

Deed

VPA02/24 – Solitary Islands Way, Moonee Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Coffs Harbour City Council
McEvoy (Moonee) SF Pty Ltd

Date:

15 March 2024

Table of Contents

Summary Sheet	4
Parties	6
Background	6
Operative provisions	6
Part 1 - Preliminary	6
1 Interpretation	6
2 Status of this Deed	10
3 Commencement	10
4 Application of this Deed.....	10
5 Warranties	10
6 Further agreements.....	10
7 Surrender of right of appeal, etc.....	11
8 Application of s7.11, s7.12 and s7.24 of the Act to the Development	11
8A Application of s64 of the Local Government Act 1993 to the Development.....	11
Part 2 – Development Contributions.....	11
9 Provision of Development Contributions	11
10 Carrying out of Developer Works	12
11 Variation to Developer Works.....	12
12 Access to Council land by Developer.....	13
13 Access to land by Council	13
14 Protection of people, property & utilities.....	14
15 Repair of damage	14
16 Completion of Developer Works.....	14
17 Rectification of defects	15
18 Works-As-Executed-Plans	15
19 Removal of Equipment and Make Good	15
Part 3 – Dispute Resolution.....	16
20 Dispute resolution – expert determination.....	16
21 Dispute Resolution - mediation	16
Part 4 - Enforcement.....	17

VPA 02/24 – Solitary Islands Way, Moonee

Coffs Harbour City Council

McEvoy (Moonee) SF Pty Ltd

22	Security for performance of obligations.....	17
23	Grant of Charge.....	17
24	Caveat and Discharge of Charge.....	18
25	Priority	18
26	Breach of obligations.....	18
27	Enforcement in a court of competent jurisdiction	19
Part 5 – Registration & Restriction on Dealings		19
28	Registration of this Deed	19
29	Restriction on dealings	20
Part 6 – Indemnities & Insurance		20
30	Risk.....	20
31	Release	20
32	Indemnity.....	21
33	Insurance.....	21
Part 7 – Other Provisions.....		21
34	Annual report by Developer.....	21
35	Review of Deed	22
36	Notices.....	22
37	Approvals and Consent.....	23
38	Costs	23
39	Entire Deed.....	23
40	Further Acts	23
41	Governing Law and Jurisdiction	23
42	Joint and Individual Liability and Benefits	24
43	No Fetter.....	24
44	Illegality.....	24
45	Severability	24
46	Amendment	24
47	Waiver	24
48	GST	25
49	Explanatory Note	26
Schedule 1		27
Schedule 2		28
Schedule 3		29
Schedule 4		31
Appendix		49

Summary Sheet

Council:

Name: Coffs Harbour City Council ABN 79 126 214 487

Address: Yarrila Place, 27 Gordon Street, Coffs Harbour NSW 2450

Telephone: (02) 6648 4000

Email: coffs.council@chcc.nsw.gov.au

Representative: Natalia Cowley, General Manager

Developer and Landowner

Name: McEvoy (Moonee) SF Pty Ltd ACN 653 190 473

Address: 30 Breakers way, Korora NSW 2450

Telephone: 0427 652 327

Email: Shannon_pacific@hotmail.com

Representative: Steve McEvoy

Land:

See definition of *Land* in clause 1.1.

Development:

See definition of *Development* in clause 1.1.

Development Contributions and Contribution Value:

See Clause 9 and Schedule 1.

Application of s7.11, s7.12 and s7.24 of the Act:

See clause 8.

Security:

See Part 4.

Registration:

See clause 28.

Restriction on dealings:

See clause 29.

Dispute Resolution:

See Part 3.

VPA 02/24 – Solitary Islands Way

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

Coffs Harbour City Council ABN 79 126 214 487 of Corner of Coff and Castle Street, Coffs Harbour NSW 2450 (**Council**)

and

McEvoy (Moonee) SF Pty Ltd ACN 653 190 473 of 30 Breakers Way, Korora NSW 2450 (**Developer**)

Background

- A On 19 May 2022, the Developer lodged a Development Application with Council for consent to subdivision of the Land being the Development herein. Development consent has not yet been granted as at the date of this Agreement.
- B The Developer is the registered proprietor of the Land.
- C The Developer acknowledges that, in order to progress the development, public utility infrastructure works which facilitate water supply and sewerage infrastructure are required. It is intended that such infrastructure will benefit future development.
- D On 19 December 2023, the Developer made an offer to Council in connection with the Development Application for the Development, wherein it offered to enter into a planning agreement and to make the Development Contribution for the Public Purpose in accordance with Council's Voluntary Planning Agreement Policy ("Offer").
- E This Agreement is consistent with the Developer's Offer.

Operative provisions

Part 1 - Preliminary

1 Interpretation

1.1 In this Deed the following definitions apply:

Access Easements means the easements to be granted by the Developer in gross or otherwise as directed as Council, in terms satisfactory to Council, forming part of the Development Contribution herein.

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

Approval includes approval, consent, licence, permission or the like.

Authority means the Commonwealth or New South Wales government, a Minister of the Crown, a government department, a public authority established by or under any Act, a council or county council constituted under the *Local Government Act 1993*, or a person or body exercising functions under any Act including a commission, panel, court, tribunal and the like.

Bank Guarantee means an irrevocable and unconditional undertaking without any expiry or end date in favour of the Council to pay an amount or amounts of money to the Council on demand issued by:

- (a) one of the following trading banks:
 - (i) Australia and New Zealand Banking Group Limited,
 - (ii) Commonwealth Bank of Australia,
 - (iii) Macquarie Bank Limited,
 - (iv) National Australia Bank Limited,
 - (iv) St George Bank Limited,
 - (v) Westpac Banking Corporation, or
- (b) any other financial institution approved by the Council in its absolute discretion.

Charge means the charge referred to in clause 23.1.

Charge Land means Lot 2 in DP 1285743 and Lot 20 in DP 1285819 known as 544 – 556 Solitary Islands Way, Moonee Beach.

Claim includes a claim, demand, remedy, suit, injury, damage, loss, Cost, liability, action, proceeding or right of action.

Consumer Price Index means the movements in the consumer price index, All Groups Sydney, as published by the Australian Bureau of Statistics.

Contribution Value means the \$ amount agreed between the Parties as the value of the Developer Works to be delivered under this Deed as set out in Schedule 1 and indexed, on a quarterly basis, in accordance with Consumer Price Index from the date of this Deed.

Deed means this Deed and includes any schedules, annexures and appendices to this Deed.

Defect means anything that adversely affects, or is likely to adversely affect, the appearance, structural integrity, functionality or use or enjoyment of the Developer Works or any part of the Developer Works.

Defect Liability Guarantee means a Bank Guarantee for 10% of the Contribution Value in Schedule 1 to be delivered to Council in accordance with clause 22 herein as security for any rectification works to be undertaken by the Developer under clause 17.

Defects Liability Period means the period of 1 year commencing on the day immediately after the Development Contribution has been delivered in full to Council in accordance with the terms of this Deed.

Design and Specifications means the Council approved design and specifications for the Developer Works set out in Schedule 4.

Development means the development of the land the subject of the Development Application, comprising a 3 stage subdivision of land into 63 lots.

Development Application has the same meaning as in the Act and is 1017/22DA herein.

Development Consent has the same meaning as in the Act and is the development consent granted in respect to the Development Application herein as may be modified.

Development Contribution means the Developer Works and provision of Water Supply and Sewerage Infrastructure together with the Access Easements to be delivered to Council under this Deed as described in Schedule 1 herein.

Developer Works means works the Developer is required to provide under this Deed in connection with the delivery of the Development Contribution to Council.

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

Equipment means any equipment, apparatus, vehicle or other equipment or thing to be used by or on behalf of the Developer in connection with the performance of its obligations under this Deed.

GST has the same meaning as in the GST Law.

GST Law has the same meaning as in *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.

Item means specified in Column 1 of Schedule 1.

Land means Lot 2 in DP 1285743 and Lot 20 in DP 1285819 known as 544 – 556 Solitary Islands Way, Moonee Beach.

Maintain, in relation to Developer Works, means keep in a good state of repair and working order, and includes repair of any damage to the Developer Works.

Party means a party to this Deed.

Rectification Notice means a notice in writing:

- (a) identifying the nature and extent of a Defect,
- (b) specifying the works or actions that are required to Rectify the Defect,
- (c) specifying the date by which or the period within which the Defect is to be rectified.

Rectify means rectify, remedy or correct.

Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Security means a Bank Guarantee to the satisfaction of the Council indexed in accordance with Consumer Price Index from the date of this Deed.

Stage means a stage of the Development approved by a Development Consent or otherwise approved in writing by the Council for the purposes of this Deed.

Subdivision Certificate has the same meaning as in the Act and is any subdivision certificate in respect of any part of the Development or the Development Consent.

Subdivision Works Certificate has the same meaning as in the Act and is any subdivision works certificate in respect of any part of the Development or the Development Consent.

- 1.2 In the interpretation of this Deed, the following provisions apply unless the context otherwise requires:
- 1.2.1 Headings are inserted for convenience only and do not affect the interpretation of this Deed.
 - 1.2.2 A reference in this Deed to a business day means a day other than a Saturday or Sunday on which banks are open for business generally in Sydney.
 - 1.2.3 If the day on which any act, matter or thing is to be done under this Deed is not a business day, the act, matter or thing must be done on the next business day.
 - 1.2.4 A reference in this Deed to dollars or \$ means Australian dollars and all amounts payable under this Deed are payable in Australian dollars.
 - 1.2.5 A reference in this Deed to a \$ value relating to a Development Contribution is a reference to the value exclusive of GST.
 - 1.2.6 A reference in this Deed to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
 - 1.2.7 A reference in this Deed to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
 - 1.2.8 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Deed.
 - 1.2.9 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
 - 1.2.10 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
 - 1.2.11 A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
 - 1.2.12 References to the word 'include' or 'including' are to be construed without limitation.
 - 1.2.13 A reference to this Deed includes the agreement recorded in this Deed.
 - 1.2.14 A reference to a Party to this Deed includes a reference to the employees, agents and contractors of the Party, the Party's successors and assigns.

- 1.2.15 A reference to 'dedicate' or 'dedication' in relation to land is a reference to dedicate or dedication free of cost.
- 1.2.16 Any schedules, appendices and attachments form part of this Deed.
- 1.2.17 Notes appearing in this Deed are operative provisions of this Deed.

2 Status of this Deed

- 2.1 This Deed is a planning agreement within the meaning of s7.4(1) of the Act.

3 Commencement

- 3.1 This Deed commences and has force and effect on and from the date when the Parties have:
 - 3.1.1 both executed the same copy of this Deed, or
 - 3.1.2 each executed separate counterparts of this Deed and exchanged the counterparts.
- 3.2 The Parties are to insert the date when this Deed commences on the front page and on the execution page.
- 3.3 For the sake of clarity, the obligations of the Developer in relation to the Development Contributions herein do not commence until Development Consent is granted.

4 Application of this Deed

- 4.1 This Deed applies to the Land and to the Development.

5 Warranties

- 5.1 The Parties warrant to each other that they:
 - 5.1.1 have full capacity to enter into this Deed, and
 - 5.1.2 are able to fully comply with their obligations under this Deed.
- 5.2 The Developer warrants that before commencement of any Developer Works it will obtain and/or carry out all relevant Approvals and assessments under the Act (including under Part 5 of the Act) or other relevant legislation at its cost, to Council's satisfaction and at no cost to Council.

6 Further agreements

- 6.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject-matter of this Deed that are not inconsistent with this Deed for the purpose of implementing this Deed.

7 Surrender of right of appeal, etc.

- 7.1 The Developer is not to commence or maintain, or to cause or procure the commencement or maintenance, of any proceedings in any court or tribunal or similar body appealing against, or questioning the validity of this Deed, or an Approval relating to the Development in so far as the subject-matter of the proceedings relates to this Deed.

8 Application of s7.11, s7.12 and s7.24 of the Act to the Development

- 8.1 This Deed does not exclude the application of s7.11 to the Development.
- 8.2 This Deed excludes the application of s7.12 of the Act to the Development.
- 8.3 This Deed does not exclude the application of s7.24 to the Development.

8A Application of s64 of the Local Government Act 1993 to the Development

- 8A.1 The Contribution Value of the Developer Works set out in Schedule 1 will be offset against the contributions levied under the City of Coffs Harbour's Wastewater and Water Supply Development Servicing Plans as enabled by Section 64 of the *Local Government Act 1993* (and cross-referenced in section 306 of the *Water Management Act 2000*) in respect of development of each lot of the Land.
- 8A.2 The application of clause 8A.1 is subject to the Developer complying with all its obligations under this Deed and the provisions of clause 9.
- 8A.3 For the sake of clarity, no offset shall apply to Stage 3 of the Development being in relation to Lot 1 in DP 1285743.

Part 2 – Development Contributions

9 Provision of Development Contributions

- 9.1 The Developer is to deliver the Development Contributions to the Council in accordance with Schedules 1 – 4 herein, clause 10 and any other provision of this Deed relating to the making of Development Contributions including Developer Works, to the satisfaction of the Council.
- 9.2 The Contribution Value specified in Schedule 1 in relation to the Development Contribution does not serve to define the extent of the Developer's obligation to make the Development Contribution. For the sake of clarity:
- 9.2.1 the Contribution Value in Schedule 1 represents the maximum offset available to the Developer against Development Contributions under

- section 64 of the Local Government Act 1993 due and payable to Council;
- 9.2.2 the Developer acknowledges and agrees that if the actual cost of the Developer Works exceeds the Contribution Value amounts specified in Schedule 1, no further offset against any statutory or other contributions levied under the Act, Local Government Act or otherwise will be available;
- 9.2.3 the Developer acknowledges and agrees that if the actual cost of the Developer Works is less than the Contribution Value amounts specified in Schedule 1, then any offset against section 64 of the Local Government Act 1993 contributions must be paid by the Developer to Council prior to the issue of any Subdivision Certificate;
- 9.2.4 prior to delivery of the Developer Works to Council, the Developer shall provide Council with evidence in the form of a statutory declaration by the Developer's Project Manager as to the total cost of the Developer Works (less any GST).
- 9.2.5 The calculation of the cost of the Developer Works for the purposes of the Contribution Value shall not include any GST, or items that have not been specifically approved by Council as forming part of the Contribution Value.
- 9.3 All necessary Access Easements will be delivered to Council by way of registration upon the land to be burdened by such easements in accordance with Schedule 1 herein.
- 9.4 The Council is to apply each Development Contribution made by the Developer under this Deed towards the public purpose for which it is made and otherwise in accordance with this Deed.

10 Carrying out of Developer Works

- 10.1 Without limiting any other provision of this Deed, any Developer Works that are required to be carried out by the Developer under this Deed are to be carried out in accordance with:
- 10.1.1 the Design and Specifications for the Developer Works as approved by the Council in accordance with Schedule 4 herein;
- 10.1.2 the Development Consent and any other relevant Approvals;
- 10.1.3 relevant Council policies and manuals relating to the Developer Works including but not limited to Council's standard drawings and specifications and the design parameters outlined in Council's Wastewater and Water Supply Developer Servicing Plans.
- 10.2 The Developer, at its own cost, is to comply with any reasonable direction given to it by the Council to prepare or modify a design or specification relating to the Developer Works that the Developer is required to carry out under this Deed.

11 Variation to Developer Works

- 11.1 The Design and Specification of any Developer Works that are required to be carried out by the Developer under this Deed may be varied by agreement in writing between the Parties, acting reasonably, without the necessity for an amendment to this Deed

- 11.2 Without limitation to clause 11.1, the Developer may make a written request to the Council to approve a variation to the Design and Specification of the Developer Work's in order to enable it to comply with the requirements of any Authority imposed in connection with any Approval relating to the carrying out of the Work.
- 11.3 The Council is not to unreasonably delay or withhold its approval to a request made by the Developer under clause 11.2.
- 11.4 The Council, acting reasonably, may from time to time give a written direction to the Developer requiring it to vary the Design and Specification of the Developer Works before the Developer Works are carried out in a specified manner and submit the variation to the Council for approval.
- 11.5 The Developer is to comply promptly with a direction referred to in clause 11.4 at its own cost.

12 Access to Council land by Developer

- 12.1 Subject to all other relevant provisions of this Deed including clause 12.2 – 12.4, 14 and 30 – 33 herein and any Part 5 (of the Act) Assessment outcomes, the Council authorises the Developer to enter, occupy and use so much of Solitary Islands Way and Old Bucca Road as is reasonably necessary for the purpose of carrying out the Developer Works for delivery of the Development Contributions pursuant to this Deed.
- 12.2 The Council is to permit the Developer, upon receiving reasonable prior notice from the Developer, to enter any other Council owned or controlled land in order to enable the Developer to properly perform its obligations under this Deed.
- 12.3 The Developer is to carry out the Developer Works within the said road reserves in accordance with this Deed, the Development Consent and any other necessary Approvals including, but not limited to, under section 138 of the Roads Act 1993.
- 12.4 Nothing in this Deed creates or gives the Developer any estate or interest in any part of the land referred to in clause 12.1, 12.2 or 12.3.

13 Access to land by Council

- 13.1 The Council may enter any land on which the Developer Works are being carried out by the Developer under this Deed in order to inspect, examine or test the Developer Works, or to remedy any breach by the Developer of its obligations under this Deed relating to the Developer Works.
- 13.2 The Developer warrants that it will provide or procure as may be necessary, access to land on which the Developer Works are being carried out for the purposes of Council's rights under clause 13.1.
- 13.3 The Council is to give the Developer prior reasonable notice before it enters land under clause 13.1.

14 Protection of people, property & utilities

- 14.1 The Developer is to ensure to the fullest extent reasonably practicable in relation to the performance of its obligations under this Deed that:
- 14.1.1 all necessary measures are taken to protect people and property,
 - 14.1.2 unnecessary interference with the passage of people and vehicles is avoided, and
 - 14.1.3 nuisances and unreasonable noise and disturbances are prevented.
- 14.2 Without limiting this clause 14.2, the Developer is not to obstruct, interfere with, impair or damage any public road, public footpath, public cycleway or other public thoroughfare, or any pipe, conduit, drain, watercourse or other public utility or service on any land except as authorised in writing by the Council or any relevant Authority.

15 Repair of damage

- 15.1 The Developer is to appropriately insure and Maintain the Developer Works required to be carried out by the Developer under this Deed until the Developer Works are completed and delivered to Council in accordance with this Deed or such later time as agreed between the Parties.
- 15.2 The Developer is to carry out its obligation under clause 15.1 at its own cost and to the satisfaction of the Council.

16 Completion of Developer Works

- 16.1 The Developer is to give the Council written notice of the date on which it will complete the Developer Works required to be carried out for the purposes of delivery of the Development Contribution under this Deed.
- 16.2 The Council is to inspect the Developer Works the subject of the notice referred to in clause 16.1 within 14 days of the date specified in the notice for completion of the Developer Works.
- 16.3 The Developer Works required to be carried out by the Developer under this Deed, is completed for the purposes of this Deed when the Council, acting reasonably, gives a written notice to the Developer to that effect.
- 16.4 If the Council is the owner of the land on which the Developer Works the subject of a notice referred to in clause 16.3 is issued, the Council assumes responsibility for the Developer Works upon the issuing of the notice, but if it is not the owner at that time, it assumes that responsibility when it later becomes the owner.
- 16.5 Before the Council gives the Developer a notice referred to in clause 16.3, it may, acting reasonably, give the Developer a written direction to complete, rectify or repair any specified part of the Developer Works to the reasonable satisfaction of the Council.
- 16.6 The Developer, at its own cost, is to promptly comply with a direction referred to in clause 16.5.
- 16.7 For the avoidance of doubt, regardless of the completion of Developer Works, the Development Contributions have not been delivered to Council until all

necessary Access Easements have been delivered to Council in accordance with this Deed.

17 Rectification of defects

- 17.1 The Developer acknowledges and agrees to the Defect Liability Period and the Defect Liability Guarantee to be provided in accordance with clause 22 herein in respect to the Developer Works.
- 17.2 The Council may give the Developer a Rectification Notice during the Defects Liability Period.
- 17.3 The Developer, at its own cost, is to comply with a Rectification Notice according to its terms and to the reasonable satisfaction of the Council
- 17.4 The Council is to do such things as are reasonably necessary to enable the Developer to comply with a Rectification Notice that has been given to it under clause 17.1
- 17.5 If the Developer fails to comply with a Rectification Notice within a reasonable timeframe, the Council may call-up and apply the Defect Liability Guarantee in accordance with this clause to remedy any Defect notwithstanding any other remedy it may have under this Deed, under any Act or otherwise at law or in equity.
- 17.6 The Council is to release and return the Defect Liability Guarantee or any unused part of it to the Developer at the completion of the Defects Liability Period provided that Council is satisfied that all Defects the subject of any Rectification Notice issued to the Developer for a Defect identified within the Defects Liability Period, if any, have been appropriately rectified to the satisfaction of Council.

18 Works-As-Executed-Plans

- 18.1 No later than 60 days after the Developer Works are completed for the purposes of this Deed, the Developer is to submit to the Council a full works-as-executed-plans in respect of the Developer Works.
- 18.2 The Developer, warrants it is the copyright owner of the plans referred to in clause 18.1 and gives the Council a non-exclusive licence to use the copyright in the plan.

19 Removal of Equipment and Make Good

- 19.1 When the Developer Works on any Council owned or controlled land are completed for the purposes of this Deed, the Developer, without delay, is to:
 - 19.1.1 remove any Equipment from the site of the Developer Works and make good any damage (including ancillary damage) or disturbance to the land as a result of that removal, and
 - 19.1.2 leave the land in a neat and tidy state, clean and free of rubbish, to the satisfaction of Council.

Part 3 – Dispute Resolution

20 Dispute resolution – expert determination

- 20.1 This clause applies to a Dispute between any of the Parties to this Deed concerning a matter arising in connection with this Deed that can be determined by an appropriately qualified expert if:
- 20.1.1 the Parties to the Dispute agree that it can be so determined, or
- 20.1.2 the Chief Executive Officer of the professional body that represents persons who appear to have the relevant expertise to determine the Dispute gives a written opinion that the Dispute can be determined by a member of that body.
- 20.2 A Dispute to which this clause applies is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 20.3 If a notice is given under clause 20.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 20.4 If the Dispute is not resolved within a further 28 days, the Dispute is to be referred to the President of the NSW Law Society to appoint an expert for expert determination.
- 20.5 The expert determination is binding on the Parties except in the case of fraud or misfeasance by the expert.
- 20.6 Each Party is to bear its own costs arising from or in connection with the appointment of the expert and the expert determination.
- 20.7 The Parties are to share equally the costs of the President, the expert, and the expert determination.

21 Dispute Resolution - mediation

- 21.1 This clause applies to any Dispute arising in connection with this Deed other than a Dispute to which clause 20 applies.
- 21.2 Such a Dispute is taken to arise if one Party gives another Party a notice in writing specifying particulars of the Dispute.
- 21.3 If a notice is given under clause 21.2, the Parties are to meet within 14 days of the notice in an attempt to resolve the Dispute.
- 21.4 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.
- 21.5 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.
- 21.6 Each Party is to bear its own costs arising from or in connection with the appointment of a mediator and the mediation.

- 21.7 The Parties are to share equally the costs of the President, the mediator, and the mediation.

Part 4 - Enforcement

22 Security for performance of obligations

- 22.1 The Developer is to provide Security to the Council in the amount of 125% of the total Contribution Value in schedule 1 and a Defect Liability Guarantee to secure the performance of its obligations under this Deed including relating to the delivery of the Development Contribution and the Defect Liability Period.
- 22.2 The Developer is to provide the Security to the Council before any Subdivision Works Certificate for any part of the Development. The Defect Liability Guarantee is to be provided in accordance with clause 17.
- 22.3 The Council, in its absolute discretion and despite clause 12, may refuse to allow the Developer to enter, occupy or use any land owned or controlled by the Council or refuse to provide the Developer with any plant, equipment, facilities or assistance relating to the carrying out the Development if the Developer has not provided the Security to the Council in accordance with this Deed.
- 22.4 The Council may call-up and apply the Security in accordance with clause 26 to remedy any breach of this Deed notwithstanding any other remedy it may have under this Deed, under any Act or otherwise at law or in equity.
- 22.5 The Council is to release and return the Security or any unused part of it to the Developer within 14 days of delivery of the Development Contribution to Council in accordance with this Deed provided the Security is simultaneously replaced with the Defect Liability Guarantee.
- 22.6 The Developer may at any time provide the Council with a replacement Security.
- 22.7 On receipt of a replacement Security, the Council is to release and return the Security that has been replaced to the Developer.
- 22.8 If the Council calls-up the Security or any portion of it, it may, by written notice to the Developer, require the Developer to provide a further or replacement Security to ensure that the amount of Security held by the Council equals the amount it is entitled to hold under this Deed.
- 22.9 The Developer is to ensure that the Security provided to the Council is at all times maintained to the full current indexed value.

23 Grant of Charge

- 23.1 On the date of execution of this Deed, the Developer grants to the Council a fixed and specific charge over the Developer's right, title and interest in the Charge Land, to secure:
- 23.1.1 the performance of the Developer's obligation to make the Development Contribution under this Deed,
- 23.1.2 costs payable by the Developer under clause 38 herein, and

- 23.1.3 any damages that may be payable to the Council, or any costs which may be incurred by the Council in the event of a breach of this Deed by the Developer.

24 Caveat and Discharge of Charge

- 24.1 The Developer agrees that:
- 24.1.1 the Council may lodge a caveat on the title of the Land to which the Charge referred to in clause 23 applies,
- 24.1.2 the Council cannot be required to have the caveat removed from the title to the Charge Land unless the Development Contribution has been delivered to Council in accordance with the Deed, the Developer's has met its obligations under clause 38 and the Developer is not in breach of this Deed.

25 Priority

- 25.1 The Developer is not to create any mortgage or charge over the Charge Land or grant any other interest in the Charge Land ranking in priority equal with or ahead of the Charge created under this Deed without the prior written approval of the Council which must not be unreasonably withheld.

26 Breach of obligations

- 26.1 If the Council reasonably considers that the Developer is in breach of any obligation under this Deed, it may give a written notice to the Developer:
- 26.1.1 specifying the nature and extent of the breach,
- 26.1.2 requiring the Developer to:
- (a) rectify the breach if it reasonably considers it is capable of rectification, or
- (b) pay compensation to the reasonable satisfaction of the Council in lieu of rectifying the breach if it reasonably considers the breach is not capable of rectification,
- 26.1.3 specifying the period within which the breach is to be rectified or compensation paid, being a period that is reasonable in the circumstances.
- 26.2 If the Developer fails to fully comply with a notice referred to in clause 26.1, the Council may, without further notice to the Developer, call-up the Security or Defect Liability Guarantee (as applicable) provided by the Developer under this Deed and apply it to remedy the Developer's breach.
- 26.3 If the Developer fails to comply with a notice given under clause 26.1 relating to the carrying out of the Developer Works under this Deed, the Council may step-in and remedy the breach and may enter, occupy and use any land owned or controlled by the Developer and any Equipment on such land for that purpose.

- 26.4 Any costs incurred by the Council in remedying a breach in accordance with clause 26.2 or clause 26.3 may be recovered by the Council by either or a combination of the following means:
- 26.4.1 by calling-up and applying the Security provided by the Developer under this Deed, or
 - 26.4.2 as a debt due in a court of competent jurisdiction.
- 26.5 For the purpose of clause 26.4, the Council's costs of remedying a breach the subject of a notice given under clause 26.1 include, but are not limited to:
- 26.5.1 the costs of the Council's employees, agents and contractors reasonably incurred for that purpose,
 - 26.5.2 all fees and charges necessarily or reasonably incurred by the Council in remedying the breach, and
 - 26.5.3 all legal costs and expenses reasonably incurred by the Council, by reason of the breach.
- 26.6 Nothing in this clause 26 prevents the Council from exercising any rights it may have at law or in equity in relation to a breach of this Deed by the Developer, including but not limited to seeking relief in an appropriate court.

27 Enforcement in a court of competent jurisdiction

- 27.1 Without limiting any other provision of this Deed, the Parties may enforce this Deed in any court of competent jurisdiction.
- 27.2 For the avoidance of doubt, nothing in this Deed prevents:
- 27.2.1 a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Deed or any matter to which this Deed relates, or
 - 27.2.2 the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Deed or any matter to which this Deed relates.

Part 5 – Registration & Restriction on Dealings

28 Registration of this Deed

- 28.1 The Parties agree to register this Deed for the purposes of s7.6(1) of the Act.
- 28.2 Upon commencement of this Deed and prior to any Subdivision Works Certificate for the Development, the Developer is to:
- 28.2.1 deliver to the Council in registrable form an instrument requesting registration of this Deed on the title to the Land duly executed by the Developer;
 - 28.2.2 the written irrevocable consent of each person referred to in s7.6(1) of the Act to that registration; and

- 28.2.3 do such other things as are necessary to enable registration of this Deed on the title to the Land to occur once Council has endorsed the request for registration.
- 28.3 The Parties are to do such things as are reasonably necessary to remove any notation relating to this Deed from the title to the Land once the Developer has completed its obligations under this Deed to the reasonable satisfaction of the Council or this Deed is terminated or otherwise comes to an end for any other reason.

29 Restriction on dealings

- 29.1 The Developer is not to:
 - 29.1.1 sell or transfer the Land, or any part of the Land, or
 - 29.1.2 assign the Developer's rights or obligations under this Deed, or novate this Deed,to any person unless:
 - 29.1.3 the Developer has, at no cost to the Council, first procured the execution by the person to whom the Land or part is to be sold or transferred or the Developer's rights or obligations under this Deed are to be assigned or novated, of a deed in favour of the Council on terms reasonably satisfactory to the Council, and
 - 29.1.4 the Council has given written notice to the Developer stating that it reasonably considers that the purchaser, transferee, assignee or novatee, is reasonably capable of performing its obligations under this Deed, and
 - 29.1.5 the Developer is not in breach of this Deed, and
 - 29.1.6 the Council otherwise consents to the transfer, assignment or novation, such consent not to be unreasonably withheld.
- 29.2 The Developer acknowledges and agrees that it remains liable to fully perform its obligations under this Deed unless and until it has complied with its obligations under clause 29.1.

Part 6 – Indemnities & Insurance

30 Risk

- 30.1 The Developer performs this Deed and carries out the Developer Works and any works pursuant to clause 17 at its own risk and its own cost.

31 Release

- 31.1 The Developer releases the Council from any Claim it may have against the Council arising in connection with the performance of the Developer's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

32 Indemnity

- 32.1 The Developer indemnifies the Council from and against all Claims that may be sustained, suffered, recovered or made against the Council arising in connection with the performance of the Developer's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

33 Insurance

- 33.1 The Developer is to take out and keep current to the satisfaction of the Council the following insurances in relation to the Developer Works required to be carried out by the Developer under this Deed up until the Developer Works are taken to have been completed in accordance with this Deed:
- 33.1.1 contract works insurance, noting the Council as an interested party, for the full replacement value of the Developer Works (including the cost of demolition and removal of debris, consultants' fees and authorities' fees), to cover the Developer's liability in respect of damage to or destruction of the Developer Works,
 - 33.1.2 public liability insurance for at least \$20,000,000.00 for a single occurrence, which covers the Council, the Developer and any subcontractor of the Developer, for liability to any third party,
 - 33.1.3 workers compensation insurance as required by law, and
 - 33.1.4 any other insurance required by law.
- 33.2 If the Developer fails to comply with clause 33.1, the Council may effect and keep in force such insurances and pay such premiums as may be necessary for that purpose and the amount so paid shall be a debt due from the Developer to the Council and may be recovered by the Council as it deems appropriate including:
- 33.2.1 by calling upon the Security provided by the Developer to the Council under this Deed, or
 - 33.2.2 recovery as a debt due in a court of competent jurisdiction.
- 33.3 The Developer is not to commence to carry out any Developer Works unless it has first provided to the Council satisfactory written evidence of all of the insurances specified in clause 33.1.
- 33.4 The Developer's obligations to insure under this clause extend to any works to be carried out by the Developer pursuant to clause 17.

Part 7 – Other Provisions

34 Annual report by Developer

- 34.1 The Developer is to provide to the Council by not later than each anniversary of the date on which this Deed is entered into a report detailing the performance of its obligations under this Deed.

- 34.2 The report referred is to be in such a form and to address such matters as required by the Council from time to time.

35 Review of Deed

- 35.1 The Parties agree to review this Deed every year, and otherwise if either party is of the opinion that any change of circumstance has occurred, or is imminent, that materially affects the operation of this Deed.
- 35.2 For the purposes of clause 35.1, the relevant changes include (but are not limited to) any change to a law that restricts or prohibits or enables the Council or any other planning authority to restrict or prohibit any aspect of the Development.
- 35.3 For the purposes of addressing any matter arising from a review of this Deed referred to in clause 35.1, the Parties are to use all reasonable endeavours to agree on and implement appropriate amendments to this Deed.
- 35.4 If this Deed becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties agree to do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.
- 35.5 A failure by a Party to agree to take action requested by the other Party as a consequence of a review referred to in clause 35.1 (but not 35.4) is not a Dispute for the purposes of this Deed and is not a breach of this Deed.

36 Notices

- 36.1 Any notice, consent, information, application or request that is to or may be given or made to a Party under this Deed is only given or made if it is in writing and sent in one of the following ways:
- 36.1.1 delivered or posted to that Party at its address set out in the Summary Sheet, or
- 36.1.2 emailed to that Party at its email address set out in the Summary Sheet.
- 36.2 If a Party gives the other Party 3 business days' notice of a change of its address or email, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or emailed to the latest address.
- 36.3 Any notice, consent, information, application or request is to be treated as given or made if it is:
- 36.3.1 delivered, when it is left at the relevant address,
- 36.3.2 sent by post, 2 business days after it is posted, or
- 36.3.3 sent by email and the sender does not receive a delivery failure message from the sender's internet service provider within a period of 24 hours of the email being sent.
- 36.4 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.

37 Approvals and Consent

- 37.1 Except as otherwise set out in this Deed, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Deed in that Party's absolute discretion and subject to any conditions determined by the Party.
- 37.2 A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

38 Costs

- 38.1 The Developer is to pay to the Council the Council's costs related to preparing, negotiating, executing, stamping, registering and removal of registration of this Deed, and any document related to this Deed within 7 days of a written demand by the Council for such payment.
- 38.2 The Developer is also to pay to the Council the Council's reasonable costs of enforcing this Deed within 7 days of a written demand by the Council for such payment.

39 Entire Deed

- 39.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.
- 39.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Deed was executed, except as permitted by law.

40 Further Acts

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

41 Governing Law and Jurisdiction

- 41.1 This Deed is governed by the law of New South Wales.
- 41.2 The Parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them.
- 41.3 The Parties are not to object to the exercise of jurisdiction by those courts on any basis.

42 Joint and Individual Liability and Benefits

- 42.1 Except as otherwise set out in this Deed:
- 42.1.1 any agreement, covenant, representation or warranty under this Deed by 2 or more persons binds them jointly and each of them individually, and
 - 42.1.2 any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

43 No Fetter

- 43.1 Nothing in this Deed shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

44 Illegality

- 44.1 If this Deed or any part of it becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties are to co-operate and do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.

45 Severability

- 45.1 If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 45.2 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Deed, but the rest of this Deed is not affected.

46 Amendment

- 46.1 No amendment of this Deed will be of any force or effect unless it is in writing and signed by the Parties to this Deed in accordance with section 203(5) of the Regulation.

47 Waiver

- 47.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Deed, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- 47.2 A waiver by a Party is only effective if it:
- 47.2.1 is in writing,

- 47.2.2 is addressed to the Party whose obligation or breach of obligation is the subject of the waiver,
- 47.2.3 specifies the obligation or breach of obligation the subject of the waiver and the conditions, if any, of the waiver,
- 47.2.4 is signed and dated by the Party giving the waiver.
- 47.3 Without limitation, a waiver may be expressed to be conditional on the happening of an event, including the doing of a thing by the Party to whom the waiver is given.
- 47.4 A waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given, and is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
- 47.5 For the purposes of this Deed, an obligation or breach of obligation the subject of a waiver is taken not to have been imposed on, or required to be complied with by, the Party to whom the waiver is given.

48 GST

- 48.1 In this clause:

Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice have the meaning given by the GST Law.

GST Amount means in relation to a Taxable Supply the amount of GST payable in respect of the Taxable Supply.

GST Law has the meaning given by the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Input Tax Credit has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a party includes an Input Tax Credit for an acquisition made by that party but to which another member of the same GST Group is entitled under the GST Law.

Taxable Supply has the meaning given by the GST Law excluding (except where expressly agreed otherwise) a supply in respect of which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.

- 48.2 Subject to clause 48.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Deed, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- 48.3 Clause 48.2 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Deed to be GST inclusive.
- 48.4 No additional amount shall be payable by the Council under clause 48.2 unless, and only to the extent that, the Council (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.
- 48.5 If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this Deed by one Party to the other Party that are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999*, the Parties agree:

- 48.5.1 to negotiate in good faith to agree the GST inclusive market value of those Supplies prior to issuing Tax Invoices in respect of those Supplies;
- 48.5.2 that any amounts payable by the Parties in accordance with clause 48.2 (as limited by clause 48.4) to each other in respect of those Supplies will be set off against each other to the extent that they are equivalent in amount.
- 48.6 No payment of any amount pursuant to this clause 48, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided a Tax Invoice or Adjustment Note as the case may be to the recipient.
- 48.7 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- 48.8 No provision of this clause shall apply to alter the calculation of the Contribution Value which is an amount less any GST in respect to the cost of the Developer Works nor make Council responsible to pay any GST in respect to the Development Contribution and/or its delivery to Council.
- 48.9 This clause continues to apply after expiration or termination of this Deed.

49 Explanatory Note

- 49.1 The Appendix contains the Explanatory Note relating to this Deed required by section 205 of the Regulation.
- 49.2 Pursuant to section 205(5) of the Regulation, the Parties agree that the Explanatory Note is not to be used to assist in construing this Planning Deed.

Schedule 1

(Clause 9)

Development Contributions and Contribution Value

VPA 02/24 – Solitary Islands Way, Moonee

Coffs Harbour City Council

McEvoy (Moonee) SF Pty Ltd

Column 1	Column 2	Column 3	Column 4	Column 5
Item/ Contribution	Public Purpose	Manner & Extent	Timing	Contribution Value

A. Carrying out of Work

1. Water Supply	Public utility infrastructure for future occupation of the development site and surrounding area	The Developer is to construct a water main of nominal 150mm internal diameter connecting from Council's existing 200 mm diameter main in Solitary Islands Way 350m north of Maccues Road and extending adjacent to the northern extent of Lot 20 DP 1285819 on an agreed alignment in accordance with the Water Supply Plan in Schedule 2 and Design and Specifications in Schedule 4, fitted with tees and stop valves at appropriate locations to allow future extension and otherwise in accordance with this Deed.	Works to be completed prior to the issue of the first Subdivision Certificate for the Development.	\$383,350 (less any GST)
2. Sewerage Infrastructure	Public utility infrastructure for future occupation of the development site and surrounding area	A sewage pump station located within Lot 2 DP 1285743 with a rising main extending to the corner of Solitary Islands Way and Bucca Road on an agreed alignment in accordance with the Sewerage Infrastructure Plan in Schedule 3 and Design and Specifications in Schedule 4. The sewage pump station and gravity sewer draining to it will be sized for and include connection points to service future developments within its topographical catchment and is to be otherwise in accordance with this Deed.	Works to be completed prior to the issue of the first Subdivision Certificate for the Development.	\$916,515 (less any GST)

VPA 02/24 – Solitary Islands Way, Moonee

Coffs Harbour City Council

McEvoy (Moonee) SF Pty Ltd

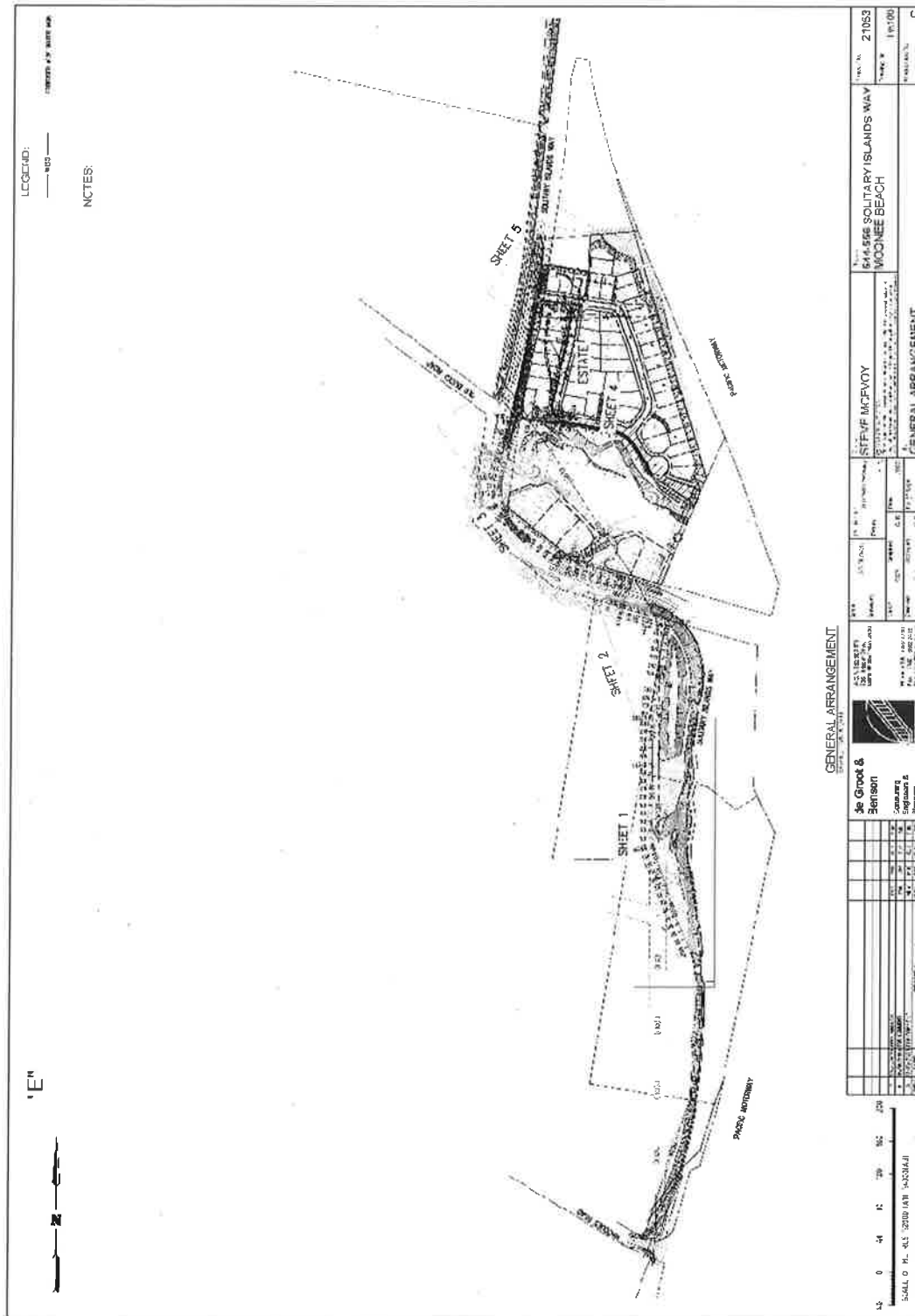
3. Access Easements	Public utility infrastructure for future occupation of the development site and surrounding area	Any easements as required by Council for the purpose of facilitating access to, service and maintenance of the proposed infrastructure at no cost to Council.	To be negotiated prior to any Subdivision Works Certificate for the Development and delivered simultaneously with the registration of a Subdivision Plan that relates to the relevant Stage of the Development.	Nil \$ Value
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Schedule 2
Water Supply Plan

VPA 02/24 – Solitary Islands Way, Moonee

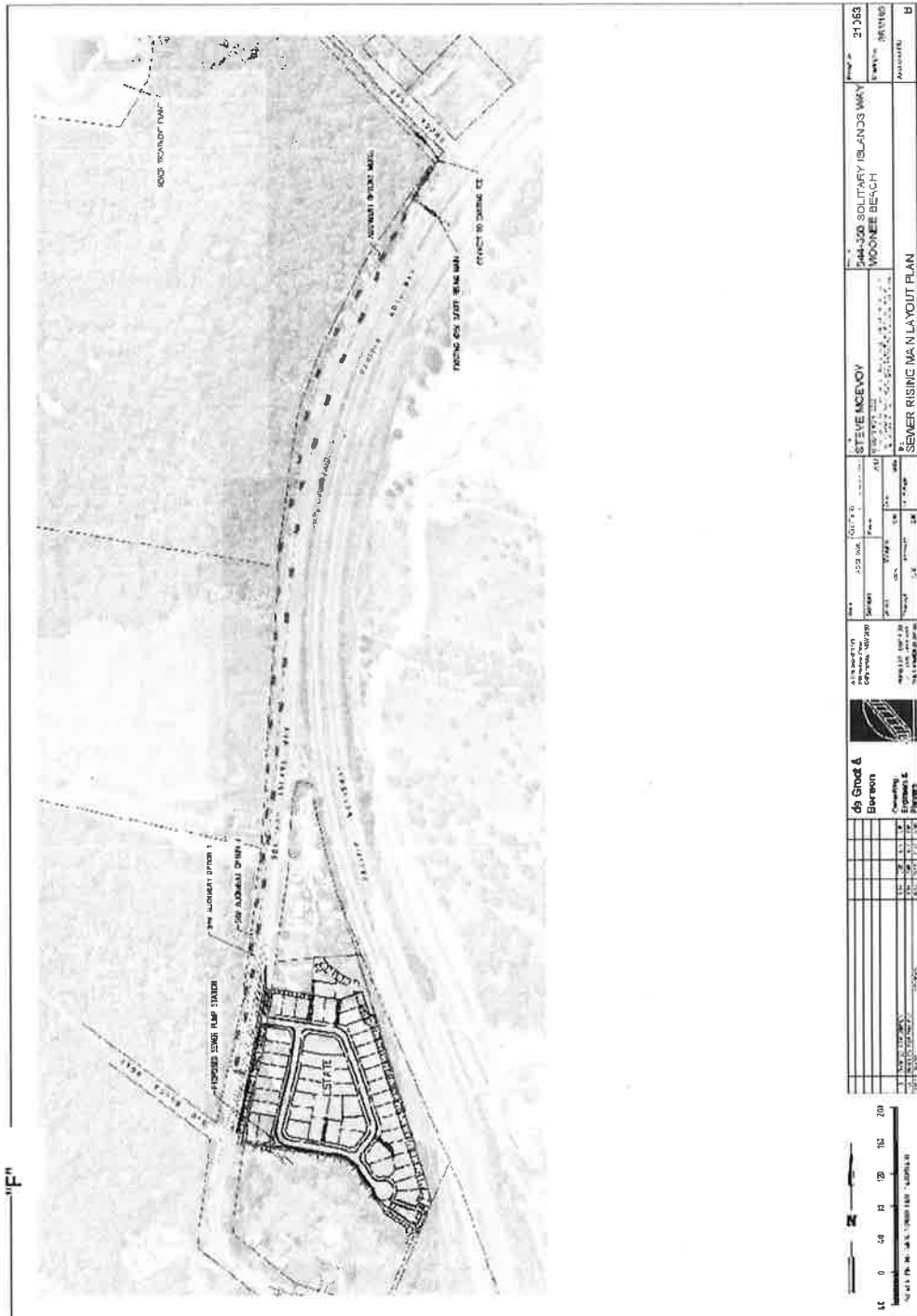
Coffs Harbour City Council

McEvoy (Moonee) SF Pty Ltd



Schedule 3

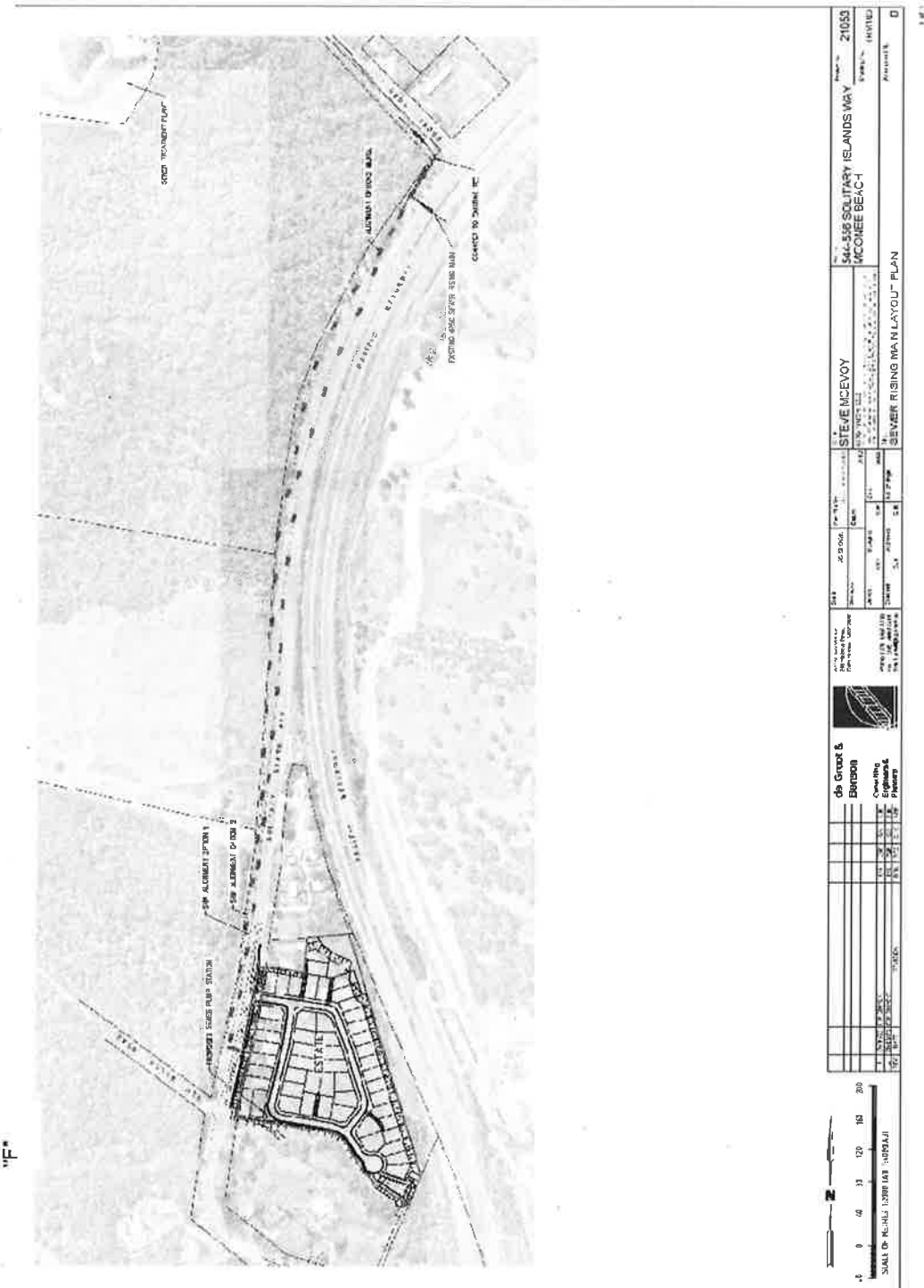
Sewerage Infrastructure Plan



Schedule 4

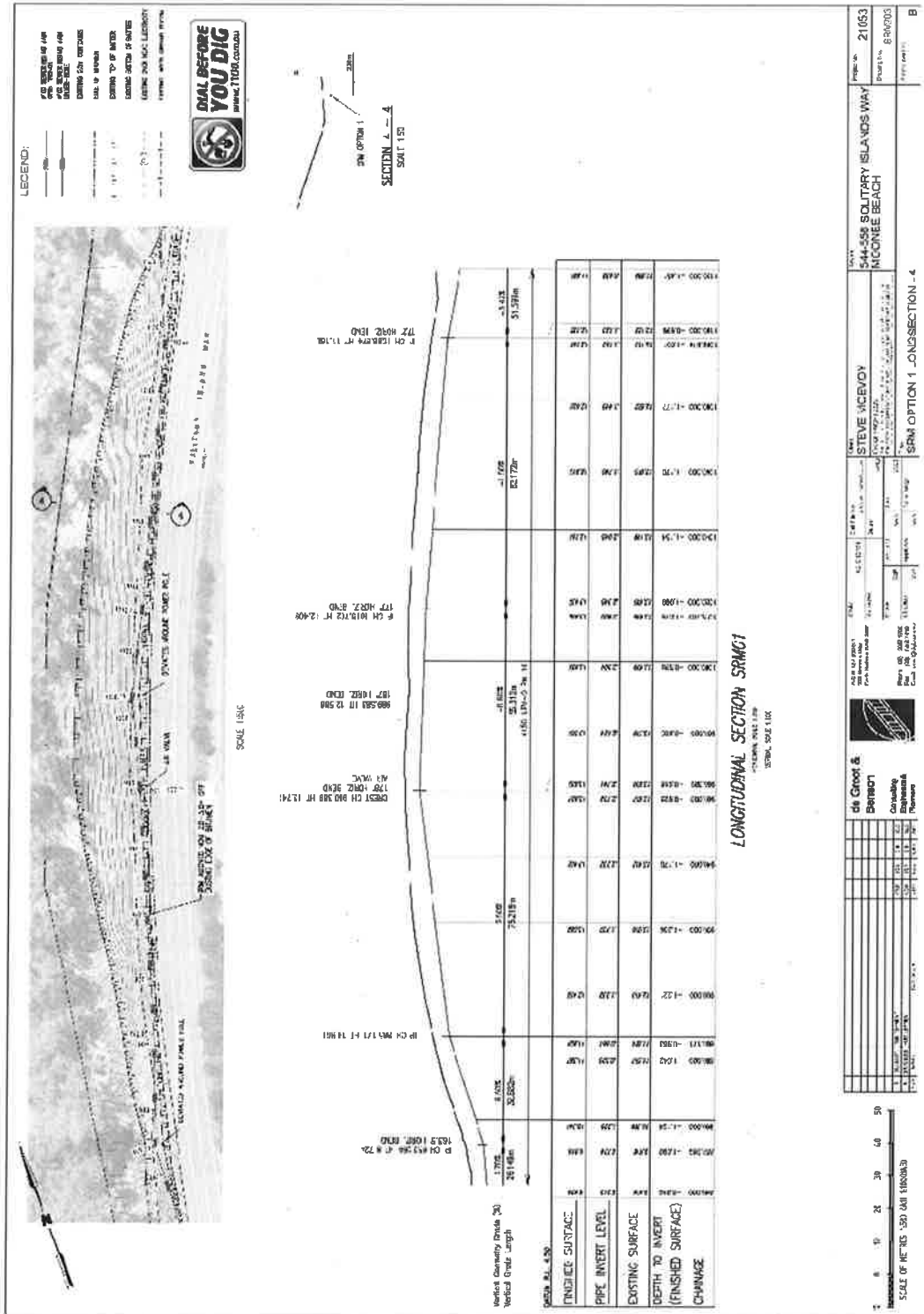
(Clause 10)

Design and Specifications for Developer Works





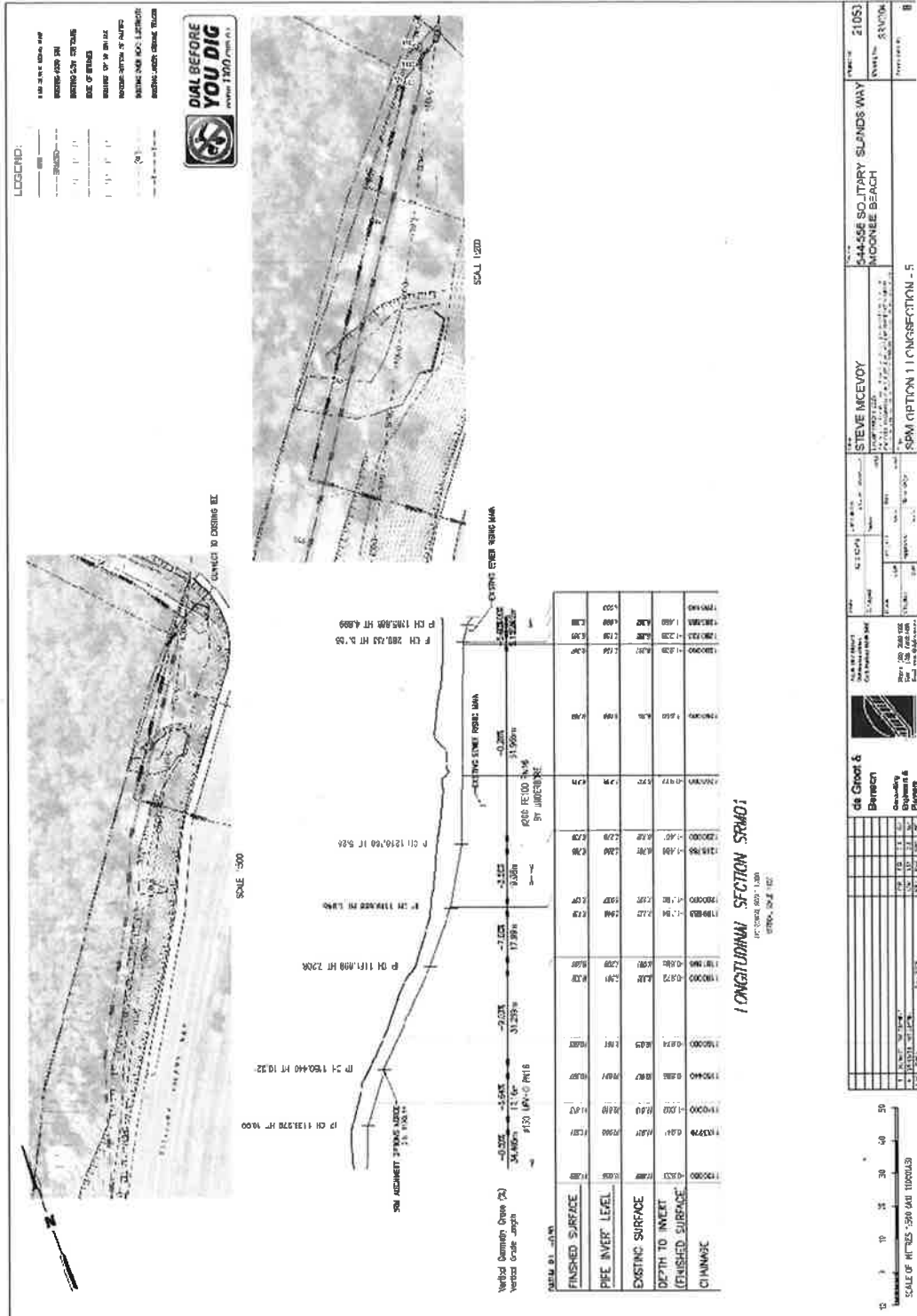
VPA 02/24 – Solitary Islands Way, Moonee
 Coffs Harbour City Council
 McEvoy (Moonee) SF Pty Ltd

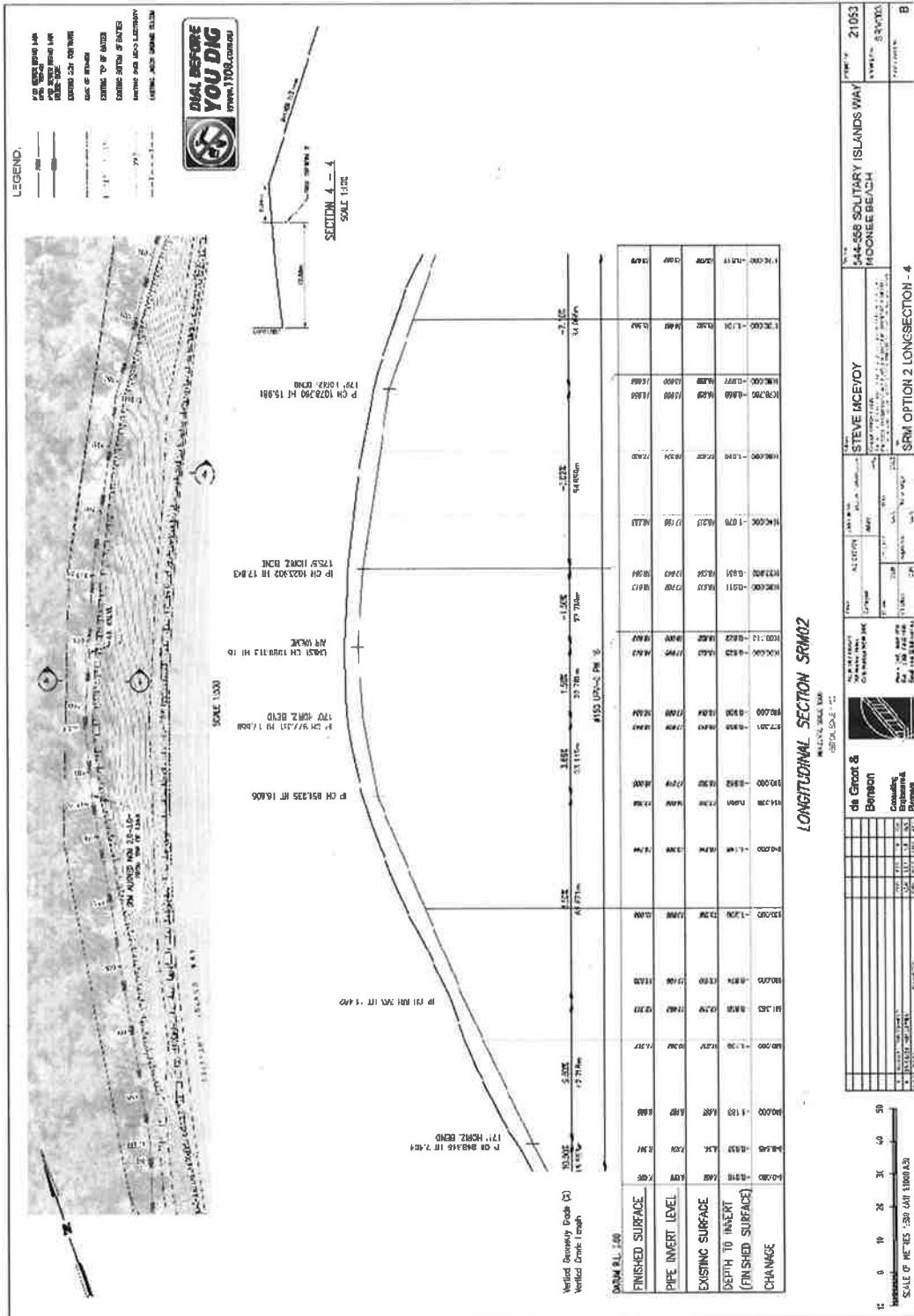


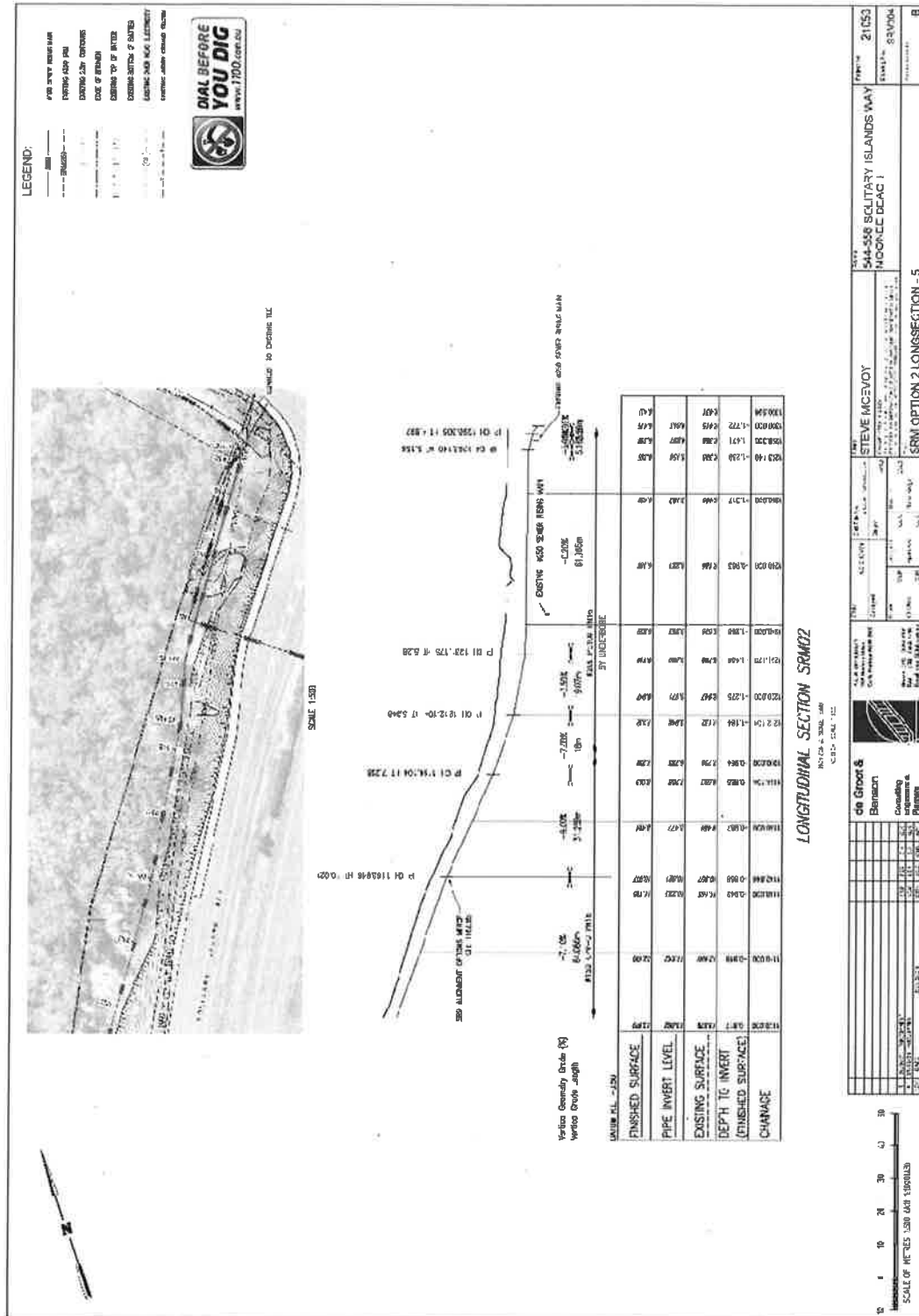
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 Client: STEVE MCEVOY
 Design: []
 Check: []
 Issue: []
 Date: 22/02/24
 Scale: 1:50
 Author: []
 Date: 22/02/24
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 Project: SRM OPTION 1 - CONNECTION 4

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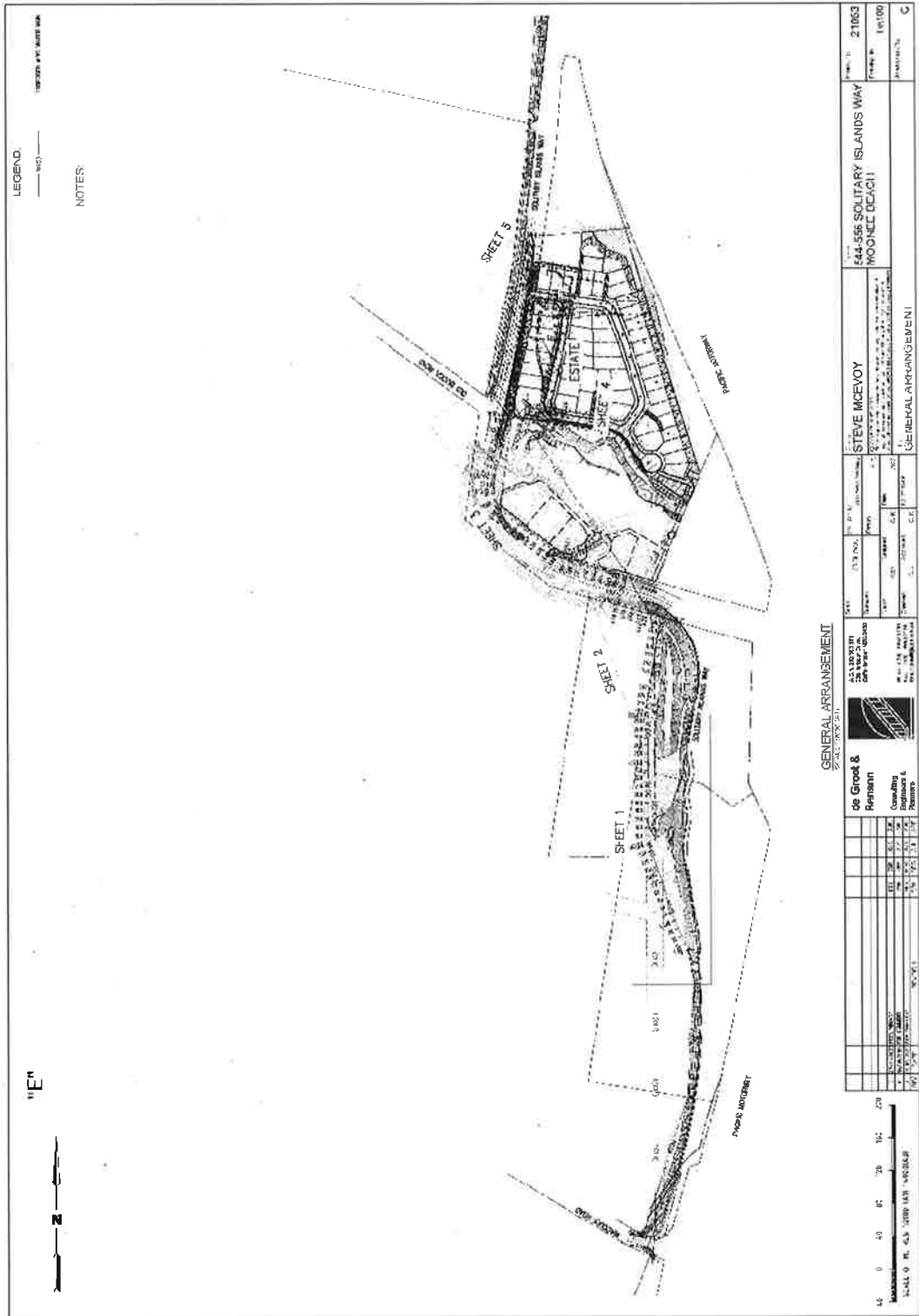


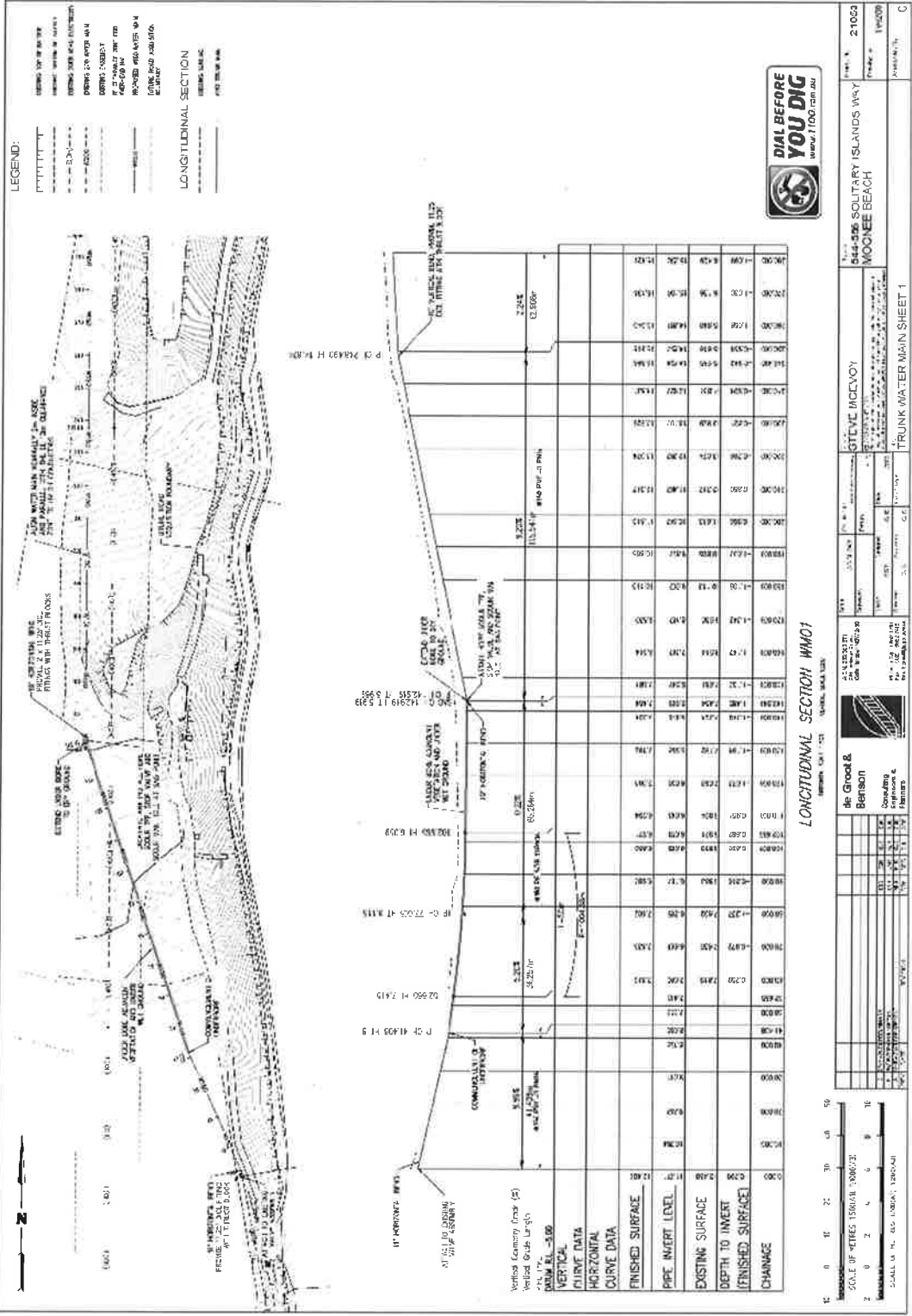


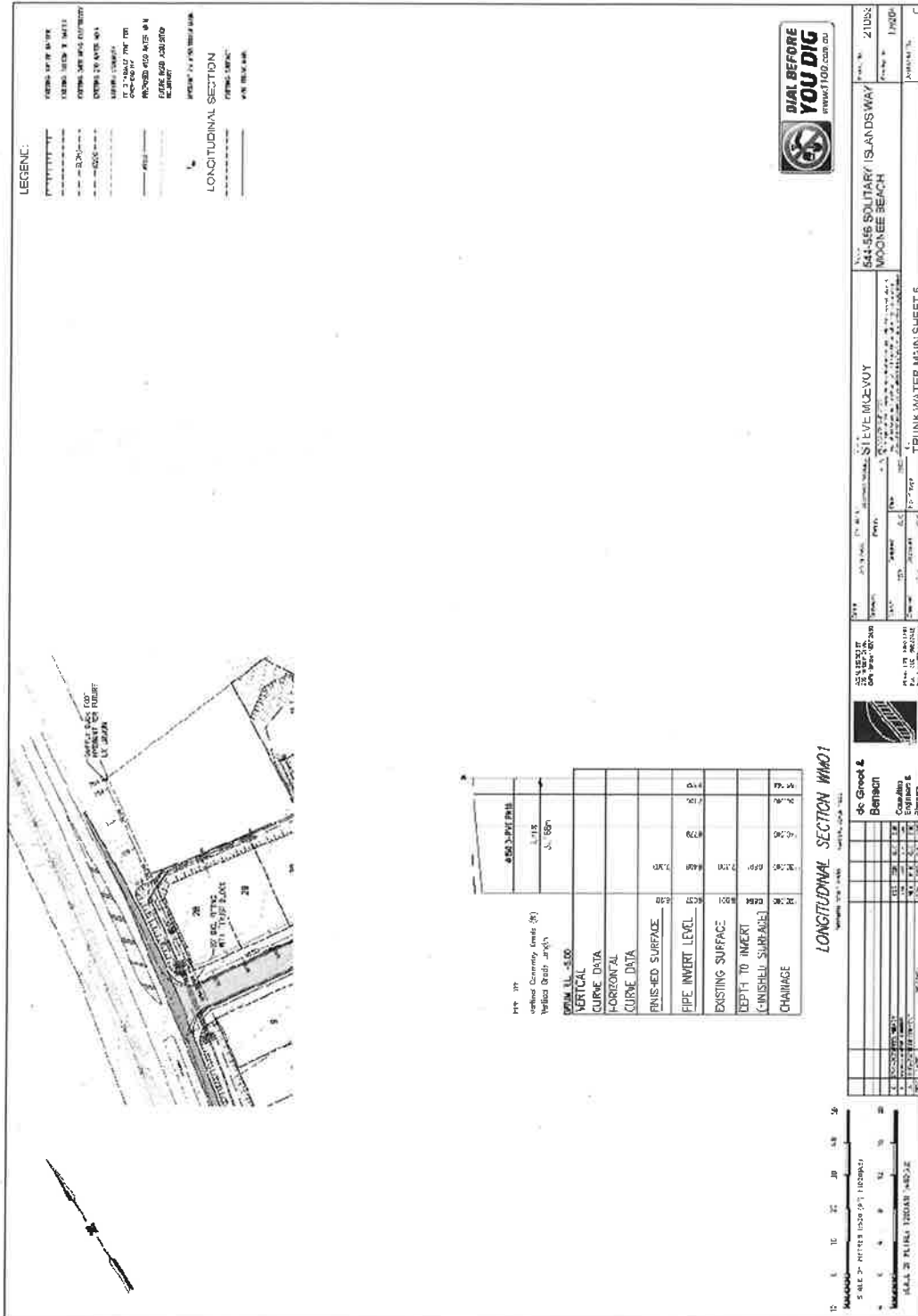
VPA 02/24 – Solitary Islands Way, Moonee

Coffs Harbour City Council

McEvoy (Moonee) SF Pty Ltd







Execution

Executed as a Deed

Dated: 15 March 2024

Executed on behalf of the Council



General Manager



Witness

Executed on behalf of the Developer in accordance with s127(1) of the
Corporations Act (Cth) 2001

Name/Position

Name/Position

VPA 02/24 – Solitary Islands Way, Moonee

Coffs Harbour City Council

McEvoy (Moonee) SF Pty Ltd

Execution

Executed as a Deed

Dated:

Executed on behalf of the Council

General Manager

Witness

Executed on behalf of the Developer in accordance with s127(1) of the Corporations Act (Cth) 2001



Name/Position

Stephen Gerard McEvoy
Dir / Sec

Name/Position



Appendix

(Clause 49)

Environmental Planning and Assessment Regulation 2021

(Section 205)

Explanatory Note

Draft Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

Coffs Harbour City Council ABN 79 126 214 487 of Yarrila Place, 27 Gordon Street,
Coffs Harbour NSW 2450 (**Council**)

McEvoy (Moonee) SF Pty Ltd ACN 653 190 473 of address 30 Breakers Way, Korora,
NSW 2450 (**Developer**)

Description of the Land to which the Draft Planning Agreement Applies

Lot 2 DP 1285743 and Lot 20 DP 1285819

544-556 Solitary Islands Way, Moonee Beach

Description of Proposed Development

The proposed development is a staged subdivision to create 60 residential lots and 1 lot for a communications tower (Figure 1). The development includes the associated roads, infrastructure services and earthworks.

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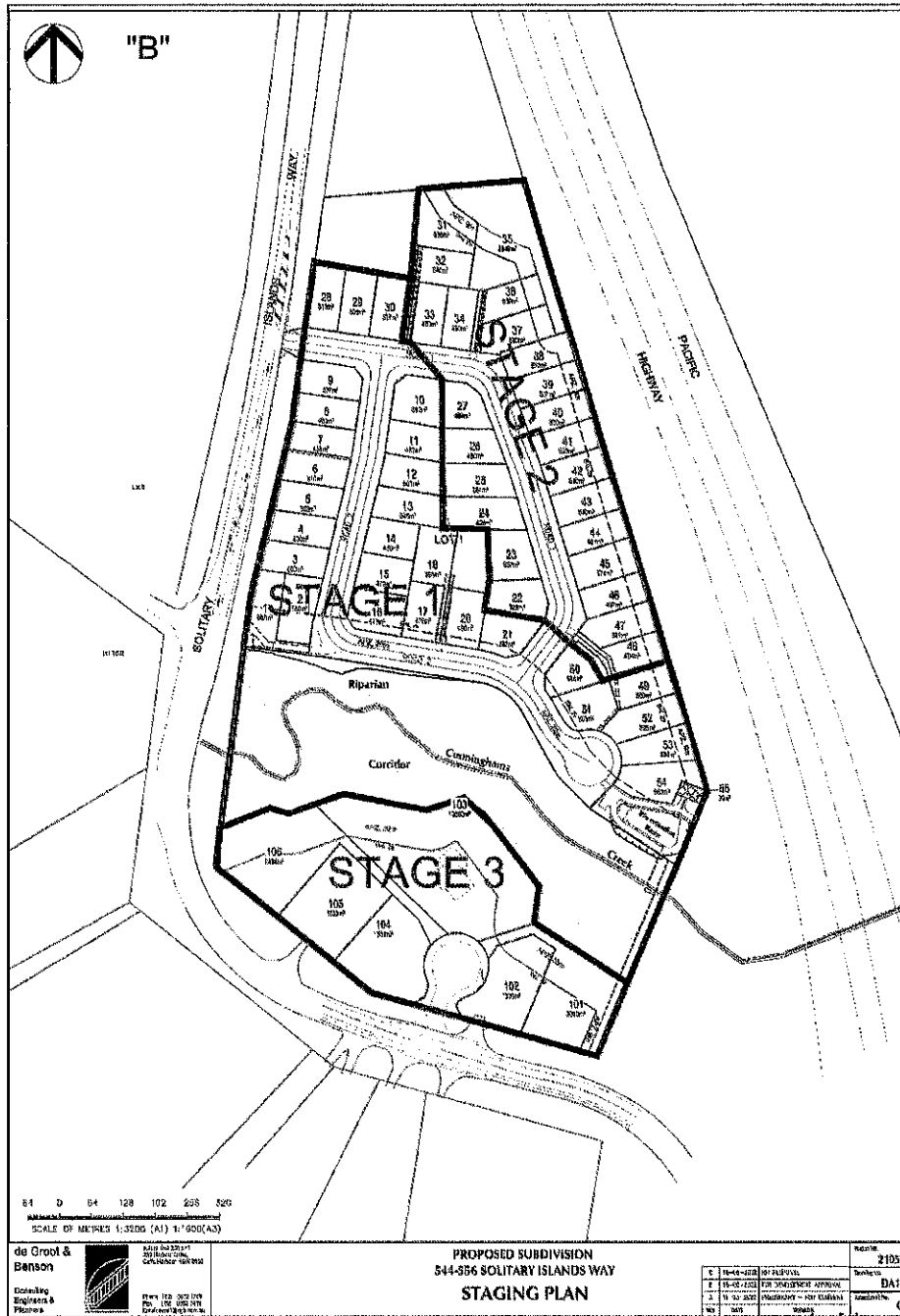


Figure 1 – Staging Plan

Description of Development Contributions

This planning agreement requires the Developer to:

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- Design for Council's approval the water and sewer mains network servicing plans for West Moonee.
- Gain the required approvals to undertake the works associated with the approved water and sewer mains network servicing plans for West Moonee.
- Undertake the construction of the mains water and sewer network for West Moonee.
- Provide necessary easements, as required by Council, to facilitate access to, servicing and maintenance of the proposed infrastructure at no cost to Council.

Summary of Objectives, Nature and Effect of the Draft Planning Agreement

Objectives, Nature and Effect of Draft Planning Agreement

The objective of the Draft Planning Agreement is to require the Developer to:

- Design, gain the required approval and construct the sewer main infrastructure for West Moonee along Solitary Islands Way as shown in Figure 2.
- Design, gain the required approval and construct a section of water trunk infrastructure for West Moonee along Solitary Island Way as shown in Figure 3.
- Provide necessary easements, as required by Council, to facilitate access to, servicing and maintenance of the proposed infrastructure at no cost to Council.

The Draft Planning Agreement allows for an offset of contributions levied under section 64 of the Local Government Act 1993 for \$383,350 (less any GST) for the water trunk infrastructure and \$916,515 (less any GST) for the sewer trunk infrastructure.

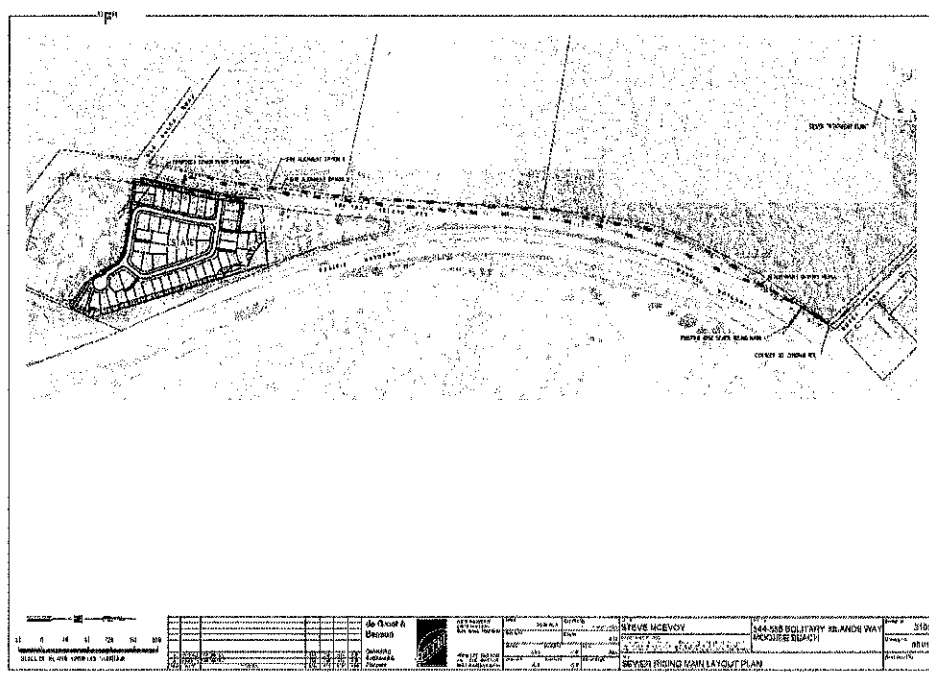
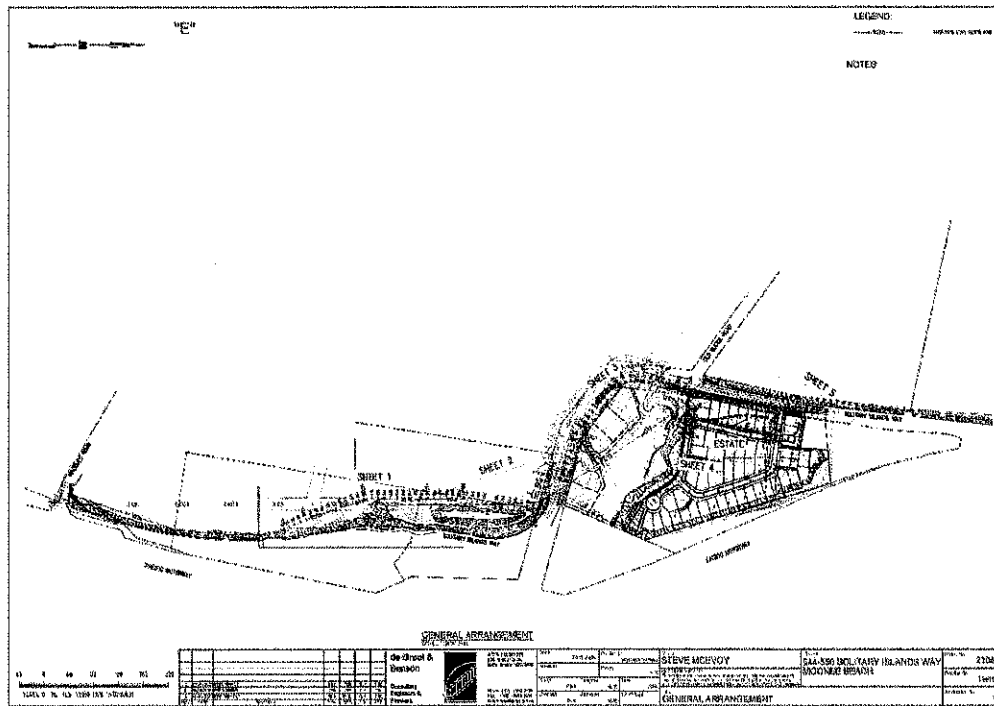


Figure 2 – Sewer network servicing plan



Assessment of the Merits of the Draft Planning Agreement

How the Draft Planning Agreement Promotes the Public Interest

The Moonee Release Area was rezoned in 2004 to support residential growth in Moonee. The City's Wastewater and Water Supply Development Servicing Plans identify Moonee Beach as a LGA Growth Area.

The western precinct of Moonee remains un-serviced by the City's Water and Sewer mains network, which to date has been a deterrent in West Moonee achieving its residential growth potential. The proposed development site is in West Moonee.

The delivery of this infrastructure will provide water and sewer mains network servicing West Moonee to facilitate residential growth in West Moonee.

The infrastructure will also provide water and sewer main network servicing to a future Council sporting facility.

The Planning Agreement requires the developer to design, gain the required approval and deliver the water and sewer main network in West Moonee.

Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Program

The Draft Planning Agreement is not inconsistent with the Council's Capital Works Program.

Whether the Draft Planning Agreement specifies that certain requirements must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued

Prior to the first Subdivision Certificate that creates a residential lot the Developer is to:

- complete the construction of the water and sewer mains network.

Simultaneous with registration of Subdivision Plans (that relate to the relevant Stage of the Development):

- deliver relevant easements as required by Council for the purpose of facilitating access to, service and maintenance of the proposed infrastructure at no cost to Council