - iii. must inform the Parties before being appointed of the extent of the expert's understanding of each party's business or operations and, if that information indicates a possible bias, then the expert must not be appointed except with written approval of the Parties.
- (e) The Parties must promptly enter into an agreement with the expert appointed under this clause setting out the terms of the expert's determination and the fees payable to the expert.

14.7. Directions to Expert

- (a) In reaching a determination in respect of a dispute under clause 14.6, the independent expert must give effect to the intent of the Parties entering into this Agreement and the purposes of this Agreement.
- (b) The expert must:
- i. act as an expert and not as an arbitrator;
 - ii. not accept verbal submissions unless both Parties are present;
 - iii. on receipt of a written submission from one party, ensure that a copy of that submission is given promptly to the other party;
 - iv. take into consideration all documents, information and other material which the Parties give the expert which the expert in its absolute discretion considers relevant to the determination of the Dispute;
 - v. not be expected or required to obtain or refer to any other documents, information or material (but may do so if the expert so wishes);
 - vi. issue a draft certificate stating the expert's intended determination (together with written reasons), giving each party fourteen (14) days to make further submissions;
 - vii. issue a final certificate stating the expert's determination (together with written reasons); and
 - viii. act with expedition with a view to issuing the final certificate as soon as practicable.
- (c) The Parties must comply with all directions given by the expert in relation to the resolution of the Dispute and must within the time period specified by the expert, give the expert:
- i. a short statement of facts;
 - ii. a description of the Dispute; and
 - iii. any other documents, records or information which the expert requests.

14.8. Expert may Convene Meetings

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

14.9. Other Courses of Action

If:

- (a) the Parties cannot agree in accordance with clause 14.3 to refer the matter to mediation or determination by an expert; or
- (b) the mediation referred to in clause 14.5 has not resulted in settlement of the dispute, the mediation has been terminated and the Parties have not agreed to refer the matter to expert determination within seven (7) days after termination of the mediation,
- (c) then either party may take whatever course of action it deems appropriate for the purpose of resolving the Dispute.

14.10. Final Determination of Expert

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

14.11. Costs

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

14.12. Remedies Available under the Act

This clause 14 does not operate to limit the availability of any remedies available to Council under sections 9.45 and 9.46 and Division 9.6 of the Act.

14.13. Urgent Relief

This clause 14 does not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of this Agreement.

15. Position of Council

15.1. Consent Authority

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

15.2. Agreement does not Fetter Discretion

This Agreement is not intended to operate to fetter:

- (a) the power of Council to make any Law; or
- (b) the exercise by Council of any statutory power or discretion (**Discretion**).

15.3. Severance of Provisions

- (a) No provision of this Agreement is intended to, or does, constitute any unlawful fetter on any Discretion. If, contrary to the operation of this clause, any provision of this Agreement is held by a court of competent jurisdiction to constitute an unlawful fetter of any Discretion, the Parties agree:
- i. they will take all practical steps, including the execution of any further documents, to ensure the objective of this clause 15 is substantially satisfied;
 - ii. in the event that the intention in clause 15.3(a) cannot be achieved without giving rise to an unlawful fetter on a Discretion, the relevant provision is to be severed and the remainder of this Agreement has full force and effect; and
 - iii. to endeavour to satisfy the common objectives of the Parties in relation to the provision of this Agreement which is held to be an unlawful fetter to the extent that it is possible having regard to the relevant court judgment.
- (b) Where the Law permits Council to contract out of a provision of that Law or gives Council power to exercise a Discretion, then if Council has in this Agreement contracted out of a provision or exercised a Discretion under this Agreement, then to the extent of this Agreement is not to be taken to be inconsistent with the Law.

15.4. No Obligations

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

16. Goods and Service Tax

16.1. Definitions

In this clause:

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

16.2. Non-monetary Supplies

- (a) The Parties agree that any non-monetary supplies made by one party to the other pursuant to this Agreement (including Works and the dedication of land) will be exempt from GST pursuant to Division 82 of the GST Law.
- (b) In the event that one party reasonably believes that the non-monetary supply it makes to the other is a Taxable Supply then the Parties agree to negotiate in good faith to agree to the GST inclusive market value of that Taxable Supply as follows:
- i. The party making the Taxable Supply will issue a Tax Invoice to the other as soon as practicable after agreeing to the GST inclusive market value and will disclose the amount of GST included in the GST inclusive market value.
 - ii. The recipient of the Taxable Supply will pay to the other party the amount of the included GST within fifteen (15) days of receiving the Tax Invoice.
- (c) In the event that both Parties reasonably believe that each make a non-monetary Taxable Supply to the other, any GST payable by one party to the other will be off-set

against each other and any net difference will be paid by the party with the greater obligation.

16.3. Supply Expressed in Terms of Money

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

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

16.4. Expenses and Costs incurred

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

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

16.5. Survival of Clause

Clause 16 does not merge on completion and shall survive termination of this Agreement.

17. Access to Land

17.1. Application of Clause

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

17.2. Terms of Licence

The Terms of Schedule 2 apply to any Necessary Access.

18. Explanatory Note

18.1. Explanatory note

- (a) The Appendix contains the Explanatory Note relating to this Agreement required by clause 25E of the Regulation.

- (b) Pursuant to clause 25E(7) of the Regulation, the Parties agree that the Explanatory Note is not to be used to assist in construing this Agreement.

19. Legal costs

19.1. Legal costs

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

20. Administrative Provisions

20.1. Notices

- (a) Any notice, consent or other communication under this Agreement must be in writing and signed by or on behalf of the person giving it, addressed to the person to whom it is to be given and:
- iii. delivered to that person's address;
 - iv. sent by pre-paid to that person's address; or
 - v. sent by email to that person's email address.
- (b) A notice given to a person in accordance with this clause is treated as having been given and received:
- i. if delivered to a person's address, on the day of delivery if a Business Day, otherwise on the next Business Day;
 - ii. if sent by pre-paid mail, on the third Business Day after posting; and
 - iii. if sent by email to a person's email address and a confirmation of receipt can be retrieved, on the day it was sent if a Business Day, otherwise on the next Business Day.
- (c) For the purpose of this clause the address of a person is the address set out in this Agreement or another address of which that person may from time to time give notice to each other person.

20.2. Severability

If anything in this Agreement is unenforceable, illegal or void then it is severed and the rest of this Agreement remains in force.

20.3. Entire understanding

This Agreement:

- (a) is the entire Agreement and understanding between the Parties on everything connected with the subject matter of this Agreement; and
- (b) supersedes any prior Agreement or understanding between the Parties on anything connected with that subject matter.

20.4. Variation

- (a) An amendment or variation to this Agreement is not effective unless it is in writing and signed by the Parties.

20.5. Waivers and consents

Except as expressly stated in this Agreement, each Party acknowledges that:

- (a) a waiver or consent under this Agreement is not effective unless it is in writing and signed by the Parties entitled to give the waiver or consent;
- (b) a waiver or consent may be given conditionally or unconditionally or withheld at the absolute discretion of the Party entitled to give the waiver or consent;
- (c) a waiver of a power or right or the giving of consent is effective only in respect of the specific instance to which it relates and for the specific purpose for which it is given;
- (d) a party's failure or delay to exercise a power or right does not operate as a waiver of that power or right; and
- (e) the exercise of a power or right does not preclude either its exercise in the future or the exercise of any other power or right.

20.6. Counterparts

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

20.7. No right of set off

Except as expressly stated in this Agreement, a Party has no right of set-off against a payment due to another Party.

20.8. Relationship of parties

Nothing in this Agreement creates a relationship between the Parties of partnership, employment, principal and agent or of trustee and beneficiary.

20.9. Power of Attorney

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

- (a) the revocation or suspension of the power of attorney by the grantor; or
- (b) the death of the grantor.

20.10. Review Requirements

- (a) The Parties agree to review during the event that either party believes that a change in circumstances has or will occur that will affect the operation and carrying out of this Agreement.
- (b) Review of this Agreement is required if any Legislation is introduced or changed to the effect that it would limit, stop, substantially change or otherwise hinder the operation or implementation of this Agreement in the opinion of either Party.
- (c) The Parties are to use all reasonable endeavours to agree on and implement appropriate amendments to this Agreement should reasonable and necessary amendments be identified.

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

20.11. Further Agreements

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

20.12. Force Majeure

If a Party is affected, or likely to be affected, by a Force Majeure Event, that Party must promptly notify the other Party, giving:

- (a) full details of the event;
- (b) an estimate of its duration;
- (c) the obligations under this Agreement it affects and how much it will affect them; and
- (d) the steps either taken or planned to manage its effects.

20.13. Suspension of Obligations under a Force Majeure

- (a) A Party's obligations under this Agreement are suspended if those obligations are affected by a Force Majeure Event for as long as the event continues.
- (b) A Party affected by a Force Majeure Event must do all it reasonably can to remove, overcome or minimise the effects of the event as quickly as possible.

20.14. Surrender of Right of Appeal

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

20.15. Notations under s 10.7(5) of the Act

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

20.16. Confidentiality

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

20.17. Governing law

The law of New South Wales governs this Agreement.

20.18. Jurisdiction

The Parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts which are entitled to hear appeals from them.

EXECUTED as Deed.

EXECUTED by and on behalf of **GOULBURN
MULWAREE COUNCIL ABN 84 049 849 319**)
by its authorised delegate pursuant to section)
377 of the Local Government Act 1993 in the)
presence of:)



Signature of Authorised Delegate


Signature of Witness 10/05/2022

MATT O'ROURKE
Name of Authorised Delegate

CHRIS HARWOOD
Name of Witness (BLOCK LETTERS)

184-194 BOURKE STREET, GOULBURN
Address of Witness (BLOCK LETTERS) NSW 2580

EXECUTED by)
TERESA NGUYEN, registered proprietor of)
Lot 29 DP 1112491 in the presence of:)


Signature of Witness

 
Signature of TERESA NGUYEN

ELLEN ROSSITER
Name of Witness (BLOCK LETTERS)

387 BONG BONG STREET, BOWRAL NSW 2576
Address of Witness (BLOCK LETTERS)

Schedule 1 – Requirements under Section 7.4 of the Act

| Requirement Under the Act | This Agreement |
|--|---|
| <p>Planning instrument and/or Development Application – section 7.4(1)</p> <p>The Developer has:</p> <ul style="list-style-type: none"> (a) sought a change to an environmental planning instrument; (b) made, or propose to make, a Development Application; (c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies. | <ul style="list-style-type: none"> (a) No (b) Yes (c) no |
| <p>Description of land to which this Agreement applies – section 7.4(3)(a)</p> | <p>The land described as Lot 29 in DP 1112491 known as 30 Dorsett Road, Marulan NSW.</p> |
| <p>Description of change to the environmental planning instrument or the development to which this Agreement applies – section 7.4(3)(b)</p> | <p>Subdivision of the Land to create eight (8) Residential Lots and one residual Lot.</p> |
| <p>Application of section 7.11 of the Act – section 7.4(3)(d)</p> | <p>Refer to clause 3.4 of this Agreement.</p> |
| <p>Application of section 7.12 of the Act – section 7.4(3)(d)</p> | <p>Refer to clause 3.4 of this Agreement.</p> |
| <p>Consideration of benefits under this Agreement if section 7.11 applies – section 7.4(3)(e)</p> | <p>Refer to clause 3.4 of this Agreement.</p> |
| <p>Mechanism for dispute resolution – section 7.4(3)(f)</p> | <p>Refer to clause 14 of this Agreement.</p> |
| <p>Enforcement of this Agreement – section 7.4(3)(g)</p> | <p>Refer to clause 12 of this Agreement.</p> |
| <p>No obligation to grant consent or exercise functions – section 7.4(9)</p> | <p>Refer to clause 15 of this Agreement.</p> |

Schedule 2 – Terms of Licence

1. Definitions

For the purposes of this Schedule 2:

- (a) the **Land** is the land being accessed under the Licence;
- (b) the **Licence** means the licence of the Land to which this Schedule applies;
- (c) the **Licensee** is the party accessing the Land; and
- (d) the **Licensor** is the owner of the Land.

2. Licence

2.1 Personal Rights

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

2.2 Leasehold Interest

- (a) This Agreement does not grant to the Licensee a leasehold interest in the Land. The Parties agree that:
 - i. the Licence does not confer exclusive possession of the Land on the Licensee;
 - ii. the Licensee may not exclude the Licensor, its officers, employees and invitees from:
 - (A) entry onto the Land; and
 - (B) the performance of any works on the Land,provided that such entry onto and/or performance of work on the Land does not unreasonably interfere with the activities being carried out on the Land by the Licensee;
- (b) the Licensee does not have any right to quiet enjoyment of the Land; and
- (c) the Licensee will not at any time seek to enforce an interest in the Land in competition with the interest held by the Licensor.

3. Compliance with Authorities

3.1 No Warranty as to Suitability for Use

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

3.2 Compliance with the Terms of the Consents

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

3.3 Compliance with Directions from Authorities

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

3.4 Obtaining Further Consents

- (a) If the Licensee requires further consents to conduct activities on the Land, it must:
 - i. make such applications itself; and
 - ii. bear all costs incurred by it in relation to obtaining the relevant consent.
- (b) The Licensor agrees that it will, where required, sign all authorities reasonably required by the Licensee to make any application to any Authority.

4. Limitation on the Licensor's Liability

4.1 Insurances

- (a) The Licensee must effect and keep current and in force the following policies of insurance:
 - i. a Broadform Public Liability Insurance policy with a reputable insurance company approved by the Licensor in an amount of \$20,000,000 for any one occurrence in respect of any liability for:
 - (A) personal injury or death of any person; and
 - (B) loss or damage to property;
 - ii. Workers compensation insurance under the Workers Compensation Act 1987 covering all persons employed or deemed to be employed by the Licensee in connection with the conduct of the activities on the Land by the Licensee;
 - iii. A comprehensive policy of motor vehicle insurance or an unlimited third party property insurance policy in respect of all motor vehicles used in the performance of the activities on the Land by the Licensee; and
 - iv. A contractor's risk policy of insurance in respect of all plant and equipment (including unregistered motor vehicles) used in the conduct of the activities on the Land by the Licensee.
- (b) The policies referred to in paragraphs (a)(i), (a)(iii) and (a)(iv) must note the interest of the Licensor as principal.

4.2 Inspection of Insurance

- (a) The Licensee must produce at the renewal of each policy a certificate of currency issued by the insurer establishing that the policy is valid.
- (b) The Licensor may carry out random audits to verify insurances held by the Licensee. The Licensee will assist in any audit and provide evidence of the terms and currency of the insurance policies wherever requested by the Licensor.

4.3 Cancellation of Insurance

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

4.4 Risk

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

4.5 Indemnity

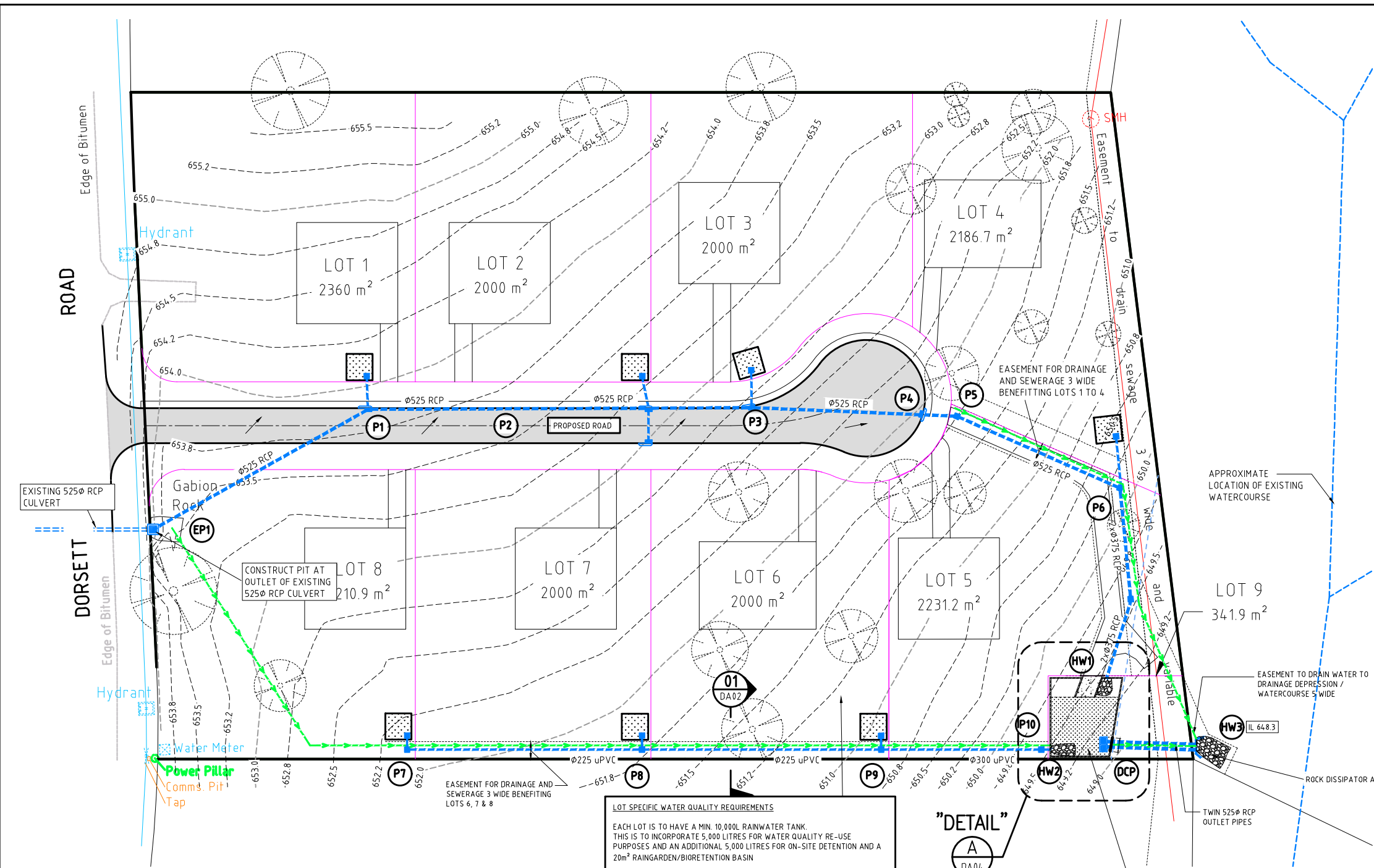
The Licensee indemnifies the Licensor against any Claim (of whatever nature) made in respect of the Licensee's use and/or occupation of the Land.

Schedule 3 – Development Contributions

| Contribution | Public Purpose | Manner & Extent | Timing | Contribution Credit / | Value of Works |
|--|-----------------------------------|---|--|---------------------------|----------------|
| A. Dedication of Land | | | | | |
| Dedication of land for drainage reserve. | Stormwater quality and management | Dedication of land for the purposes of ongoing stormwater infrastructure management. | Land to be dedicated to Council upon registration of the Subdivision Certificate | \$0.00 Developer works | - |
| B. Carrying out of Works | | | | | |
| Construction of Lot 9 and access | Stormwater quality management | The construction of Lot 9, access to Lot 9 from the new road, fencing, landscaping works in accordance with the Notice Of Determination, the referenced plans, Water NSW Concurrence requirements, the Subdivision Works Certificate and the following amended plans DA00 to DA05 REV 05 dated 30/08/2021 | Works to be completed prior to the issuance of the First Subdivision Certificate | \$0.00 Developer works | \$5,000. |
| Stormwater Management Works | Stormwater quality management | The construction of the bioretention basin in accordance with the Notice Of Determination, the referenced plans, Water NSW Concurrence requirements, the Subdivision Works Certificate and the following amended plans DA00 to DA05 REV 05 dated 30/08/2021 | Works to be completed prior to the issuance of the First Subdivision Certificate | \$0.00 Developer works | \$100,000.00 |
| C. Monetary Contribution – subject to clause 4.2(d) | | | | | |
| Monetary Contribution | Drainage | Ongoing maintenance (35 years) of the Stormwater Management Works, | To be paid prior to the issuance of the first Subdivision Certificate. | \$35,000 At 4 May 2020 | N/A |
| Monetary Contribution | Drainage | Capitalisation and first renewal of the Stormwater Management Works (35 years), | To be paid prior to the issuance of the Subdivision Certificate | \$12,000 At 4 May 2020 | N/A |
| Monetary Contribution | Public benefits | Resealing of public car park for the Marulan community. | To be paid prior to the issuance of the Subdivision Certificate | \$17,324 At 4 May 2020 | N/A |

Schedule 4 – Designated Land Plan

Plan of subdivision of Lot 29 DP 1112491 prepared by Laterals Planning dated 27 March 2020



| KEY | |
|-----|---|
| | RAINGARDEN/BIORETENION AREAS WITH OSD STORAGE |
| | GRASSED SWALE DRAIN WITHIN DRAINAGE EASEMENT TO DIRECT MAJOR OVERLAND FLOWS |
| | PROPOSED STORMWATER DRAINAGE LINE AND PIT |
| | ROCK RIP-RAP SCOUR PROTECTION/ENERGY DISSIPATOR (SD 5-8) |
| | BOUNDARY OF EXISTING LOT |
| | BOUNDARY OF SUBDIVISION LOTS |
| | EASEMENT EXISTING |
| | SEWERAGE EXISTING |
| | WATER LINE EXISTING |
| | 100-YEAR FLOOD LINE |
| | TREES EXISTING |
| | ROAD PROPOSED 6m BITUMEN SEAL |

STORMWATER DESIGN NOTES

- GENERAL**
- THIS PLAN IS A CONCEPT ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. FULL CIVIL DESIGN DRAWINGS ARE TO BE OBTAINED & ISSUED TO THE CERTIFYING AUTHORITY FOR APPROVAL PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
 - ALL PIPES TO HAVE MIN 300mm COVER IF LOCATED WITHIN PROPERTY.
 - ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3:2003 AND COUNCIL SPECIFICATIONS.
 - FLOOR LEVELS OF ALL BUILDINGS TO BE SET A MINIMUM OF 500mm ABOVE THE TOP WATER LEVEL OF ANY ADJACENT ABOVE GROUND OSD STORAGE OR OVERLAND FLOW PATHS.

- SITE CONTOURS**
- SURVEY INFORMATION AS SUPPLIED BY LATERALS PLANNING

REQUIRED STORMWATER AND WATER QUALITY DEVICES

- ON SITE DETENTION** - REFER TO ON SITE DETENTION CALCULATIONS
- RAINWATER TANKS** - MINIMUM 10,000L RAINWATER TANKS MUST BE PROVIDED FOR EACH LOT. THESE RAINWATER TANK STORAGE VOLUMES ARE TO BE PROVIDED FOR RE-USE AS SPECIFIED IN THE WATER CYCLE MANAGEMENT STUDY BY SEEC. UP TO 50% OF THE TANK VOLUME CAN BE COUNTED TOWARDS ON SITE DETENTION IN ACCORDANCE WITH GOULBURN MULWAREE COUNCIL ON SITE DETENTION POLICY. IT WILL ALSO DEPEND ON THE PERCENTAGE OF THE CATCHMENT DRAINING TO THE TANK. ALL RAINWATER TANK OVERFLOWS WILL BE DIRECTED TO THE NEW INTERNAL ROAD STORMWATER DRAINAGE SYSTEM. THIS THEN FLOWS TO THE PROPOSED BIORETENION / ABOVE GROUND OSD BASIN LOCATED IN PROPOSED LOT 9.
- WATER QUALITY DEVICES**
 - 10KL RAINWATER TANKS ON EACH LOT.
 - A 20m² RAINGARDEN/BIORETENION ON EACH LOT.
 - A BIORETENION BASIN WITH A FILTER AREA OF 100m² IS TO BE CONSTRUCTED WITHIN THE RESERVE WITHIN PROPOSED LOT 9. THE BIORETENION BASIN IS ALSO TO INCORPORATE OSD AS PREVIOUSLY STATED ABOVE.
- STORMWATER DRAINAGE STRUCTURES**

ALL STORMWATER DRAINAGE STRUCTURES TO BE IN ACCORDANCE WITH GOULBURN/MULWAREE COUNCIL CONSTRUCTION SPECIFICATION AS LIST BELOW-

| STANDARD DRAWING NUMBER | TYPE OF STRUCTURE | DESIGN SPEC. REFERENCE |
|-------------------------|---|------------------------|
| SD-D-02 | Components for Miscellaneous Pits | D 5.19 (2) |
| SD-D-03 | Precast Components for Side entry Pits | D 5.19 (2) |
| SD-D-04 | Standard Side Entry Pit | D 5.19 (3) |
| SD-D-05 | Standard Junction Pit | D 5.19 (4) |
| SD-D-06 | Concrete Inspection Pit and Minor Drainage Details | D 5.19 (5) |
| SD-D-07 | Surface Inlet Pit | D 5.19 (6) |
| SD-D-08 | Surcharge Surface Inlet Pit | D 5.16 (7) |
| SD-D-09 | Interlot Drainage Connections | D 5.21 (5) |
| SD-D-10 | Standard Concrete Headwall for 300 - 900mm | |
| SD-D-11 | Kerb Inlet Pit with Grate, Located Behind Kerb | |
| SD-D-12 | Kerb Inlet Pit with Grate, Located in Front of Kerb | |

CONCEPT STORMWATER DRAINAGE PLAN

LOT SPECIFIC WATER QUALITY REQUIREMENTS
 EACH LOT IS TO HAVE A MIN. 10,000L RAINWATER TANK. THIS IS TO INCORPORATE 5,000 LITRES FOR WATER QUALITY RE-USE PURPOSES AND AN ADDITIONAL 5,000 LITRES FOR ON-SITE DETENTION AND A 20m² RAINGARDEN/BIORETENION BASIN

BIORETENION BASIN / ON-SITE DETENTION (OSD)
 MINIMUM FILTER MEDIA AREA = 100m²
 REQUIRED OSD STORAGE VOLUME = 75.6m³

ON SITE DETENTION CALCULATIONS

SITE DETAILS

SITE AREA = 197Ha
 % IMPERVIOUS AREA = 40%
 AREA DRAINING TO OSD = 197 Ha (OSD IS A COMBINATION 50% OF RAINWATER TANKS AND ABOVE GROUND OSD)
 % AREA DRAINING TO OSD = 100%

SITE DISCHARGE CALCULATIONS

PRE- AND POST-DEVELOPMENT PEAK FLOWS WERE COMPARED USING 'DRAINS' STORMWATER HYDROLOGICAL MODELING SOFTWARE.
 PROPOSED SUBDIVISION PRE-DEVELOPMENT PEAK FLOW = 0.664m³/s
 UPSTREAM CATCHMENT PEAK FLOW = 0.723m³/s
 TOTAL PRE-DEVELOPMENT PEAK FLOW = 1.387m³/s
 THEREFORE BASED ON THE PRE-DEVELOPMENT FLOW CALCULATED IN DRAINS THE PERMISSIBLE SITE DISCHARGE (PSD) IS 1.306m³/s.
 POST-DEVELOPMENT PEAK FLOW = 1.366m³/s < 1.387m³/s (PSD)

TOTAL SITE STORAGE REQUIREMENT (SSR)

SITE STORAGE REQUIREMENT (SSR) = 70m³/Ha (SOURCED FROM GMC OSD POLICY)
 THEREFORE SSR = 197 x 70 = 138m³

PROVIDED ON SITE DETENTION (OSD)

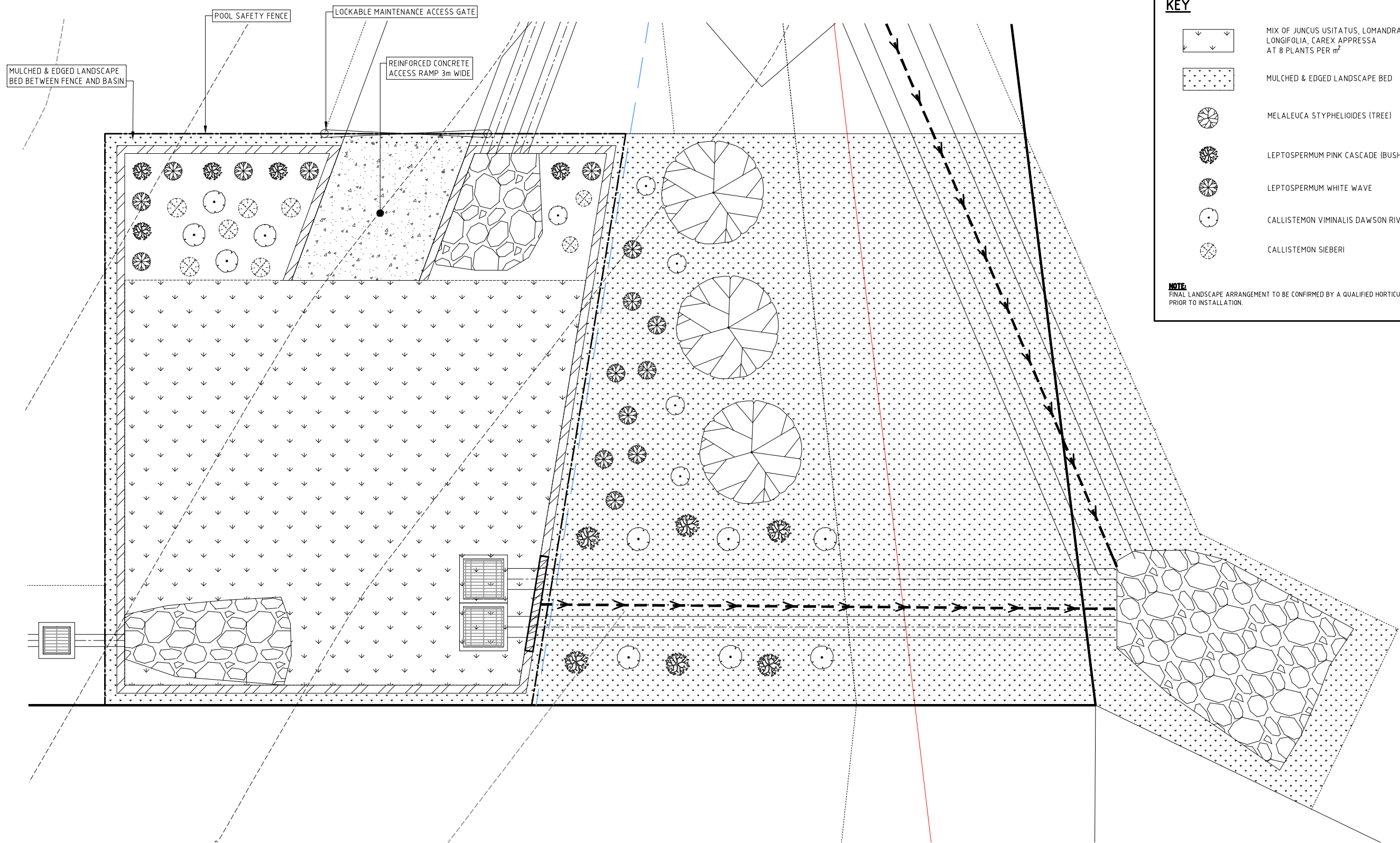
ON-SITE DETENTION IS TO BE PROVIDED WITHIN THE FOLLOWING -
 50% OF THE VOLUME OF RAINWATER TANKS = 8 LOTS x 0.5 x 10m³ = 40m³
 OSD REQUIRED IN BIORETENION BASINS WITHIN LOTS = 7 x 6m³ = 42m³
 OSD REQUIRED IN BIORETENION BASIN IN LOT 9 = 10m³
 TOTAL OSD STORAGE PROVIDED = 183m³ > 138m³ (REQUIRED)

VPA ISSUE

| REV | DATE | DES. | DRN. | APP. | REVISION DETAILS | DRAWING STATUS | North | CLIENT | PROJECT TITLE | DRAWING TITLE | PROJECT NO. | SUB-PR NO. | DRAWING NO. | REV |
|-----|----------|--------|------|------|--|-------------------------------|-------|--------------------------|---|---|-----------------|------------|-------------|-----------|
| 05 | 30/08/21 | J.M.A. | S.B. | J.A. | MINOR NOTE ADDED TO BASIN DETAIL | DESIGN BY J.M.A. | | TERESE NGUYEN | PROPOSED SUBDIVISION 30 DORSETT ROAD MARULAN | CONCEPT STORMWATER DRAINAGE PLAN | 19000163 | P01 | DA01 | 05 |
| 04 | 28/10/20 | J.M.A. | S.B. | J.A. | MINOR AMENDMENTS TO BASIN DETAIL | DRAWN BY J.A. | | | | | | | | |
| 03 | 24/07/20 | J.M.A. | S.B. | J.A. | AMENDMENTS TO OSD AND DETAIL | FINAL APPROVAL B.J. | | | | | | | | |
| 02 | 12/03/20 | J.M.A. | L.O. | J.A. | FINAL ISSUE - FOR DA APPROVAL | SCALE: (on A1 Original) 1:400 | | | | | | | | |
| 01 | 09/03/20 | J.M.A. | L.O. | J.A. | MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS | DA | | | | | | | | |
| 00 | 25/11/19 | J.M.A. | L.O. | J.A. | FOR DA APPROVAL | | | | | | | | | |
| A | 11/10/19 | J.M.A. | L.O. | J.A. | DRAFT ISSUE - FOR DISCUSSION | | | | | | | | | |

This drawing is subject to COPYRIGHT ©. The information on this drawing remains the property of SEEC.

VPA ISSUE

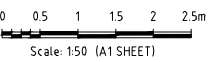


KEY

- MIX OF JUNCUS USITATUS, LOMANDRA LONGIFOLIA, CAREX APPRESSA AT 8 PLANTS PER m²
- MULCHED & EDGED LANDSCAPE BED
- MELALEUCA STYPHELOIDES (TREE)
- LEPTOSPERMUM PINK CASCADE (BUSH)
- LEPTOSPERMUM WHITE WAVE
- CALLISTEMON VIMINALIS DAWSON RIVER
- CALLISTEMON SIEBERI

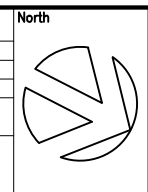
NOTE:
FINAL LANDSCAPE ARRANGEMENT TO BE CONFIRMED BY A QUALIFIED HORTICULTURIST PRIOR TO INSTALLATION.

BIORETENTION BASIN LANDSCAPE PLAN



| REV | DATE | DES. | DRN. | APP. | REVISION DETAILS |
|-----|----------|--------|------|------|---|
| 05 | 30/08/21 | J.M.A | S.B. | J.A. | MINOR NOTE ADDED TO BASIN DETAIL |
| 04 | 28/10/20 | J.M.A. | S.B. | J.A. | MINOR AMENDMENTS TO BASIN DETAIL |
| 03 | 24/07/20 | J.M.A. | S.B. | J.A. | AMENDMENTS TO BIORETENTION BASIN/OSD AND BASIN DETAIL |
| 02 | 12/03/20 | J.M.A. | L.O. | J.A. | FINAL ISSUE - FOR DA APPROVAL |
| 01 | 09/03/20 | J.M.A. | L.O. | J.A. | MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS |
| 00 | 25/11/19 | J.M.A. | L.O. | J.A. | FOR DA APPROVAL |
| A | 11/10/19 | J.M.A. | L.O. | J.A. | DRAFT ISSUE - FOR DISCUSSION |

| DRAWING STATUS | |
|------------------|--------|
| DESIGN BY | J.M.A. |
| DRAWN BY | J.A. |
| FINAL APPROVAL | B.J. |
| SCALE: | 1:50 |
| (on A1 Original) | |
| DA | |



CLIENT
TERESE NGUYEN

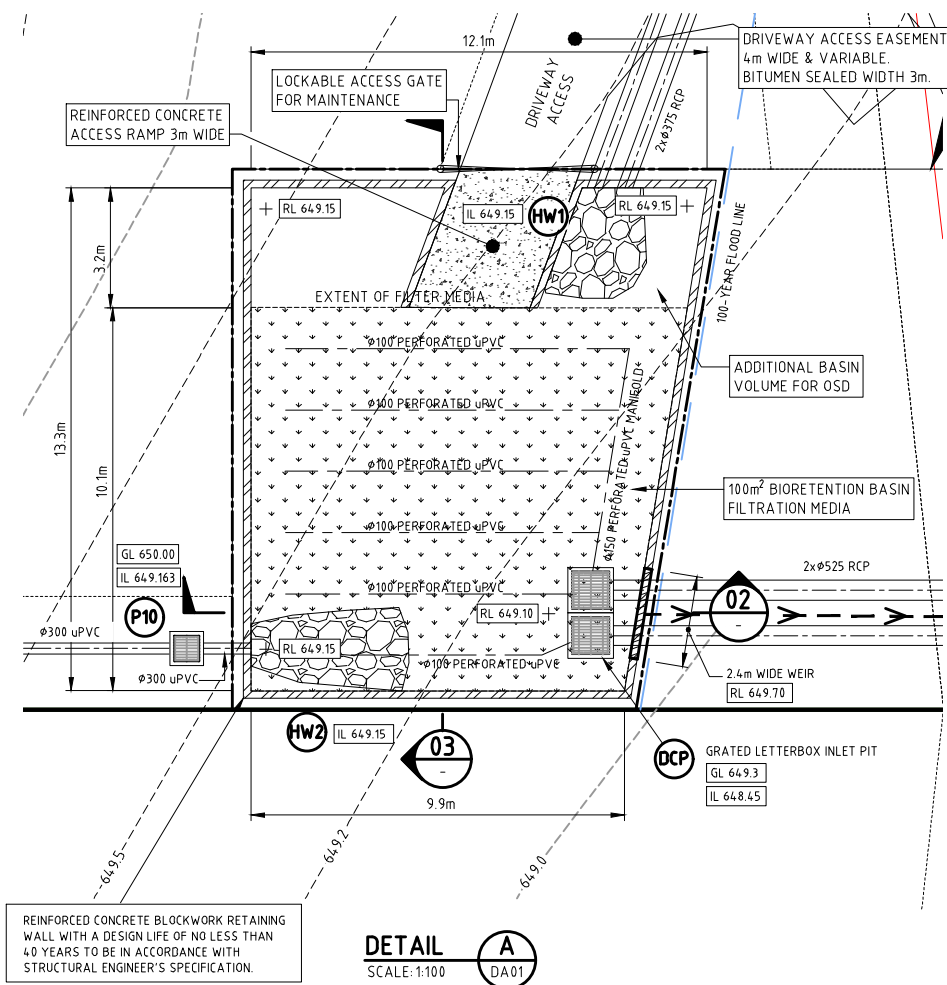
Suites 7 & 8, 68-70 Station Street
PO Box 1098, Bowral NSW 2576.
(0 02 4862 1633
(0 02 4862 3088
email: reception@seec.com.au
WWW.SEEC.COM.AU

PROJECT TITLE
**PROPOSED SUBDIVISION
30 DORSETT ROAD
MARULAN**

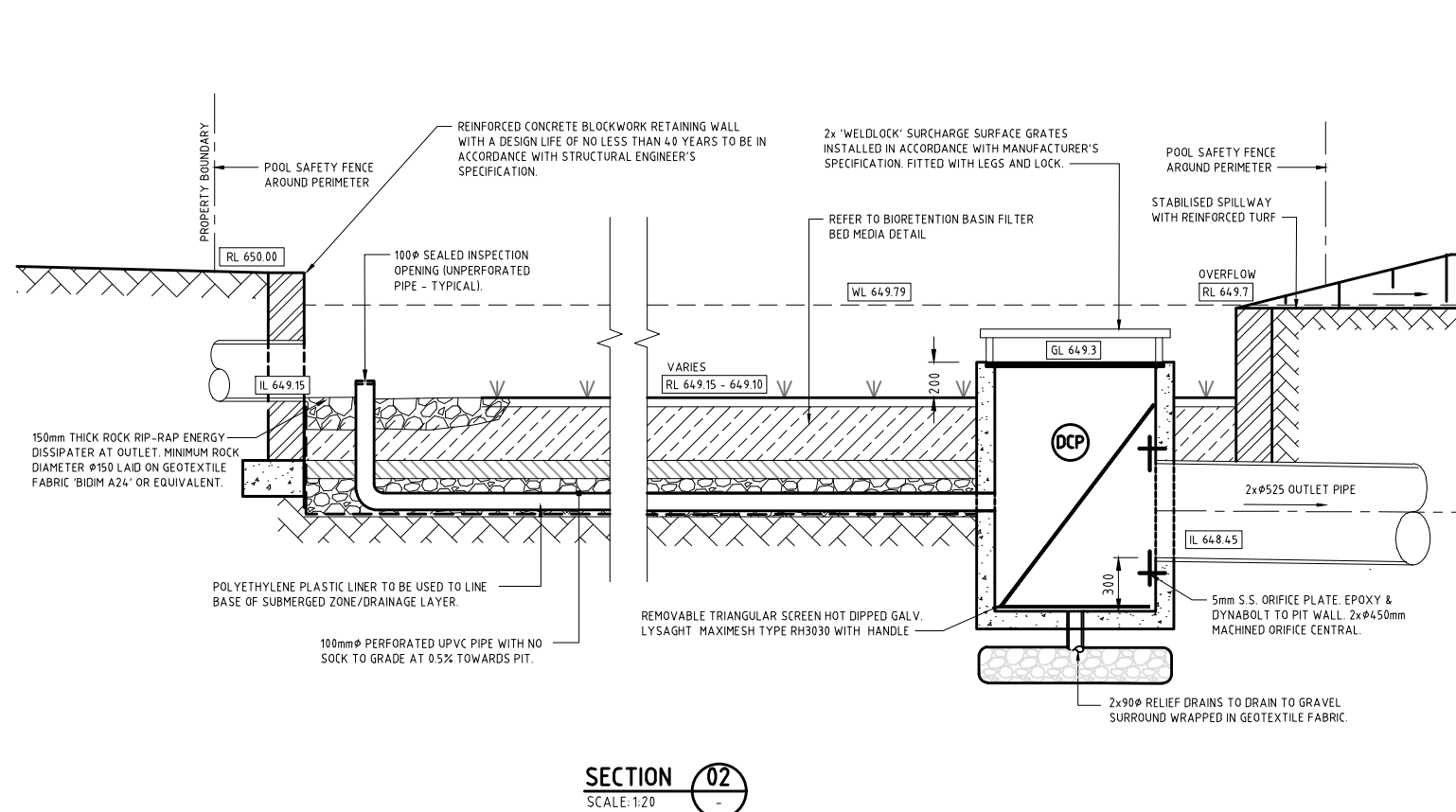
| DRAWING TITLE | | | |
|--|------------|-------------|-----------|
| BIORETENTION BASIN LANDSCAPE PLAN | | | |
| PROJECT NO. | SUB-PR NO. | DRAWING NO. | REV |
| 19000163 | P01 | DA05 | 05 |

This drawing is subject to COPYRIGHT ©. The information on this drawing remains the property of SEEC.

VPA ISSUE



BIORETENTION BASIN / ON-SITE DETENTION (OSD) DETAIL



SECTION 02
SCALE: 1:20
BIORETENTION BASIN / ON-SITE DETENTION DETAIL

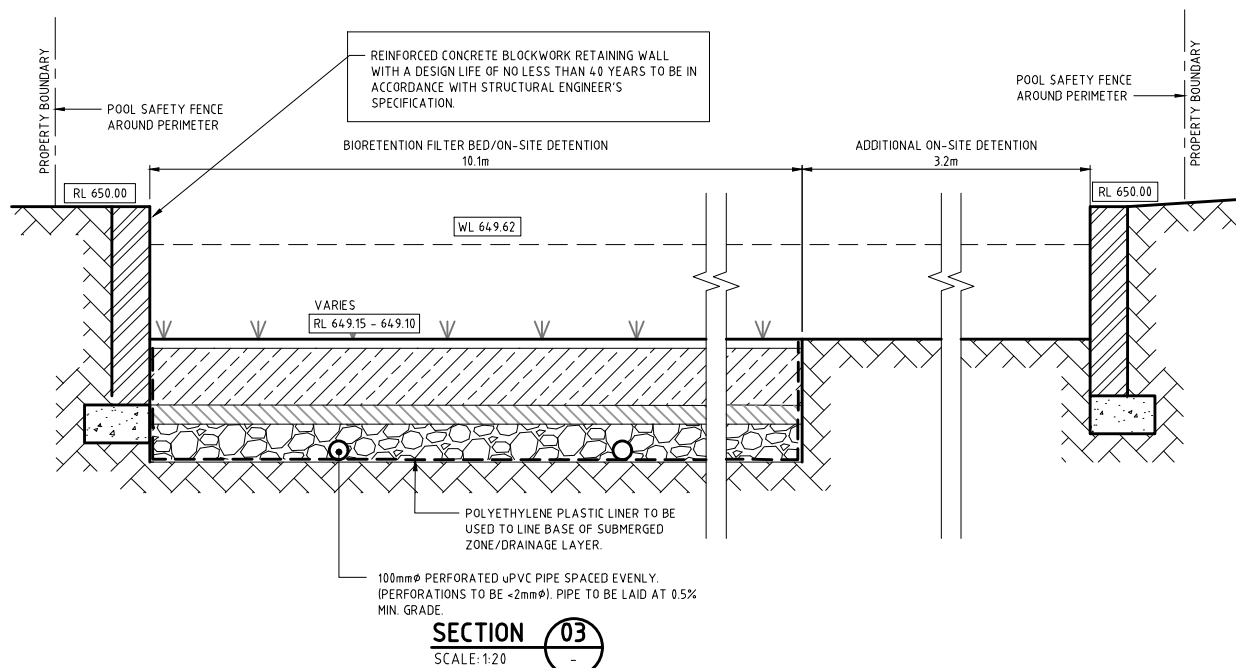


WARNING
BIORETENTION BASIN AREA STORMWATER MAY RISE IN THIS AREA DURING HEAVY RAIN

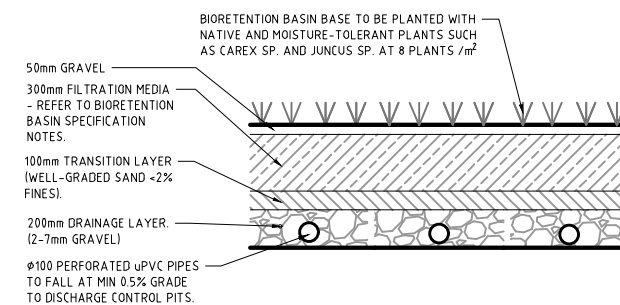
NOTE:
SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION IN THE VICINITY OF THE BIORETENTION BASIN.

COLOURS:
TRIANGLE AND 'WARNING' - RED
WATER - BLUE
FIGURE AND OTHER LETTERING - BLACK

BIORETENTION WARNING SIGN DETAILS



SECTION 03
SCALE: 1:20
BIORETENTION BASIN / ON-SITE DETENTION (OSD) TYPICAL SECTION



BIORETENTION FILTER MEDIA DETAIL

BIORETENTION BASIN FILTER BED MEDIA SPECIFICATION

- THE FILTRATION MEDIA SHALL BE A WELL GRADED LOAMY SAND WITH:
- HYDRAULIC CONDUCTIVITY (ASTM F1815-06) BETWEEN 200 AND 300mm/HOUR
 - PH BETWEEN 5.5 AND 7.5
 - ORGANIC CONTENT LESS THAN 5 PERCENT
 - ELECTRICAL CONDUCTIVITY LESS THAN 1.2 DS/M
 - ORTHOPHOSPHATE CONTENT LESS THAN 4.0 mg/kg
 - NITROGEN CONTENT <math>< 4.00\text{mg/kg}</math>

SUBJECT TO ADEQUATE HYDRAULIC CONDUCTIVITY THE FOLLOWING PARTICLE SIZE DISTRIBUTION IS A GUIDE:

| CLAY AND SILT | < 3% | (< 0.05mm) |
|------------------|--------|-----------------|
| VERY FINE SAND | 5-30% | (0.05 - 0.15mm) |
| FINE SAND | 10-30% | (0.15 - 0.25mm) |
| MED.-COARSE SAND | 40-60% | (0.25 - 1.0mm) |
| COARSE SAND | 7-10% | (1.0 - 2.0mm) |
| FINE GRAVEL | < 3% | (> 2.0mm) |

THE FILTRATION MEDIA WILL BE COMPACTED WITH ONE PASS OF A VIBRATORY PLATE COMPACTOR OR DRUM ROLLER.

THE TRANSITION LAYER SHALL BE CLEAN, WELL-GRADED SAND CONTAINING LITTLE OR NO CLAY AND SILT ($\le 2\%$ FINES). D15 OF THE TRANSITION LAYER MUST BE $\le 5 \times D85$ OF THE FILTER MEDIA.

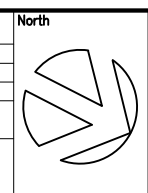
THE DRAINAGE LAYER SHALL BE 2-7mm WASHED SCREENINGS.

BIORETENTION BASIN CONSTRUCTION NOTES

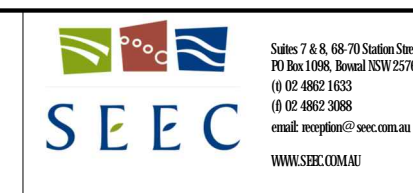
1. PROVIDE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES - PROTECT FILTRATION MEDIA DURING CONSTRUCTION WORKS FROM UNCONTROLLED SITE RUNOFF LIKELY TO CAUSE SEDIMENTATION (DURING EXCAVATION WORKS LIMIT AREAS OF DISTURBANCE AROUND THE BASIN, STABILISE PERMANENT WORKS AS SOON AS POSSIBLE AND PRIOR TO ANY RAINFALL EVENT PROVIDE TEMPORARY GROUND COVER OVER EXPOSED AREAS USING GEOTEXTILE OR TURF).
2. ENSURE NO HEAVY MACHINERY OR OBJECTS ARE LEFT ON THE FILTRATION MEDIA AS THIS CAN COMPACT AND POTENTIAL BLOCK THE FILTRATION LAYER.
3. ALL BATTERS AND SUBGRADE/ EARTHWORKS TO ACHIEVE MINIMUM OF 95% STANDARD COMPACTION IN ACCORDANCE WITH AS 1289.
4. PERFORATED PIPES CAN BE SLOTTED WITH 15mm WIDE x 7.5mm LONG PERFORATIONS. DO NOT USE A SOCK.
5. INSPECTION OPENINGS FOR THE BASIN SUB-SOIL DRAINAGE SYSTEM ARE TO BE PROVIDED AS SHOWN ON THIS PLAN.

| REV | DATE | DES. | DRN. | APP. | REVISION DETAILS |
|-----|----------|--------|------|------|---|
| 05 | 30/08/21 | J.M.A. | S.B. | J.A. | MINOR NOTE ADDED TO BASIN DETAIL |
| 04 | 28/10/20 | J.M.A. | S.B. | J.A. | AMENDMENTS TO BASIN DETAIL |
| 03 | 24/07/20 | J.M.A. | S.B. | J.A. | AMENDMENTS TO BIORETENTION BASIN/OSD AND BASIN DETAIL |
| 02 | 12/03/20 | J.M.A. | L.O. | J.A. | FINAL ISSUE - FOR DA APPROVAL |
| 01 | 09/03/20 | J.M.A. | L.O. | J.A. | MINOR AMENDMENTS TO ADDRESS COUNCIL COMMENTS |
| 00 | 25/11/19 | J.M.A. | L.O. | J.A. | FOR DA APPROVAL |
| A | 11/10/19 | J.M.A. | L.O. | J.A. | DRAFT ISSUE - FOR DISCUSSION |

| DRAWING STATUS | |
|------------------|----------|
| DESIGN BY | J.M.A. |
| DRAWN BY | J.A. |
| FINAL APPROVAL | B.J. |
| SCALE: | AS ABOVE |
| (on A1 Original) | |
| DA | |



CLIENT
TERESE NGUYEN



PROJECT TITLE
**PROPOSED SUBDIVISION
30 DORSETT ROAD
MARULAN**

| DRAWING TITLE | | | |
|---|------------|-------------|-----|
| BIORETENTION BASIN / OSD DETAILED DESIGN | | | |
| PROJECT NO. | SUB-PR NO. | DRAWING NO. | REV |
| 19000163 | P01 | DA04 | 05 |