

# Planning Agreement

(Heritage Floor Space)

The Council of the City of Sydney

(ABN 22 636 550 790)

and

Australian Village No. 13 - Pitt St Pty Limited

(ACN 625 136 763)

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**THIS PLANNING AGREEMENT** is made on

2023

**BETWEEN:**

- (1) **The Council of the City of Sydney ABN 22 636 550 790** of Town Hall House, 456 Kent Street, Sydney NSW 2000 (the **City**); and
- (2) **Australian Village No. 13 - Pitt St Pty Limited ACN 625 136 763** of 75 Nelson Street, Annandale NSW 2038 (the **Developer**).

**BACKGROUND**

- (A) The Developer owns the Land.
- (B) The Developer intends to undertake the Development on the Land.
- (C) The Developer has offered to enter into this document with the City to provide the Public Benefit on the terms of this document.

**THE PARTIES AGREE AS FOLLOWS:**

1. **INTERPRETATION**

1.1 **Definitions**

The following definitions apply in this document:

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

**Allocated HFS** means Heritage Floor Space set out at Item 8 of Schedule 1 which has been allocated and recorded in the HFS Register for use at the Development.

**Authorisation** means:

- (a) an approval, authorisation, consent, declaration, exemption, permit, licence, notarisation or waiver, however it is described, and including any condition attached to it; and
- (b) in relation to anything that could be prohibited or restricted by law if a Government Agency acts in any way within a specified period, the expiry of that period without that action being taken,

including any renewal or amendment.

**Business Day** means a day (other than a Saturday, Sunday or public holiday) on which banks are open for general banking business in Sydney, Australia.

**Call Date** means the date from which the City can call on the Guarantee, set out in Item 14 of Schedule 1.

**City's Representative** means the person named in Item 3 of Schedule 1 or his/her delegate.

**Commencement Date** means the date this document commences in accordance with clause 3.1.

**Confidential Information** means:

- (a) information of a party (**disclosing party**) that is:
  - (i) made available by or on behalf of the disclosing party to the other party (**receiving party**), or is otherwise obtained by or on behalf of the receiving party; and
  - (ii) by its nature confidential or the receiving party knows, or ought reasonably to know, is confidential;
- (b) information that may be made available or obtained directly or indirectly, and before, on or after the date of this document; and
- (c) information excluding that which:
  - (i) is in or enters the public domain through no fault of the receiving party or any of its officers, employees or agents;
  - (ii) is or was made available to the receiving party by a person (other than the disclosing party) who is not or was not then under an obligation of confidence to the disclosing party in relation to that information; or
  - (iii) is or was developed by the receiving party independently of the disclosing party and any of its officers, employees or agents.

**Corporations Act** means the *Corporations Act 2001* (Cth).

**Dealing** means selling, transferring, assigning, or novating and, where appearing, **Deal** has the same meaning.

**Developer** means the Developer and the Landowner, unless otherwise specified in this document.

**Developer's Representative** means the person named in Item 4 of Schedule 1 or his/her delegate.

**Development** means the development of the Land by the Developer described at Item 2 of Schedule 1.

**Development Consent** means the development consent D/2020/1387 granted on 11 August 2021 for the Development identified in Item 5 of Schedule 1 and includes all modifications made under section 96 of the Act.

**Dispute** means any dispute or difference between the parties arising out of, relating to or in connection with this document, including any dispute or difference as to the formation, validity, existence or termination of this document.

**Due Date** means the date by which the Developer must procure the Heritage Floor Space, set out in Item 13 of Schedule 1.

**Environmental Laws** means all laws and legislation relating to environmental protection, building, planning, health, safety or work health and safety matters and includes the following:

- (a) the Act;
- (b) the Regulation;
- (c) the *Work Health and Safety Act 2011* (NSW);
- (d) the *Protection of the Environment Operations Act 1997* (NSW); and
- (e) the *Contaminated Land Management Act 1997* (NSW).

**General Register of Deeds** means the register maintained by New South Wales Land Registry Services under the *Conveyancing Act 1919* (NSW) and so titled.

**Government Agency** means:

- (a) a government or government department or other body;
- (b) a governmental, semi-governmental or judicial person; or
- (c) a person (whether autonomous or not) who is charged with the administration of a law.

**Gross Floor Area** has the meaning given to that term in the SLEP in effect at the date of this document.

**GST** means the same as in the GST Act.

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

**Guarantee** means an irrevocable unconditional bank guarantee for the Guarantee Amount which must:

- (a) be denominated in Australian dollars;
- (b) be an unconditional undertaking;
- (c) be signed and issued by a bank licensed to carry on business in Australia, an Australian Prudential Regulation Authority (APRA) regulated authorised deposit taking institution;
- (d) be issued on behalf of the Developer;
- (e) have no expiry or end date;
- (f) state the beneficiary as the City;
- (g) be irrevocable;

- (h) state the Guarantee Amount as the minimum amount required by this document to be lodged as security;
- (i) state the purpose of the security as required in accordance with this document; and
- (j) be on such other terms approved by the City in its absolute discretion.

**Guarantee Amount** means a Guarantee or Guarantees for the total amount set out in Item 11 of Schedule 1 of this document.

**Heritage Conservation Fund** means the fund established by the City for the purpose of heritage conservation works.

**Heritage Floor Space** or **HFS** means transferable floor space awarded to heritage listed buildings in accordance with clause 6.10 of the SLEP.

**HFS Deed** means the binding written agreement between the Developer and the relevant HFS Owner(s) for the purchase of HFS for valuable consideration and which must, as a minimum, document:

- (a) the quantity of HFS to be transferred to the Developer; and
- (b) the price paid by the Developer for the HFS, to be agreed between the Developer and the HFS Owner(s).

**HFS Owner** means a person awarded HFS on the HFS Register.

**HFS Register** means the register maintained by the City for the purpose of clause 6.10 of the SLEP.

**HFS Scheme** means the *Alternative Heritage Floor Space Allocation Scheme* dated March 2016 and published by the City, as amended from time to time.

**Insolvency Event** means:

- (a) having a controller, receiver, manager, administrator, provisional liquidator, liquidator or analogous person appointed;
- (b) an application being made to a court for an order to appoint a controller, provisional liquidator, trustee for creditors or in bankruptcy or analogous person to the person or any of the person's property;
- (c) the person being taken under section 459F(1) of the Corporations Act to have failed to comply with a statutory demand;
- (d) an application being made to a court for an order for its winding up;
- (e) an order being made, or the person passing a resolution, for its winding up;
- (f) the person:
  - (i) suspending payment of its debts, ceasing (or threatening to cease) to carry on all or a material part of its business, stating that it is unable to pay its debts or being or becoming otherwise insolvent; or

- (ii) being unable to pay its debts or otherwise insolvent.
- (g) the person taking any step toward entering into a compromise or arrangement with, or assignment for the benefit of, any of its members or creditors;
- (h) a court or other authority enforcing any judgment or order against the person for the payment of money or the recovery of any property; or
- (i) any analogous event under the laws of any applicable jurisdiction,

unless this takes place as part of a solvent reconstruction, amalgamation, merger or consolidation that has been approved by the other party.

**Land** means the land described in Item 1 of Schedule 1 of this document.

**Laws** means all applicable laws, regulations, industry codes and standards, including all Environmental Laws.

**Occupation Certificate** means the first occupation certificate issued in respect of the Development.

**Outstanding HFS** means the amount of HFS required under the conditions of the Development Consent and remaining to be allocated to the Development at the date of this document, as set out at Item 9 of Schedule 1 of this document.

**Personal Information** has the meaning set out in the *Privacy Act 1988* (Cth).

**Personnel** means the Developer's officers, employees, agents, contractors or subcontractors.

**Public Benefit** means the provision of benefit to the community by the Developer either by way of allocation of HFS in the manner set out in clause 5 or by way of a monetary contribution to the Heritage Conservation Fund in the manner set out in clause 8.

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

**Remaining HFS** means the Outstanding HFS, less any HFS which has been allocated and recorded in the HFS Register for use at the Development, after the date of this document.

**Required HFS** means the HFS required pursuant to the Development Consent as set out in Item 8 of Schedule 1 to this document.

**SLEP** means the *Sydney Local Environmental Plan 2012*.

**Tax** means a tax, levy, duty, rate, charge, deduction or withholding, however it is described, that is imposed by law or by a Government Agency, together with any related interest, penalty, fine or other charge.

**Transaction Fee** means the fee payable to the Council of the City of Sydney for the cost of registering the transfer of HFS on the HFS Register, as determined by



the Council of the City of Sydney from time to time as part of its published Fees and Charges.

**Unit Rate** means the unit rate of HFS as set out in Item 10 of Schedule 1.

## 1.2 **Rules for interpreting this document**

Headings are for convenience only, and do not affect interpretation. The following rules also apply in interpreting this document, except where the context makes it clear that a rule is not intended to apply.

- (a) A reference to:
  - (i) a legislative provision or legislation (including subordinate legislation) is to that provision or legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
  - (ii) a document (including this document) or agreement, or a provision of a document (including this document) or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated;
  - (iii) a party to this document or to any other document or agreement includes a permitted substitute or a permitted assign of that party;
  - (iv) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person; and
  - (v) anything (including a right, obligation or concept) includes each part of it.
- (b) A singular word includes the plural, and vice versa.
- (c) A word which suggests one gender includes the other genders.
- (d) If a word or phrase is defined, any other grammatical form of that word or phrase has a corresponding meaning.
- (e) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- (f) A reference to **including** means "including, without limitation".
- (g) A reference to **dollars** or **\$** is to an amount in Australian currency.
- (h) A reference to **this document** includes the agreement recorded by this document.
- (i) Words defined in the GST Act have the same meaning in clauses about GST.
- (j) This document is not to be interpreted against the interests of a party merely because that party proposed this document or some provision in it or because that party relies on a provision of this document to protect itself.

## 2. **APPLICATION OF THE ACT AND THE REGULATION**

### 2.1 **Application of this document**

This document is a planning agreement within the meaning of section 93F of the Act and applies to:

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

### 2.2 **Public Benefit to be made by Developer**

Clause 5 and Schedule 1 set out the details of the:

- (a) Public Benefit to be delivered by the Developer;
- (b) time or times by which the Developer must deliver the Public Benefit; and
- (c) manner in which the Developer must deliver the Public Benefit.

### 2.3 **Application of sections 7.11, 7.12 and 7.24 of the Act**

- (a) The application of sections 7.11, 7.12 and 7.24 of the Act are excluded to the extent set out in Items 5 and 6 of Schedule 2 to this document.
- (b) For the avoidance of doubt, if the City imposes a condition of consent on a Development Consent for the Development under section 7.11 of the Act requiring payment of a contribution authorised by a contributions plan approved under section 61 of the *City of Sydney Act 1988 (NSW)*, no further contributions pursuant to section 7.11 or section 7.12 of the Act are payable in relation to the Development.

### 2.4 **City rights**

This document does not impose an obligation on the City to:

- (a) grant Development Consent for the Development; or
- (b) exercise any function under the Act in relation to a change to an environmental planning instrument, including the making or revocation of an environmental planning instrument.

### 2.5 **Explanatory note**

The explanatory note prepared in accordance with clause 25E of the Regulation must not be used to assist in construing this document.

## 3. **OPERATION OF THIS PLANNING AGREEMENT**

### 3.1 **Commencement**

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

## 4. **WARRANTIES**

### 4.1 **Mutual warranties**

Each party represents and warrants that:

- (a) **(power)** it has full legal capacity and power to enter into this document and to carry out the transactions that it contemplates;
- (b) **(corporate authority)** it has taken all corporate action that is necessary or desirable to authorise its entry into this document and to carry out the transactions contemplated;
- (c) **(Authorisations)** it holds each Authorisation that is necessary or desirable to:
  - (i) enable it to properly execute this document and to carry out the transactions that it contemplates;
  - (ii) ensure that this document is legal, valid, binding and admissible in evidence; or
  - (iii) enable it to properly carry on its business as it is now being conducted, and it is complying with any conditions to which any of these Authorisations is subject;
- (d) **(documents effective)** this document constitutes its legal, valid and binding obligations, enforceable against it in accordance with its terms (except to the extent limited by equitable principles and laws affecting creditors' rights generally), subject to any necessary stamping or registration;
- (e) **(solvency)** there are no reasonable grounds to suspect that it will not be able to pay its debts as and when they become due and payable; and
- (f) **(no controller)** no controller is currently appointed in relation to any of its property, or any property of any of its subsidiaries.

### 4.2 **Developer warranties**

- (a) The Developer warrants to the City that, at the date of this document:
  - (i) it is legally entitled to obtain all consents and approvals that are required by this document and to do all things necessary to give effect to this document;
  - (ii) all work performed by the Developer and the Personnel under this document will be performed with due care and skill and to a standard which is equal to or better than that which a well experienced person in the industry would expect to be provided by an organisation of the Developer's size and experience;
  - (iii) it is the registered proprietor of the Land; and

- (iv) it is not aware of any matter which may materially affect the Developer's ability to perform its obligations under this document.
- (b) The Developer warrants to the City that, prior to commencing delivery of the Public Benefit it will have obtained all Authorisations and insurances required under any Law to carry out its obligations under this document.

## 5. **PUBLIC BENEFIT**

### 5.1 **Developer to provide Public Benefit**

- (a) The Developer must use all reasonable endeavours to procure the Required HFS on or before the Due Date.
- (b) Without limiting the Developer's obligations under clause 5.1(a), in complying with clause 5.1(a) the Developer must:
  - (i) make genuine and ongoing efforts to procure the Required HFS from HFS Owners; and
  - (ii) where such negotiations in accordance with clause 5.1(b)(i) are successful:
    - (A) enter into a HFS Deed with the HFS Owner; and
    - (B) procure, at its own cost (if necessary), the stamping and registration of the HFS Deed in the General Register of Deeds.
- (c) Within 30 days of registration of the HFS Deed in accordance with clause 5.1(b), the Developer must provide to the City:
  - (i) a copy of the stamped, registered HFS Deed; and
  - (ii) the Transaction Fee.
- (d) If the Developer has complied with its obligations under clauses 5.1(a) to 5.1(c), the City will update the HFS Register to include all or part of the Required HFS as Allocated HFS for the purposes of the Development.

## 6. **INDEMNITY**

The Developer indemnifies the City against all damage, expense, loss or liability of any nature suffered or incurred by the City arising from any act or omission by the Developer (or any Personnel) in connection with the performance of the Developer's obligations under this document, except where the damage, expense, loss or liability suffered or incurred is caused by, or contributed to by, any wilful or negligent act or omission of the City (or any person engaged by the City).

## 7. **REGISTRATION**

### 7.1 **Registration of this document**

Not used.

## 8. ENFORCEMENT

### 8.1 Developer to provide Guarantee

- (a) The Developer has agreed to provide security to the City for the performance of the Developer's obligations under this document by providing the Guarantee to the City.
- (b) The Developer must provide the Guarantee to the City on the date that the Developer signs this document.
- (c) The City is entitled to retain the Guarantee from the date of this document until the Due Date.
- (d) The Developer expressly acknowledges and agrees that the City may make an appropriation from the Guarantee in such amount as the City (acting reasonably) thinks appropriate if the City, in exercising its powers under this document consequent upon a breach by the Developer of its obligation under this document, incurs expense or liability.

### 8.2 Right of City to claim on Guarantee

- (a) The Developer agrees that:
  - (i) the City may make an appropriation from the Guarantee in such amount as set out in clause 8.2(a)(ii) if:
    - (A) the Developer fails to procure all or part of the Required HFS under the Development Consent by the Due Date in accordance with clause 5.1; or
    - (B) all HFS acquired by the Due Date has not been recorded in the HFS Register for use at the Development by the Call Date.
  - (ii) the amount of the Guarantee which may be appropriated by the City in accordance with clause 8.2(a) is to be calculated in accordance with the following formula, and clause 8.2(a)(iii):

$$X = W(Y - Z)$$

Where:

X is an amount in \$;

W is the Unit Rate;

Y is the Required HFS; and

Z is the amount of HFS (in square metres) allocated to the Development at the Due Date and includes any HFS allocated after the Commencement Date in accordance with clause 5.1.

- (iii) if the calculation under clause 8.2(a)(ii) results in X being less than the Guarantee Amount, then the difference between X and the Guarantee Amount must be remitted to the Developer within 30

Business Days of the City calling upon the Guarantee subject to clause 8.1(c).

- (b) In the event that the Developer is unable to acquire HFS by the Due Date, the Developer may (within 5 Business Days of the Due Date), by notice in writing, request that the amount in 8.2(a)(ii) be paid in cash (by direct deposit or bank cheque) rather than appropriated from the Guarantee. The City shall confirm its agreement to the request, by notice in writing prior to the Call Date. Such agreement shall not be unreasonably withheld. The Developer must then attend the City at a mutually agreed time to exchange the Guarantee for the cash amount.
- (c) The Developer agrees that the City may make any appropriation it deems reasonably necessary to cover any costs and expenses incurred by the City in rectifying any breach by the Developer of its obligations under this document.
- (d) Any amount appropriated by the City under this clause 8.2 must be applied by the City towards:
  - (i) the costs and expenses incurred by the City in rectifying any breach by the Developer of its obligations under this document;
  - (ii) the Heritage Conservation Fund; and/or
  - (iii) other matters as set out in the HFS Scheme as adopted by the City from time to time.

### **8.3 Replacement Guarantee**

- (a) The Developer may, by notice in writing, request that the City return the Guarantee if:
  - (i) the Developer has secured part of the Outstanding HFS;
  - (ii) the whole of the monies secured by the Guarantee provided to the City in accordance with clause 8.1 has not been expended by the City in accordance with clause 8.2; and
  - (iii) the Developer provides the City with a replacement guarantee with a face value to be calculated by multiplying the Remaining HFS as at the date of the notice served under this clause by the Unit Rate.
- (b) On provision of a replacement guarantee, the parties agree that the replacement guarantee will become the Guarantee for the purpose of this document.

### **8.4 Return of Guarantee**

- (a) If:
  - (i) the Developer complies with its obligations under clauses 5.1(a) to 5.1(c), the City will return the Guarantee to the Developer within 5 Business Days of receipt of a copy of the HFS Register, updated in

accordance with clause 5.1(d) less any costs and expenses incurred by the City in rectifying any breach by the Developer of its obligations under this document;

- (ii) the Developer partially complies or fails to comply with its obligations under clause 5.1, clause 8.2 will apply.

#### 8.5 **No Trust**

Nothing in this document creates any form of trust arrangement or fiduciary duty between the City and the Developer. Following receipt of the Guarantee Amount, the City is not required to separately account for the Guarantee Amount, report to the Developer regarding expenditure of the Guarantee Amount or comply with any request by the Developer to trace the Guarantee Amount.

### 9. **DISPUTE RESOLUTION**

#### 9.1 **Application**

Any Dispute must be determined in accordance with the procedure in this clause 9.

#### 9.2 **Negotiation**

- (a) If any Dispute arises, a party to the Dispute (**Referring Party**) may by giving notice to the other party or parties to the Dispute (**Dispute Notice**) refer the Dispute to the Developer's Representative or the City's Representative for resolution. The Dispute Notice must:
  - (i) be in writing;
  - (ii) state that it is given pursuant to this clause 9; and
  - (iii) include or be accompanied by reasonable particulars of the Dispute including:
    - (A) a brief description of the circumstances in which the Dispute arose;
    - (B) references to any:
      - (aa) provisions of this document; and
      - (bb) acts or omissions of any person, relevant to the Dispute; and
    - (C) where applicable, the amount in dispute (whether monetary or any other commodity) and if not precisely known, the best estimate available.
- (b) Within 10 Business Days of the Referring Party issuing the Dispute Notice (**Resolution Period**), the Developer's Representative and the City's Representative must meet at least once to attempt to resolve the Dispute.

- (c) The Developer's Representative and the City's Representative may meet more than once to resolve a Dispute. The Developer's Representative and the City's Representative may meet in person, via telephone, videoconference or any other agreed means of instantaneous communication to effect the meeting.

### 9.3 **Not use information**

The purpose of any exchange of information or documents or the making of any offer of settlement under this clause 9 is to attempt to settle the Dispute. Neither party may use any information or documents obtained through any dispute resolution process undertaken under this clause 9 for any purpose other than in an attempt to settle the Dispute.

### 9.4 **Condition precedent to litigation**

Subject to clause 9.5, a party must not commence legal proceedings in respect of a Dispute unless:

- (a) a Dispute Notice has been given; and
- (b) the Resolution Period has expired.

### 9.5 **Summary or urgent relief**

Nothing in this clause 9 will prevent a party from instituting proceedings to seek urgent injunctive, interlocutory or declaratory relief in respect of a Dispute.

## 10. **TAXES AND GST**

### 10.1 **Responsibility for Taxes**

- (a) The Developer is responsible for any and all Taxes and other like liabilities which may arise under any Commonwealth, State or Territory legislation (as amended from time to time) as a result of or in connection with this document or the Public Benefit.
- (b) The Developer must indemnify the City in relation to any claims, liabilities and costs (including penalties and interest) arising as a result of any Tax or other like liability for which the Developer is responsible under clause 10.1(a).

### 10.2 **GST free supply**

To the extent that Divisions 81 and 82 of the GST Law apply to a supply made under this document:

- (a) no additional amount will be payable by a party on account of GST; and
- (b) no tax invoices will be exchanged between the parties.

### 10.3 **Supply subject to GST**

To the extent that clause 10.2 does not apply to a supply made under this document, this clause 10.3 will apply.



- (a) If one party (**Supplying Party**) makes a taxable supply and the consideration for that supply does not expressly include GST, the party that is liable to provide the consideration (**Receiving Party**) must also pay an amount (**GST Amount**) equal to the GST payable in respect of that supply.
- (b) Subject to first receiving a tax invoice or adjustment note as appropriate, the receiving party must pay the GST amount when it is liable to provide the consideration.
- (c) If one party must indemnify or reimburse another party (**Payee**) for any loss or expense incurred by the Payee, the required payment does not include any amount which the Payee (or an entity that is in the same GST group as the Payee) is entitled to claim as an input tax credit, but will be increased under clause 10.3(a) if the payment is consideration for a taxable supply.
- (d) If an adjustment event arises in respect of a taxable supply made by a Supplying Party, the GST Amount payable by the Receiving Party under clause 10.3(a) will be recalculated to reflect the adjustment event and a payment will be made by the Receiving Party to the Supplying Party, or by the Supplying Party to the Receiving Party, as the case requires.
- (e) The Developer will assume the City is not entitled to any input tax credit when calculating any amounts payable under this clause 10.3.
- (f) In this document:
  - (i) consideration includes non-monetary consideration, in respect of which the parties must agree on a market value, acting reasonably; and
  - (ii) in addition to the meaning given in the GST Act, the term "GST" includes a notional liability for GST.

## 11. **DEALINGS**

### 11.1 **Dealing by the City**

- (a) The City may Deal with its interest in this document without the consent of the Developer if the Dealing is with a Government Agency. The City must give the Developer notice of the Dealing within five Business Days of the date of the Dealing.
- (b) The City may not otherwise Deal with its interest in this document without the consent of the Developer, such consent not to be unreasonably withheld or delayed.

### 11.2 **Dealing by the Developer**

- (a) On and from the Commencement Date:
  - (i) the Developer may Deal with this document without the consent of the City only:

- (A) if such a Dealing is required to comply with a condition of the Development Consent, provided that the Dealing is in favour of the Developer or a related entity of the Developer; or
  - (B) as a result of the sale of the whole of the Land (without subdivision) to a purchaser of the Land.
- (ii) the Developer may register a plan of strata subdivision; and
  - (iii) the Developer must not otherwise Deal with this document to a third party that is not a purchaser of the whole or any part of the Land without:
    - (A) the prior written consent of the City, such consent not to be unreasonably withheld or delayed; and
    - (B) the City, the Developer and the third party the subject of the Dealing entering into a deed of consent to the Dealing on terms acceptable to the City, acting reasonably and promptly.
- (b) The Developer must pay the City's reasonable costs and expenses relating to any consent or documentation required due to the operation of this clause 11.2.

## 12. **TERMINATION AND INSOLVENCY**

- (a) The City may terminate this document by notice in writing to the Developer if the Development Consent lapses or is surrendered by the Developer.
- (b) If the City terminates this document then:
  - (i) the rights of each party that arose before the termination or which may arise at any future time for any breach or non-observance of obligations occurring prior to the termination are not affected;
  - (ii) the Developer must take all steps reasonably necessary to minimise any loss the each party may suffer as a result of the termination of this document;
  - (iii) the City will return the Guarantee to the Developer after first deducting any amounts owing to the City or costs incurred by the City by operation of this document; and
  - (iv) the City will, at the Developer's cost, do all things reasonably required to remove this document from the certificate of title to the Land.
- (c) If an Insolvency Event occurs in respect of the Developer:
  - (i) the Developer may surrender the Development Consent and clauses 12(a) and 12(b) will apply; or
  - (ii) if the Developer does not intend to exercise its right under clause 12(c)(i):

- (A) the Developer must notify the City of its intention within 40 Business Days of the date of the Insolvency Event;
  - (B) the parties will agree to extend the dates set out in Items 13 and 14 of Schedule 1; and
  - (C) if required, the parties will enter into a consent deed or deed of novation on terms acceptable to the City.
- (d) If the parties cannot agree an extended date in accordance with clause 12(c)(ii) within 10 Business Days of the date of the Developer's notice under that clause, the City may determine the new date.

### 13. **CONFIDENTIALITY AND DISCLOSURES**

#### 13.1 **Use and disclosure of Confidential Information**

A party (**receiving party**) which acquires Confidential Information of another party (**disclosing party**) must not:

- (a) use any of the Confidential Information except to the extent necessary to exercise its rights and perform its obligations under this document; or
- (b) disclose any of the Confidential Information except in accordance with clauses 13.2 or 13.3.

#### 13.2 **Disclosures to personnel and advisers**

- (a) The receiving party may disclose Confidential Information to an officer, employee, agent, contractor, or legal, financial or other professional adviser if:
  - (i) the disclosure is necessary to enable the receiving party to perform its obligations or to exercise its rights under this document; and
  - (ii) prior to disclosure, the receiving party informs the person of the receiving party's obligations in relation to the Confidential Information under this document and obtains an undertaking from the person to comply with those obligations.
- (b) The receiving party:
  - (i) must ensure that any person to whom Confidential Information is disclosed under clause 13.2(a) keeps the Confidential Information confidential and does not use it for any purpose other than as permitted under clause 13.2(a); and
  - (ii) is liable for the actions of any officer, employee, agent, contractor or legal, financial or other professional adviser that causes a breach of the obligations set out in clause 13.2(b)(i).

#### 13.3 **Disclosures required by law**

- (a) Subject to clause 13.3(b), the receiving party may disclose Confidential Information that the receiving party is required to disclose:

- (i) by law or by order of any court or tribunal of competent jurisdiction;  
or
  - (ii) by any Government Agency, stock exchange or other regulatory body.
- (b) If the receiving party is required to make a disclosure under clause 13.3(a), the receiving party must:
  - (i) to the extent possible, notify the disclosing party immediately it anticipates that it may be required to disclose any of the Confidential Information;
  - (ii) consult with and follow any reasonable directions from the disclosing party to minimise disclosure; and
  - (iii) if disclosure cannot be avoided:
    - (A) only disclose Confidential Information to the extent necessary to comply; and
    - (B) use reasonable efforts to ensure that any Confidential Information disclosed is kept confidential.

#### 13.4 **Receiving party's return or destruction of documents**

On termination of this document the receiving party must immediately:

- (a) deliver to the disclosing party all documents and other materials containing, recording or referring to Confidential Information; and
- (b) erase or destroy in another way all electronic and other intangible records containing, recording or referring to Confidential Information,

which are in the possession, power or control of the receiving party or of any person to whom the receiving party has given access.

#### 13.5 **Security and control**

The receiving party must:

- (a) keep effective control of the Confidential Information; and
- (b) ensure that the Confidential Information is kept secure from theft, loss, damage or unauthorised access or alteration.

#### 13.6 **Media releases**

The Developer must not issue any information, publication, document or article for publication in any media concerning this document or the Public Benefit without the City's prior written consent, unless required under Australian Stock Exchange reporting obligations.

## 14. **NOTICES**

- (a) A notice, consent or other communication under this document is only effective if it is in writing, signed and either left at the addressee's address or sent to the addressee by mail, fax or email. If it is sent by mail, it is taken to have been received 5 Business Days after it is posted. If it is sent by fax, it is taken to have been received when the addressee actually receives it in full and in legible form. If it is sent by email, it is taken to have been received the same day the email was sent, provided that the sender has not received a delivery failure notice (or similar), unless the time of receipt is after 5pm in which case it is taken to be received on the next Business Day.
- (b) A person's address and fax number and email address are those set out in Schedule 1 for the City's Representative and the Developer's Representative, or as the person notifies the sender in writing from time to time.

## 15. **GENERAL**

### 15.1 **Governing law**

- (a) This document is governed by the laws of New South Wales.
- (b) Each party submits to the exclusive jurisdiction of the courts exercising jurisdiction in New South Wales, and any court that may hear appeals from any of those courts, for any proceedings in connection with this document, and waives any right it might have to claim that those courts are an inconvenient forum.

### 15.2 **Access to information**

In accordance with section 121 of the *Government Information (Public Access) Act 2009 (NSW)*, the Developer agrees to allow the City immediate access to the following information contained in records held by the Developer:

- (a) information that relates directly to the delivery of the Public Benefits by the Developer;
- (b) information collected by the Developer from members of the public to whom the Developer provides, or offers to provide, services on behalf of the City; and
- (c) information received by the Developer from the City to enable the Developer to deliver the Public Benefit.

### 15.3 **Liability for expenses**

- (a) The Developer must pay its own and the City's expenses incurred in negotiating, executing, registering, releasing, administering and enforcing this document.
- (b) The Developer must pay for all reasonable costs and expenses associated with the preparation and giving of public notice of this document and the

explanatory note prepared in accordance with the Regulations and for any consent the City is required to provide under this document.

**15.4 Relationship of parties**

- (a) Nothing in this document 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.

**15.5 Giving effect to this document**

Each party must do anything (including execute any document), and must ensure that its employees and agents do anything (including execute any document), that the other party may reasonably require to give full effect to this document.

**15.6 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 document,  
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 5pm on the specified day, it is taken to have been done on the following Business Day.

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

**15.8 Preservation of existing rights**

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

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

#### 15.10 **Waiver of rights**

A right may only be waived in writing, signed by the party giving the waiver, and:

- (a) no other conduct of a party (including a failure to exercise, or delay in exercising, the right) operates as a waiver of the right or otherwise prevents the exercise of the right;
- (b) a waiver of a right on one or more occasions does not operate as a waiver of that right if it arises again; and
- (c) the exercise of a right does not prevent any further exercise of that right or of any other right.

#### 15.11 **Operation of this document**

- (a) This document contains the entire agreement between the parties about its subject matter. Any previous understanding, agreement, representation or warranty relating to that subject matter is replaced by this document and has no further effect.
- (b) Any right that a person may have under this document is in addition to, and does not replace or limit, any other right that the person may have.
- (c) Any provision of this document which is unenforceable or partly unenforceable is, where possible, to be severed to the extent necessary to make this document enforceable, unless this would materially change the intended effect of this document.

#### 15.12 **Operation of indemnities**

- (a) Each indemnity in this document survives the expiry or termination of this document.
- (b) A party may recover a payment under an indemnity in this document before it makes the payment in respect of which the indemnity is given.

#### 15.13 **Inconsistency with other documents**

Unless the contrary intention is expressed, if there is an inconsistency between any of one or more of:

- (a) this document;
- (b) any Schedule to this document; and
- (c) the provisions of any other document of the Developer,

the order of precedence between them will be the order listed above, this document having the highest level of precedence.

#### 15.14 **No fetter**

Nothing in this document in any way restricts or otherwise affects the City's unfettered discretion to exercise its statutory powers as a public authority.

### 15.15 **Counterparts**

This document may be executed in counterparts. All counterparts taken together constitute one instrument.



## SCHEDULE 1

### Agreement Details

ITEM	TERM	DESCRIPTION
<b>1.</b>	<b>Land</b>	Folio identifier 1/69787
<b>2.</b>	<b>Development</b>	Demolition of the existing building and construction of a new 33 storey hotel accommodation building.  The total Gross Floor Area of the Development on the Land is 4,937 square metres.
<b>3.</b>	<b>City's Representative</b>	Name: Graham Jahn – Director City Planning, Development and Transport  Address: Town Hall, Level 1, 456 Kent Street, Sydney NSW 2000  Email address: gjahn@cityofsydney.nsw.gov.au
<b>4.</b>	<b>Developer's Representative</b>	Name: Rino Criola  Address: 75 Nelson Street Annandale NSW 2038  Email address: rinocriola@tricongroup.com.au
<b>5.</b>	<b>Development Consent</b>	D/2020/1387
<b>6.</b>	<b>Existing VPA</b>	None
<b>7.</b>	<b>Condition of Development Consent requiring allocation of HFS</b>	Condition 6
<b>8.</b>	<b>Required HFS</b>	536 square metres
<b>9.</b>	<b>Outstanding HFS (V) at the date of this document</b>	536 square metres
<b>10.</b>	<b>Unit rate of HFS for the purpose of this document (W)</b>	\$2,823.89 per square metre plus GST

<b>11.</b>	<b>Guarantee Amount</b>	A total amount of \$1,513,605.04
<b>12.</b>	<b>Guarantee Amount Due Date</b>	The date that the Developer signs this document.
<b>13.</b>	<b>Due Date</b>	The earlier of:  (a) 28 February 2025; or  (b) the date that is one month before the Occupation Certificate is issued for the Development.
<b>14.</b>	<b>Call Date</b>	The earlier of:  (a) 31 March 2025 and  (b) the date that the Occupation Certificate is issued for the Development.

## SCHEDULE 2

### Requirements under the Act and Regulation (clause 2)

The below table summarises how this document complies with the Act and Regulation.

ITEM	SECTION OF ACT OR REGULATION	PROVISION/CLAUSE OF THIS DOCUMENT
1.	<p><b>Planning instrument and/or development application</b> (section 7.4(1) of the Act)</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; or</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) Yes</p> <p>(c) No</p>
2.	<p><b>Description of land to which this document applies</b> (section 7.4(3)(a) of the Act)</p>	Item 1 of Schedule 1.
3.	<p><b>Description of change to the environmental planning instrument to which this document applies and/or the development to which this document applies</b> (section 7.4(3)(b) of the Act)</p>	The Development as described in clause 2.1.
4.	<p><b>The nature and extent of the provision to be made by the developer under this document, the time or times by which the provision is to be made and the manner in which the provision is to be made</b> (section 7.4(3)(c) of the Act)</p>	Schedule 1.
5.	<p><b>Whether this document excludes (wholly or in part) or does not exclude the application of section 7.11, 7.12 or 7.24 to the development</b> (section 7.4(3)(d) of the Act)</p>	Section 7.11, 7.12 and 7.24 are not excluded

ITEM	SECTION OF ACT OR REGULATION	PROVISION/CLAUSE OF THIS DOCUMENT
6.	<b>Applicability of section 7.11 of the Act</b> (section 7.4(3)(e) of the Act)	The application of section 7.11 of the Act is <b>not</b> excluded in respect of the Development and contributions (if any) under section 7.11 are required to be paid.
7.	<b>Consideration of benefits under this document if section 7.11 applies</b> (section 7.4(3)(e) of the Act)	There is no consideration of benefits
8.	<b>Mechanism for Dispute Resolution</b> (section 7.4(3)(f) of the Act)	Clause 9
9.	<b>Enforcement of this document</b> (section 7.4(3)(g) of the Act)	Clause 8
10.	<b>No obligation to grant consent or exercise functions</b> (section 7.4(9) of the Act)	Clause 2.4
11.	<b>Registration of this document</b> (section 7.6 of the Act)	Clause 7
12.	<b>Whether certain requirements of this document must be complied with before a construction certificate is issued</b> (clause 25E(2)(g) of the Regulation)	No
13.	<b>Whether certain requirements of this document must be complied with before a subdivision certificate is issued</b> (clause 25E(2)(g) of the Regulation)	No
14.	<b>Whether certain requirements of this document must be complied with before an occupation certificate is issued</b> (clause 25E(2)(g) of the Regulation)	Yes, see Items 13 and 14 of Schedule 1.
15.	<b>Whether the explanatory note that accompanied exhibition of this document may be used to assist in construing this document</b> (clause 25E(7) of the Regulation)	No, see clause 2.5

**EXECUTED** as a deed.

Executed by  
**THE COUNCIL OF THE CITY OF SYDNEY** (ABN 22 636 550 790) by its duly authorised officer in accordance with section 377 of the Local Government Act 1993, in the presence of:

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Signature of officer

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name of officer

456 Kent Street, Sydney NSW 2000  
Address of witness

\_\_\_\_\_  
Position of officer

Executed by **AUSTRALIAN VILLAGE NO. 13 – PITT ST PTY LIMITED** (ACN 625 136 763) in accordance with s127(1) of the *Corporations Act 2001* (Cth):

\_\_\_\_\_  
Signature of director

\_\_\_\_\_  
Signature of director/secretary

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name