

Northern Beaches Council ABN 57 284 295 198

(“Council”)

and

Frasers Property Limited ACN 008 443 696

(“Developer”)

Planning Agreement

Environmental Planning and Assessment Act, 1979 (NSW)

TABLE OF CONTENTS

1	INTRODUCTION	3
2	DEFINITIONS AND INTERPRETATION	3
	2.1 Definitions	3
	2.2 Interpretation	6
3	OPERATION AND APPLICATION OF THIS AGREEMENT	8
	3.1 Operation	8
	3.2 Planning Agreement under the Act	8
4	APPLICATION OF SECTIONS 94, 94A AND 94EF OF THE ACT	8
5	CONTRIBUTIONS AND ACKNOWLEDGEMENTS	8
	5.1 Developer to provide Contributions	8
	5.2 Council to provide Contributions	8
	5.3 Dedication of Land	8
	5.4 Council acknowledgments	9
	5.5 Developer Contributions	9
6	REGISTRATION	9
7	ENFORCEMENT	9
	7.1 Release and discharge of Agreement by Council	9
8	DISPUTE RESOLUTION	9
	8.1 Dispute Resolution – mediation	9
	8.2 Not use information	10
	8.3 No prejudice	10
9	TERMINATION	10
10	GST	10
	10.1 Construction	10
	10.2 Consideration GST exclusive	11
	10.3 Application of Divisions 81 and 82	11
	10.4 Payment of GST	11
	10.5 Timing of GST payment	11
	10.6 Tax Invoice	12
	10.7 Adjustment event	12
	10.8 Reimbursements	12
	10.9 No merger	12
11	ASSIGNMENT AND NOVATION	12
	11.1 Consent	12
	11.2 Developers' rights to transfer Land	12
	11.3 Transfer of land between Developer and Related Bodies Corporate	12
12	CAPACITY	13
	12.1 General warranties	13
	12.2 Power of attorney	13
13	GENERAL PROVISIONS	13
	13.1 Entire Agreement	13
	13.2 Variation	13
	13.3 Waiver	13

13.4	Further assurances	13
13.5	Time for doing acts	13
13.6	Governing law and jurisdiction	14
13.7	Severance	14
13.8	Compliance with Laws	14
13.9	Requirements under section 93F of the Act	14
13.10	Preservation of existing rights	14
13.11	No merger	14
13.12	Counterparts	14
13.13	Relationship of Parties	14
13.14	No fetter	15
13.15	Explanatory note	15
13.16	Expenses	15
13.17	Notices	15
SCHEDULE 1		18
SCHEDULE 2		20
SCHEDULE 3		21
SCHEDULE 4		22
SCHEDULE 5		24
SCHEDULE 6		25
SCHEDULE 7		26
SCHEDULE 8		27

DRAFT

THIS Agreement is dated

2016

PARTIES:

Northern Beaches Council (ABN 57 284 295 198) of 1 Park Street, Mona Vale, New South Wales
(**Council**)

and

Frasers Property Limited (ACN 008 443 696) of 1 Homebush Bay Drive, Rhodes, New South Wales
(**Developer**)

1 INTRODUCTION

- A. Council owns Lot 5 in Deposited Plan 736961 (**Council Land**) and the Developer owns Lots 11, 12 and 13 in Deposited Plan 1092788 (**Developer Land**).
- B. Subject to the amendment of the Pittwater LEP, Council and the Developer have agreed to swap parts of Council Land and Developer Land (**the Land Swap**) to enable the Council to extend a proposed public park and to enable residential development on the land transferred to the Developer following the Land Swap.
- C. The Land Swap is the subject of a separate agreement between the Parties and is conditional upon the Parties entering into this Agreement.
- D. The Developer has made an offer to the Council to enter into this Agreement to ensure the provision at its cost of public benefits in connection with a development application proposed for the Developer Land, being the construction of an extension of Fern Creek Road and the construction of new east-west road connecting Fern Creek Road with the eastern half of Sector 9 of the Release Area, the provision of associated stormwater infrastructure and a 50% contribution towards the cost of undergrounding high voltage power lines that run along the current boundary at 9 and 12 Fern Creek Road.

IT IS AGREED:

2 DEFINITIONS AND INTERPRETATION

2.1 Definitions

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

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

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

Agreement means this planning agreement between the Parties.

Approval means any approvals, consents, certificates, permits, endorsements, licences, conditions or requirements (and any modifications or variations to them) which may be required by law or an Authority.

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

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

Commencing Date means the date of this Agreement.

Construction Certificate has the same meaning as in the Act, granted in respect of any development consent given for the Developer Land.

Conveyancing Act means the *Conveyancing Act 1919* (NSW) (as amended).

Council Contribution means the contributions as set out in Schedule 5.

Council Land means Lot 5 in Deposited Plan 736961.

Council's Representative means the person specified in Schedule 2 who is duly authorised to give approval under this Agreement or such other person as notified by the Council from time to time.

Covenant means a binding agreement in form and terms capable of being registered by the Registrar-General in the relevant folio of the Register and may include a public positive covenant, a provision in a strata management statement or other form of registrable document.

Development Application means any development application made for residential subdivision or other development of the Developer Land, whether or not that application is made in conjunction with a proposal to develop adjoining land.

Developer Contributions means the aggregate of the:

- (a) Fern Creek Road Works;
- (b) East-West Road Works;
- (c) Stormwater Infrastructure Embellishment Contribution – Developer.

to be provided by the Developer at no cost or risk to Council and in accordance with this Agreement, and:

- (d) a 50% contribution towards the cost of undergrounding high voltage power lines that run along the current boundary at 9 and 12 Fern Creek Road;

as set out in Schedule 4

Developer Creek Line Corridor Land means the land shown in dark green and marked "To 25 Metre Creek Corridor" on the Plan at Schedule 6.

Developer Land means Lots 11, 12 and 13 in Deposited Plan 1092788.

Developer's Representative means the person specified in Schedule 2 who is duly authorised to give and receive notices under this Agreement as agent for the Developer, or such other person as notified by the Developer to Council from time to time.

Dispute means a dispute or difference between the Parties under or in relation to this Agreement.

East-West Road Works means all works required for the construction of the new east-west road connecting Fern Creek Road with the eastern half of Sector 9 shown in the Plan at Schedule 6 to be completed by the Developer at the Developer's cost in accordance with clause 3 of Schedule 4, so that it complies with the requirements of a "Local Road" under the Warriewood Valley Roads Masterplan.

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

Fern Creek Road Works means all works required for the northern extension of Fern Creek Road shown in the Plan at Schedule 6 to be completed by the Developer at the Developer's cost in accordance with clause 2 of Schedule 4, so that it complies with the requirements of a "Local Road" under the Warriewood Valley Roads Masterplan.

GST has the same meaning as in the GST Law.

GST Law means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST (as amended).

Improvements means all structures, improvements, fixtures and equipment constructed, erected or installed on Council Land or Developer Land from time to time (including but not limited to any support columns, foundations or footings constructed).

Land means the land described in Schedule 3 of this Agreement, or any further subdivision, consolidation or amalgamation of those titles.

Land Swap means the land swap the subject of a separate agreement between the Parties as indicated on the proposed land swap plan at Schedule 7 of this Agreement.

Law means any constitution or provision, statute, act, regulation, rule, ordinance, proclamation, subordinate legislation, delegated legislation, by-law, judgment rule of common law or equity, rule approval consent or condition of approval or consent imposed by a competent entity exercising statutory jurisdiction in the relevant matter. Development Consent and/or this Agreement is invalid and includes but is not limited to any proceedings in which such a declaration is sought which are heard on remitter from another Court following an appeal.

LEP means the *Pittwater Local Environmental Plan 2014*.

Lot means each lot or individual parcel comprising the Land.

LPI means the Land and Property Information Division of the NSW Department of Finance and Services.

Occupation Certificate has the same meaning as in the Act and includes an interim Occupation Certificate.

Party means a party to this Agreement and includes their successors and assigns.

Plan means the plan at Schedule 6 of this Agreement showing the location of the Developer Contributions and the Stormwater Infrastructure Embellishment Works – Council.

Release Area means the land identified as Warriewood Valley Release Area on the *Urban Release Area Map* in the LEP.

Stormwater Infrastructure Embellishment Works – Developer means all works associated with the embellishment of the stormwater infrastructure to be undertaken by the Developer at the Developer's cost that is required to be located within the Fern Creek Road extension, in accordance with clause 4 of Schedule 4.

Stormwater Infrastructure Embellishment Works – Council means all works associated with the embellishment of the stormwater infrastructure to be undertaken by the Council at the Council's cost that is required to be located between Fern Creek Road and Fern Creek, in accordance with clause 2 of Schedule 5.

Subdivision Certificate has the same meaning as in the Act, granted in respect of any development consent given for the Developer Land.

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

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

Registrar-General means the Registrar-General who maintains the Register.

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

Related Bodies Corporate has the same meaning as in clause 50 of the *Corporations Act 2001 (Cth)*.

Sector 9 means the land at Warriewood Valley with an approximate site area of 17.1 hectares that borders Fern Creek to the north, Garden Street to the east, Orchard Street to the south, and the escarpment to the west.

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

Warriewood Valley Roads Masterplan means Warriewood Valley Urban Land Release Roads Master Plan (Jamieson Foley & Associates, 1999).

2.2 Interpretation

In this Agreement unless the context clearly indicates otherwise:

- (a) a reference to **this Agreement** or another document means this Agreement or that other document and any document which varies, supplements, replaces, assigns or novates this Agreement or that other document;

- (b) a reference to **legislation** or a **legislative provision** includes any statutory modification, or substitution of that legislation or legislative provision and any subordinate legislation issued under that legislation or legislative provision;
- (c) a reference to a **body** or **authority** which ceases to exist is a reference to either a body or authority that the parties agree to substitute for the named body or authority or, failing agreement, to a body or authority having substantially the same objects as the named body or authority;
- (d) a reference to the **introduction**, a **clause**, **schedule** or **annexure** is a reference to the introduction, a clause, a schedule or an annexure to or of this Agreement;
- (e) **clause headings**, the **introduction** and the **table of contents** are inserted for convenience only and do not form part of this Agreement;
- (f) the **schedules** form part of this Agreement;
- (g) a reference to a **person** includes a natural person, corporation, statutory corporation, partnership, the Crown or any other organisation or legal entity;
- (h) a reference to a **natural person** includes their personal representatives, successors and permitted assigns;
- (i) a reference to a **corporation** includes its successors and permitted assigns;
- (j) a reference to a **right** or **obligation** of a Party is a reference to a right or obligation of that Party under this Agreement;
- (k) the obligations of a Party are **joint** and **several**, but an obligation of a Developer binds that Developer individually only;
- (l) a requirement to do **anything** includes a requirement to cause that thing to be done and a requirement not to do **anything** includes a requirement to prevent that thing being done;
- (m) **including** and **includes** are not words of limitation;
- (n) a **word** that is derived from a defined word has a corresponding meaning;
- (o) **monetary amounts** are expressed in Australian dollars and all amounts payable under this Agreement are payable in Australian dollars;
- (p) the **singular** includes the **plural** and vice-versa;
- (q) words importing one **gender** include all other genders;
- (r) a reference to a **thing** includes each part of that thing;
- (s) neither this Agreement 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; and
- (t) a word defined in the Act has the same meaning in this Agreement, unless otherwise defined.

3 OPERATION AND APPLICATION OF THIS AGREEMENT

3.1 Operation

- (a) This Agreement constitutes an agreement within the meaning of section 93F of the Act and is binding on each Party to it and their respective heirs, successors, transferees and assignees.
- (b) This Agreement operates from the Commencing Date and ends in accordance with clause 9 of this Agreement.
- (c) The Council and the Developer warrant and represent that this Agreement creates legally binding and valid obligations enforceable against the other Party in accordance with its terms.

3.2 Planning Agreement under the Act

This Agreement constitutes a planning agreement within the meaning of section 93F of the Act, governed by subdivision 2 of Division 6 of Part 4 of the Act.

4 APPLICATION OF SECTIONS 94 AND 94A OF THE ACT

This agreement does not exclude the application of sections 94 or 94A of the Act to the development, and the Developer Contributions are not to be taken into consideration in determining any section 94 contribution relating to a Development Application.

5 CONTRIBUTIONS AND ACKNOWLEDGEMENTS

5.1 Developer to provide Contributions

The Developer undertakes at its cost and risk, to provide to the Council, the Developer Contributions in accordance with Schedule 4 and otherwise in accordance with this Agreement.

5.2 Council to provide Contributions

The Council will provide the Council Contributions in accordance with Schedule 5 and otherwise in accordance with this Agreement.

5.3 Dedication of Land

- (a) A contribution comprising the dedication of land is made for the purposes of this Agreement when a deposited plan is registered in the register of plans held with the Registrar-General that dedicates the land the subject of the East-West Road Works and the land the subject of the Fern Creek Road Works as a public road under the *Roads Act 1993 (NSW)*.
- (b) The Developer must not dedicate any land for the purposes of this Agreement until it has received in writing from the Council's Representative that the Council is satisfied the Developer Contributions have been carried out in accordance with clause 5.5(a) of this Agreement.

5.4 Council acknowledgments

- (a) The Council acknowledges that the land dedicated to the Council under this Agreement is free of all encumbrances and affectations except for:
- (i) the encumbrances identified in Schedule 8;
 - (ii) any sewer, drainage, electricity, gas, telecommunication or other services or facilities as otherwise agreed in writing by the Council; and
 - (iii) any other encumbrances reasonably agreed in writing between the Parties.
- (b) Despite any other provision in this Agreement, after the land is dedicated to the Council in accordance with clause 5.3, the Council accepts ownership, possession and control of that land and of any Developer Contributions carried out on that land.

5.5 Developer Contributions

- (a) Without limiting any other provision of this Agreement, any Developer Contributions that are required to be carried out by the Developer under this Agreement are to be carried out in accordance with any reasonable design or specification specified by Council and in accordance with any relevant Approval and any other applicable Law.
- (b) Developer Contributions required to be carried out by the Developer under this Agreement are completed for the purposes of this Agreement when they have been completed in accordance with clause 5.5(a) and a Subdivision Certificate for residential development of the Developer Land has been issued.

6 REGISTRATION

Within 30 days of the execution of this Agreement, the Developer will at its cost procure the registration of this Agreement in accordance with section 93H of the *Real Property Act 1900* (NSW) in the relevant folios of the register for the Land.

7 ENFORCEMENT

7.1 Release and discharge of Agreement by Council

The Council must promptly do all things reasonably required by the Developer to release and discharge this Agreement from the title to the Land (such that the Agreement is no longer registered by the Registrar-General under section 93H of the Act in relation to the Land) upon the Council's Representative being satisfied, acting reasonably, that the Developer has provided all Developer Contributions under this Agreement.

8 DISPUTE RESOLUTION

8.1 Dispute Resolution – mediation

- (a) This clause applies to any Dispute arising in connection with this Agreement.
- (b) Such a Dispute is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.

- (c) If a notice is given under clause 8.1(b), the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- (d) If the Dispute is not resolved within a further 28 days, the Parties are to mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales published from time to time and are to request the President of the Law Society to select a mediator.
- (e) If the Dispute is not resolved by mediation within a further 28 days, or such longer period as may be necessary to allow any mediation process which has been commenced to be completed, then the Parties may exercise their legal rights in relation to the Dispute, including by the commencement of legal proceedings in a court of competent jurisdiction in New South Wales.
- (f) Each Party is to bear its own costs arising from or in connection with the appointment of a mediator and the mediation.
- (g) The Parties are to share equally the costs of the President, the mediator, and the mediation.

8.2 Not use information

The Parties acknowledge the purpose of any exchange of information or documents or the making of any offer of settlement under this clause 8 is to attempt to settle the Dispute. No party may use any information or documents obtained through any dispute resolution process undertaken under this clause 8 for any purpose other than in an attempt to settle the Dispute, except to the extent that such information or documents are otherwise publicly available or came into the possession of a Party other than during the dispute resolution process.

8.3 No prejudice

This clause 8 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 Agreement.

9 TERMINATION

This Agreement ends on the first to occur of the following:

- (a) the Agreement is terminated by operation of law;
- (b) all the obligations on the Parties under this agreement are performed or satisfied by the Parties;
- (c) the Parties agree in writing that the development of the Developer Land will not proceed and any relevant development consent for the Developer Land is surrendered to Council;
- (d) any relevant development consent relating to the Developer Land lapses within the meaning of section 95 of the Act.

10 GST

10.1 Construction

In this clause 10:

- (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, government corporation, 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

10.2 Consideration GST exclusive

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

10.3 Application of Divisions 81 and 82

Without limiting the application of clauses 10.4 to 10.10 the Parties intend to apply Division 81 and Division 82 of the GST Law to supplies made under or in connection with this document to the extent permitted by law.

10.4 Payment of GST

If GST is payable on any supply made by:

- (a) a party; or
- (b) an entity that is taken under 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.

10.5 Timing of GST payment

The amount referred to in clause 10.4 must be paid in addition to the GST exclusive consideration 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.

10.6 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 a payment under clause 10.4.

10.7 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 10.4 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.

10.8 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 10.8 does not limit the application of clause 10.4, if appropriate, to the Reimbursable Expense as reduced in accordance with clause 10.8(a).

10.9 No merger

This clause 10 will not merge on completion or termination of this Agreement.

11 ASSIGNMENT AND NOVATION

11.1 Consent

No Party may assign the rights or benefits of this Agreement to any person except in accordance with clause 11.2 and 11.3 or otherwise with the consent of the other Party.

11.2 Developers' rights to transfer Land

- (a) The Developer must not sell or transfer to another person the whole or part of any part of the Land on which this Agreement remains registered under section 93H of the Act.
- (b) Notwithstanding clause 11.2(a), the Developer may sell or transfer the whole or any part of the Land (as the case may be) to a transferee if prior to the proposed sale or transfer the Developer satisfies the Council that it has received an acknowledgement from the transferee of its obligation to comply with this Agreement.
- (c) The Developers will pay the Council's reasonable costs and expenses incurred under this clause 11.2.

11.3 Transfer of land between Developer and Related Bodies Corporate

- (a) The provisions of clause 11.2 do not apply where a Developer transfers any part of the Land it owns to any of its Related Bodies Corporate.

- (b) The Related Body Corporate receiving the transfer under clause 11.3(a) must notify the Council in writing within 20 Business Days of the transfer indicating that the transfer has occurred and identifying that the Land, or any part thereof, has been transferred.

12 CAPACITY

12.1 General warranties

Each Party warrants to the other Party that this Agreement creates legal, valid and binding obligations, enforceable against the relevant Party in accordance with its terms.

12.2 Power of attorney

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

13 GENERAL PROVISIONS

13.1 Entire Agreement

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

13.2 Variation

This Agreement must not be varied except by a later written document executed by all Parties.

13.3 Waiver

A right created by this Agreement 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.

13.4 Further assurances

Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests that are necessary or desirable to give full effect to the arrangements contained in this Agreement.

13.5 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 Agreement,

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 pm on the specified day, it is taken to have been done on the following Business Day.

13.6 Governing law and jurisdiction

- (a) The laws applicable in New South Wales govern this Agreement.
- (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.

13.7 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 Agreement without affecting the enforceability, validity or legality of the remaining clauses (or parts of those clauses) which will continue in full force and effect.

13.8 Compliance with Laws

If a Law is changed or a new Law comes into force (both referred to as "**New Law**") and the Developers are obliged by the New Law to do something or pay an amount for a purpose which it is already contractually obliged to do or pay under this Agreement then, to the extent only that the relevant obligation is required under both the New Law and this Agreement, compliance with this Agreement will constitute compliance with the New Law and compliance with the New Law will constitute compliance with this Agreement.

13.9 Requirements under section 93F of the Act

The Parties acknowledge and agree that the table in Schedule 1 provides for certain terms, conditions and procedures for the purpose of the Agreement complying with the Act.

13.10 Preservation of existing rights

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

13.11 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 Agreement for any reason, will not merge on the occurrence of that event but will remain in full force and effect.

13.12 Counterparts

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

13.13 Relationship of Parties

Unless otherwise stated:

- (a) nothing in this Agreement 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.

13.14 No fetter

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

13.15 Explanatory note

The Parties agree that the Explanatory Note must not be used to assist in construing this Agreement.

13.16 Expenses

- (a) The Developers must pay their own and the Council's reasonable legal costs and disbursements in connection with the negotiation, preparation and execution of this Agreement.
- (b) The Developers must pay for all reasonable costs and expenses associated with the giving of public notice of this Agreement and the Explanatory Note in accordance with the Regulation.

13.17 Notices

- (a) Any notice, demand, consent, approval, request or other communication (**Notice**) to be given under this Agreement must be in writing and must be given to the recipient at its Address for Service by being:
 - (i) hand delivered; or
 - (ii) sent by facsimile transmission; or
 - (iii) sent by prepaid ordinary mail within Australia.
- (b) A Notice is given if:
 - (i) hand delivered, on the date of delivery;
 - (ii) sent by facsimile transmission during any Business Day, on the date that the sending Party's facsimile machine records that the facsimile has been successfully transmitted; or
 - (iii) sent by prepaid ordinary mail within Australia, on the date that is 2 Business Days after the date of posting.

- (c) If a Party gives the other Party 10 Business Days' notice of a change of its postal address, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or faxed to the latest address.
- (d) If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a Business Day, or if on a Business Day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next Business Day.
- (e) The Developer appoints the Developer's Representative as its agent, for the sole purpose of giving and receiving notices under this Agreement, in accordance with the instructions of the Developer. However, any notices or communications from the Developer override those from the Developer's Representative if they are inconsistent.

DRAFT

Executed as an Agreement

Executed as an agreement on behalf)
of Northern Beaches Council by its)
General Manager pursuant to section)
683 of the *Local Government Act 1993*)
in the presence of:

.....
Signature of witness

.....
Signature of General Manager

.....
(Print) Full Name

.....
(Print) Full Name

Executed as an agreement under power of)
attorney for NSW by Frasers Property Limited)
by its Attorneys:

.....
Signature of Attorney

.....
Signature of witness

.....
(Print) Full Name

.....
(Print) Full Name

Pursuant to Power of Attorney registered
[insert] and we declare that we have no
notice of the revocation of the said Power of
Attorney

SCHEDULE 1

Table 1 – Requirements under section 93F of the Act (clause 3)

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

REQUIREMENT UNDER THE ACT	THIS AGREEMENT
<p>Planning instrument and/or development application – (section 93F(1))</p> <p>The Developer has:</p> <p>(a) sought a change to an environmental planning instrument.</p> <p>(b) made, or proposes to make, a Development Application.</p> <p>(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</p>	<p>(a) No</p> <p>(b) No</p> <p>(c) Yes</p>
<p>Description of land to which this Agreement applies – (section 93F(3)(a))</p>	The whole of the Land
<p>Description of change to the environmental planning instrument to which this Agreement applies and/or the development to which this Agreement applies – (section 93F(3)(b))</p>	.Development application for the residential development of the Developer Land and adjoining land.
<p>The scope, timing and manner of delivery of contribution required by this Agreement – (section 93F(3)(c))</p>	See Schedule 4 and 5
<p>Applicability of sections 94 and 94A of the Act – (section 93F(3)(d))</p>	The application of section 94 and 94A of the Act are not excluded in respect of this Agreement.
<p>Applicability of section 94EF of the Act – (section 93F(3)(d))</p>	The application of section 94EF of the Act is not excluded in respect of this Agreement.
<p>Consideration of benefits under this Agreement if section 94 applies – (section 93F(5))</p>	. Developer Contributions under this Agreement are not to be taken into consideration.
<p>Mechanism for Dispute Resolution – (section 93F(3)(f))</p>	See clause 8
<p>Enforcement of this Agreement – (section 93F(3)(g))</p>	See clause 7
<p>No obligation to grant consent or exercise</p>	See clause 13.14

functions – (section 93F(10))	
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Table 2 – Other matters

REQUIREMENT UNDER THE ACT OR REGULATION	THIS AGREEMENT
Registration of the Agreement – (section 93H of the Act)	Yes (see clause 6)
Whether the Agreement specifies that certain requirements of the agreement must be complied with before a Construction Certificate is issued – (clause 25E(2)(g) of the Regulation)	No
Whether the Agreement specifies that certain requirements of the agreement must be complied with before an Occupation Certificate is issued – (clause 25E(2)(g) of the Regulation)	No
Whether the Agreement specifies that certain requirements of the agreement must be complied with before a subdivision certificate is issued – (clause 25E(2)(g) of the Regulation)	Yes

SCHEDULE 2

Address for Service (clause 2.1)

COUNCIL

NORTHERN BEACHES COUNCIL (ABN 57 284 295 198)

Contact: The General Manager

Address: 1 Park Street, Mona Vale, New South Wales, 2103

Facsimile No: (02) 9970 1200

Council Representative:

DEVELOPER

FRASERS PROPERTY LIMITED (ACN 008 443 696)

Contact: Company Secretary

Address: 1 Homebush Bay Drive,
Building C, Level 3, Rhodes, New South Wales, 2138

Facsimile No: 02 9767 2900

SCHEDULE 3
Land (clause 2.1)

Column 1	Column 2	Column 3	
Item	Address	Lot Number	Deposited Plan
1	9 Fern Creek Road	5	736961
2	11 Fern Creek Road	11	1092788
3	12 Fern Creek Road	12	1092788
4	13 Fern Creek Road	13	1092788

SCHEDULE 4

Developer Contributions (clause 5)

1 Contributions

The Developer agrees to provide the Developer Contributions in accordance with this Schedule in the manner set out in the table below:

	Column 1	Column 2
Item	Contributions	Delivery Event and Timing
1	Fern Creek Road Works	Construction of an extension of Fern Creek Road, including new on-street parking, street trees and footpath (but excluding parking bays on the reserve side) and dedication of land to the Council by the Developer at no cost to the Council in accordance with clause 2 of this Schedule 4 prior to the issue of any Subdivision Certificate for residential development of the Developer Land.
2	East-West Road Works	Construction of the East-West Road connecting Fern Creek Road with the eastern half of Sector 9, including new on-street parking, street trees and footpath (but excluding parking bays on the reserve side) and dedication of land to the Council by the Developer at no cost to the Council in accordance with clause 3 of this Schedule 4 prior to the issue of any Subdivision Certificate for residential development of the Developer Land.
3	Stormwater Infrastructure Embellishment Works – Developer	Construction of the section of stormwater infrastructure that is required to be located with the Fern Creek Road extension at no cost to the Council in accordance with clause 4 of this Schedule 4 prior to the issue of any Subdivision Certificate for residential development of the Developer Land.
4	Monetary contribution to undergrounding power lines	Contribution of 50% of the total cost to Council of undergrounding the high voltage power lines that run along the current boundary at 9 and 12 Fern Creek Road to be undertaken prior to the issue of any Subdivision Certificate for residential development of the Developer Land.

2 Fern Creek Road Works

The Developer must (at its cost):

- (a) carry out the Fern Creek Road Works in a good and workmanlike manner and otherwise in accordance with the provisions of this Agreement and generally in

accordance with the locations shown on the Plan by the time specified in column 2 of the table in clause 1 of this Schedule 4; and

- (b) dedicate and transfer to the Council the land shown on the Plan as being set aside for the extension of Fern Creek Road.

3 East-West Road Works

The Developer must (at its cost):

- (a) carry out the East-West Road Works in a good and workmanlike manner and otherwise in accordance with the provisions of this Agreement and generally in accordance with the locations shown in the Plan by the time specified in column 2 of the table in clause 1 of this Schedule 4; and
- (b) dedicate and transfer to the Council the land shown in the Plan as being set aside for the East-West Road.

4 Stormwater Infrastructure Embellishment Works – Developer

- (a) The Developer must (at its cost) carry out the Stormwater Infrastructure Embellishment Works – Developer in a good and workmanlike manner and otherwise in accordance with the provisions of this Agreement and generally in accordance with the location shown on the Plan by the time specified in column 2 of the table in clause 1 of this Schedule 4.

5 Undergrounding power lines

- (a) The Developer must provide the Council with a 50% contribution toward the total cost of undergrounding the high voltage power lines that run along the current boundary at 9 and 12 Fern Creek Road.
- (b) The Council is to obtain at least 3 quotes for the work in clause 5(a) of this Schedule 4 to be provided to the Developer prior to the commencement of those works.

SCHEDULE 5**Council Contributions (clause 5)****1 Contributions**

The Council agrees to provide the contributions in accordance with this Schedule and in the manner set out in the table below:

	Column 1	Column 2
Item	Contribution	Delivery Event and Timing
1	Stormwater Infrastructure Embellishment Works – Council	Construction of the section of stormwater infrastructure that is between Fern Creek Road (as constructed by the Developer) and Fern Creek in accordance with clause 2 of this Schedule 5 prior to the issue of any Subdivision Certificate for residential development of the Developer Land.

2 Stormwater Infrastructure Embellishment Works – Council

- (a) The Council must (at its cost) complete the Stormwater Infrastructure Embellishment Works – Council in a good and workmanlike manner and otherwise in accordance with the provisions of this Agreement and generally in accordance with the location shown on the Plan by the time specified in column 2 of the table in clause 1 of this Schedule 4.

SCHEDULE 6

[Developer note – Plan showing the location of the relevant Contributions]

DRAFT

SCHEDULE 7

[Developer note – Proposed Landswap Plan 2015-41-01 Issue A prepared by the Council showing Sector 9 Warriewood Valley]

DRAFT

SCHEDULE 8
Encumbrances

1 Lot 11 DP 1092788

1.1 1 notification

As at the date of this Agreement, the title search for the above property indicates 1 notification in Schedule 2, being:

- (a) Reservations and conditions in the Crown Grant(s)

2 Lot 12 DP 1092788

2.1 2 notifications

As at the date of this Agreement, the title search for the above property indicates 2 notifications in Schedule 2, being:

- (a) Reservations and conditions in the Crown Grant(s)
- (b) J978366 Easement for transmission line 4.75 metres wide affecting the parts shown so burdened in the title diagram.

3 Lot 13 DP 1092788

3.1 1 notification

As at the date of this Agreement, the title search for the above property indicates 1 notification in Schedule 2, being:

- (a) Reservations and conditions in the Crown Grant(s)

