Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Centenary Boulevard, Officer South VIC 3809 R1 PS711373 & LQ PS721481
The application is for a permit to:	Construct and carry out works for a faux bridge
The applicant for the permit is:	Veris Australia
The application reference number is:	T230630
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809 This can be done during office hours and is free of charge. Documents can also be viewed on Council's website: https://www.cardinia.vic.gov.au/advertisedplanningapplications

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- * be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at mail@cardinia.vic.gov.au.
- * include the name and address of the objector/ submitter.
- * include the application number and site address.
- * include the reasons for the objection, and
- * state how the objector would be affected.

The Responsible Authority will not decide on the application before:	03 April 2024

If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au.

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

T230630 PA - Centenary Blvd & Cardinia Road, Officer South





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KADUNA FAUX BRIDGE - REQUEST FOR FURTHER INFORMATION (RFI) - FEBRUARY 2024

Application No.: T230230 PA

RFI Date: 10 January 2024

Proposal: Construct and carry out works for a faux bridge

Location: Road R1 PS711373, Centenary Boulevard & Lot Q on PS721481K Cardinia Road, Officers 500 Fred classified available for the purpose of the planning process

as set out in the Planning and Environment Act 1947. The information must not be used for any other purpose. By laking a copy of this document you arknowledge.

RFI Due: 10 March 2024 and agree that you will only use the document for the purpose specified above and that any

dissemination, distribution or copying of the document is strictly promoted

RFI Item Response		seriir idiloli, discredilori er eupyrig of fris dacur felli is schelle gio hallea
	RFI Item	RFI Item Response

REQUEST FOR FURTHER INFORMATION (LETTER DATED 10/01/2024):

REQUEST	TOK TOKTHEK INTOKNIATION (LETTER DATED 10/01/2024).	
1	Outstanding Fees. Council's records show an outstanding amount of payment of applications fees: Fees outstanding: \$1,661.60	Please find attached fee payment receipt
2	Copy of title dated not more than 60 days old, including:	Please refer to the attached Title search document which includes the Plan of Subdivision and Transfer of Land details. Given part of the proposed works are within Lot Q on PS721481K, we also attach to this table a recent copy of this property and amend the application under s50 of the P&E Act to incorporate this land as part of the application.
а	Plan of subdivision	of the application. As above.
b	Restrictive covenants or Section 173 Agreements (if any)	Agreement ALO40151L is registered on Lot Q on PS721481K. This agreement does not interrupt or interfere with the proposal, as it defines the delivery of infrastructure in respect to the development/subdivision of land.
3	Amended site plan, to scale and fully dimensioned showing:	Please refer to the amended plans package (dated 30 January 2024)
а	proposed faux bridge in its correct location, i.e: northern side of the ultimate duplicated Centenary Boulevard	As above.
b	the ultimate duplicated Centenary Boulevard layout between Trawalla Street and Tobruk Road to ensure that the faux bridge is positioned/located in the correct position	As above.
4	A typical cross section of the ultimate road layout at Centenary Boulevard waterway crossing, to scale and fully dimensioned, including roadway, pathway, lighting and services locations	Please refer to the amended plans package (dated 30 January 2024)

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Planning Enquiries Phone: 1300 787 624 Web: www.cardinia.vic.gov.au

Office Use Only			
Application No.:	Date Lodged:	/	/

Application for a Planning Permit

If you need beloate complete this form, read MORE INFORMATION at the end of this form

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council's planning department.

St. NameCentenary Boulevard & Cardinia Road

Section No.:

Postcode: 3809

No.: PS711373 & PS721481K

A Questions marked with an asterisk (*) must be completed.

St. No.:

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Unit No.:

Street Address *

Suburb/Locality: Officer South Formal Land Description * Lot No.: R1 & Q Title Plan Plan of Subdivision Complete either A or B. Lodged Plan A This information can be OR found on the certificate of title. В

Crown Allotment No.:

If this application relates to more than one address, attach a separate sheet setting out any additional property

Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

Buildings and works to construct part of a Faux Bridge along the northern side of Centenary Boulevard (at its crossing point with the Cardinia Road Open Space Corridor, west of Cardinia Road).

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Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal

Estimated cost of any development for which the permit is required *

You may be required to verify this estimate. Cost \$ 250,000 Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.



Existing Conditions III

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Road crossing

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Provide a plan of the existing conditions. Photos are also helpful.

Title Information



Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive cover	nant,
section 173 agreement or other obligation such as an essement or building envelope?	

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- O No
- Not applicable (no such encumbrance applies).

M Provide a full, current copy of the title for each individual percel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details II

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name: First Name: Sumame: Organisation (if applicable): Kaduna Developments PL C/o Veris Australia Postal Address: If it is a P.O. Box, enter the details here: Unit No.: St. No.: St. Name: Southbank Boulevard State: VIC Suburb/Locality: Southbank Postcode: 3006

Please provide at least one contact phone number 1

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact information for applicant OR contact person below Business phone: Email: Mobile phone: 0400517588 Fax:

Contact person's details* Same as applicant Name: Organisation (if applicable): Veris Australia Postal Address: If it is a P.O. Box, enter the details here: Unit No.: St. No.: 1 St. Name: Southbank Boulevard Suburb/Locality Southbank

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Varne:				Same as applicant
Unit No.:	St. No.:	St. Nam	6:	100000
Suburb/Locali	ity:	1/10/2	State:	Postcode:
Owner's Sign	nature (Optional):		Date:	



Declaration I

This form must be signed by the applicant *



A Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, and that all the information in this application is true and correct; and the owner (if not myself) has been not fied of the permit application. Signature: Date:ror 13/12/2023 document. and ag e purpos

Need help with the Application?

General information about the planning process is available at planning vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

Checklist II

Have you:

-		
F	filled in the form completely?	
P	Paid or included the application fee?	Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
0 F	Provided all necessary supporting info	rmation and documents?
	A full, current copy of Site information for each inc	
[A plan of existing conditions.	
	Plans showing the layout and details of the propo	set.
	Any information required by the planning scheme	r, requested by council or outlined in a council planning permit checklet.
	Frequired, a description of the likely effect of the	proposal (for example, traffic, noise, environmental impacis).
-		y certificate (a lavy certificate expires 90 days after the day on which it is troit be used). Failure to corrolly means the application is void.

Lodgement II



Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council

PO Box 7

Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624 Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

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The Victorian Sovermont acknowledges the Traditional Centers of Victoria and page respects to their origining screeding to their Country, History and Culture, The Victorian Soverment extends the respect to their Enters, part, consent and entercise.

REGISTER SEARCH STATEMENT (Title Search) Transfer of

Page 1 of 1

Land Act 1958

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VOLUME 12011 FOLIO 526

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LAND DESCRIPTION

Road R1 on Plan of Subdivision 711373U. PARENT TITLE Volume 11969 Folio 624 Created by instrument AR360491W 17/08/2018

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS711373U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 09857J CARDINIA SHIRE COUNCIL Effective from 29/08/2018

DOCUMENT END

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Title 12011/526 Page 1 of 1

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Transfer of Land copied document is made attractable instructional to

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Section 45 Transfer of Land Act 1958sed for any other purpose By laking a copy of this document you a rate that the and agree that you will only use the document for the purpose specified and that any desermances are copying of the document in Strictly producted.

1. Land/s

Land Title formerly being

Description

ROAD R1 ON PLAN OF SUBDIVISION NO. PS711373U

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor
Name
ACN

4. Transferee/s

Transferee
Name
ACN
Australian
Credit Licence

5. Manner of Holding

SOLE PROPRIETOR

6. Address/es of Transferee/s

Address of Transferee

Unit Street No 20

Street Name

Street Type

Locality R

State Postcode 3809

8. Covenants

NONE

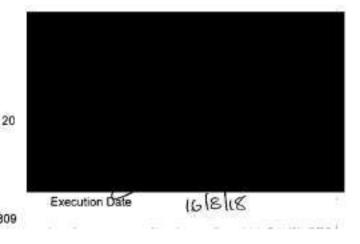
9. Signing

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Transferor

Certifications

- The Certifier has taken reasonable steps to verify the identity of the transferor.
- The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.



7. Consideration

\$ 1,219,918

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Approval Number: 35291712A

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Page 1 of 2 LV-V34-Mar-2018

Transfer of Land

Section 45 Transfer of Land Act 1958

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Transferee Certifications

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- 1. The Certifier has taken reasonable steps to verify the identity of the transferee.
- 2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of Signer Name Signer Organisation Signer Role Signature Execution Date

10. Lodging Party

Customer Code

1167E

Reference

MAN:TJM:7319462

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Approval Number: 35291712A

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Page 2 of 2 LV-V34-Mar-2018

Land Use Victoria contact details: www.delwp.vic.gov.au/property > Contact us

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PLAN OF SUBDIVISION

Under Section 35 of the Subdivision Act 1988

LOCATION OF LAND

PARISH: PAKENHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 8 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL 11969 FOL 624

LAST PLAN

LOT K ON PS805124U

REFERENCE:

POSTAL ADDRESS: CARDINIA ROAD

(at time of subdivision) OFFICER SOUTH 3809

MGA 94 CO-ORDINATES:

TES: N 5 783 100

(approx. centre of land in plan)

EDITION 1

PS 711373U

Council Name: Cardinia Shire Council

Council Reference Number: S16/122 Planning Permit Reference: Sect 35 SPEAR Reference Number: S086870B

This is a plan under section 35 of the Subdivision Act 1988 which does not create any

additional lots.

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988

Date of original certification under section 6: 05/01/2017

Digitally signed by: Sonia Higgins for Cardinia Shire Council on 22/06/2018

Statement Of Compliance issued: 22/06/2018

VESTING OF ROADS AND/OR RESERVES

950

361

Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded or transfer registered. Only roads and reserves marked thus (%) vest upon registration of this plan.

IDENTIFIER COUNCIL/BODY/PERSON

ROAD R1 CARDINIA SHIRE COUNCIL

STAGING T

This is not a staged subdivision

NOTATIONS

Planning Permit No.

DEPTH LIMITATION DOES NOT APPLY

LOTS A TO L (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

EASEMENTS E-2, E-3 & E-4 HAVE BEEN OMITTED FROM THIS PLAN.

_ TANGENT POINTS ARE SHOWN THUS:

Land to be acquired by agreement: ROAD R1 Land to be acquired by compulsory process: NIL All the land is to be acquired free from all encumbrances

All the land is to be acquired free from all encumbrand other than any easements specified on this plan.

EASEMENT INFORMATION

LEGEND: E — Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A — Appurt

Zone: 55

A — Appurtenant Easement

Easements marked (-) are existing easements.

Easements marked (+) are created upon registration of this plan.

Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.

Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.

SYMBOL	SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
_	E-1	TRANSMISSION OF GAS	SEE DIAG	INSTRUMENT 2697792	GAS AND FUEL CORPORATION OF VICTORIA
_	E-5	CARRIAGEWAY	SEE DIAG	PS801112Y	RESERVE No.1 ON PS801112Y
_	E-5	SUPPLY OF GAS	SEE DIAG	PS801112Y	RESERVE No.1 ON PS801112Y
_	E-5	SUPPLY OF WATER THROUGH UNDERGROUND PIPES	SEE DIAG	PS801112Y	RESERVE No.1 ON PS801112Y
	E-5	POWERLINE	SEE DIAG	PS801112Y - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD (ABN 91 064 651 118)

Digitally signed by: Adrian A Thomas (Veris Australia Pty

KADUNA ESTATE

16 Eastern Road South Melbourne
Victoria 3205 PO Box 5075
Australia 03) 9699 1400
www.veris.com.au

DEVELOP
WITH _____
CONFIDENCE M

Formerly



LICENSED SURVEYOR

DATE 21/06/18 VERSION K

Ltd),

REFERENCE 29166003
DRAWING 2916600A

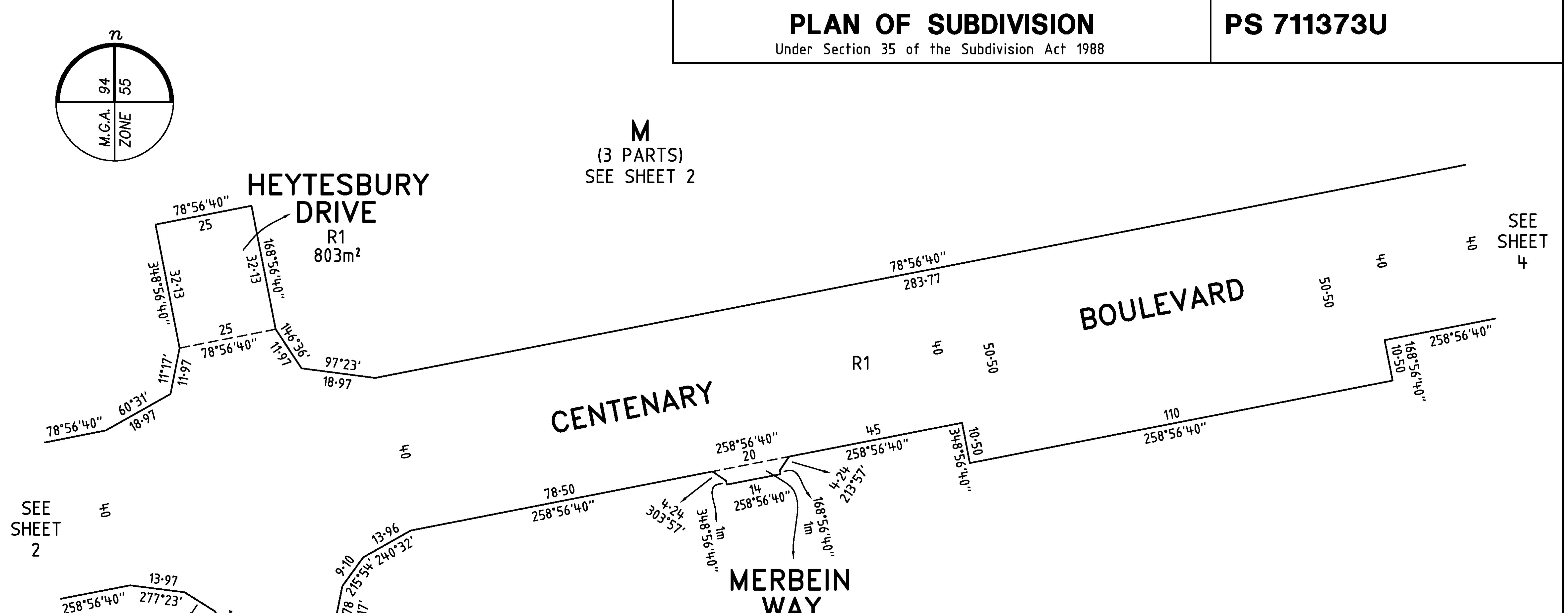
2916600AK SHEET 1 OF 5
PLAN REGISTERED

Surveyor's Plan Version (K), 21/06/2018, SPEAR Ref: S086870B TIME: 10:36am DATE: 29/08/18
T. LOCOCK
Assistant Registrar of Titles

ORIGINAL SHEET SIZE A3

SHEETS

PLAN OF SUBDIVISION PS 711373U Under Section 35 of the Subdivision Act 1988 ROAD LECKY (3 PARTS) 1236-88 89°11'05" CENTENARY 828-25 BOULEVARD SEE SHEE! 3.538ha 78°56'40" 1 SEE SHEE! SEE **ENLARGEMENT** (3 PARTS) 113·3ha TOTAL 116·5ha 165.58 188.42 188 92.73 278°54′50″ N.I.S. 278°42' (3 PARTS) **ENLARGEMENT** NOT TO SCALE **ESTATE** KADUNA 240 120 SCALE LICENSED SURVEYOR 1:6000 LENGTHS ARE IN METRES 21/06/18 REFERENCE 29166003 ORIGINAL SHEET SIZE A3 DATE 16 Eastern Road | South Melbourne 2916600AK Victoria 3205 | PO Box 5075 VERSION K DRAWING SHEET 2 Australia 103) 9699 1400 www.veris.com.au Digitally signed by: Adrian A Thomas (Veris Australia Pty Digitally signed by: DEVELOP Formerly Cardinia Shire Council, Ltd), WITH_ Bosco Jonson CONFIDENCE TM Surveyor's Plan Version (K), 22/06/2018, 21/06/2018, SPEAR Ref: S086870B SPEAR Ref: S086870B



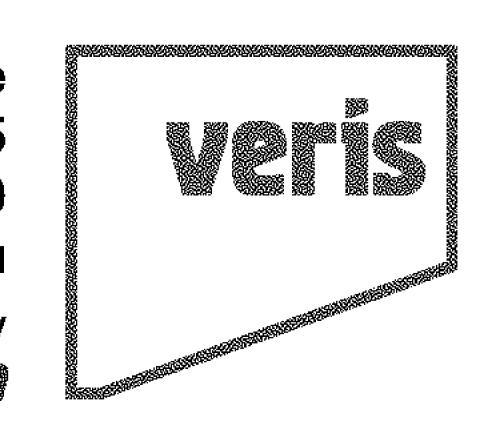
16 Eastern Road South Melbourne
Victoria 3205 PO Box 5075
Australia 03) 9699 1400
www.veris.com.au

DRIVE

1055m²

DEVELOP
WITH ____
CONFIDENCE M

Formerly



VERSION K

KAD	<u>UNA ESTATE</u>		
LICENSE	ED SURVEYOR /		
DATE	21/06/18	REFERENCE 29166003	

REFERENCE 29166003
DRAWING 2916600AK

10 0 20 40
LENGTHS ARE IN METRES

Digitally signed by: Adrian A Thomas (Veris Australia Pty

Surveyor's Plan Version (K),

21/06/2018, SPEAR Ref: S086870B

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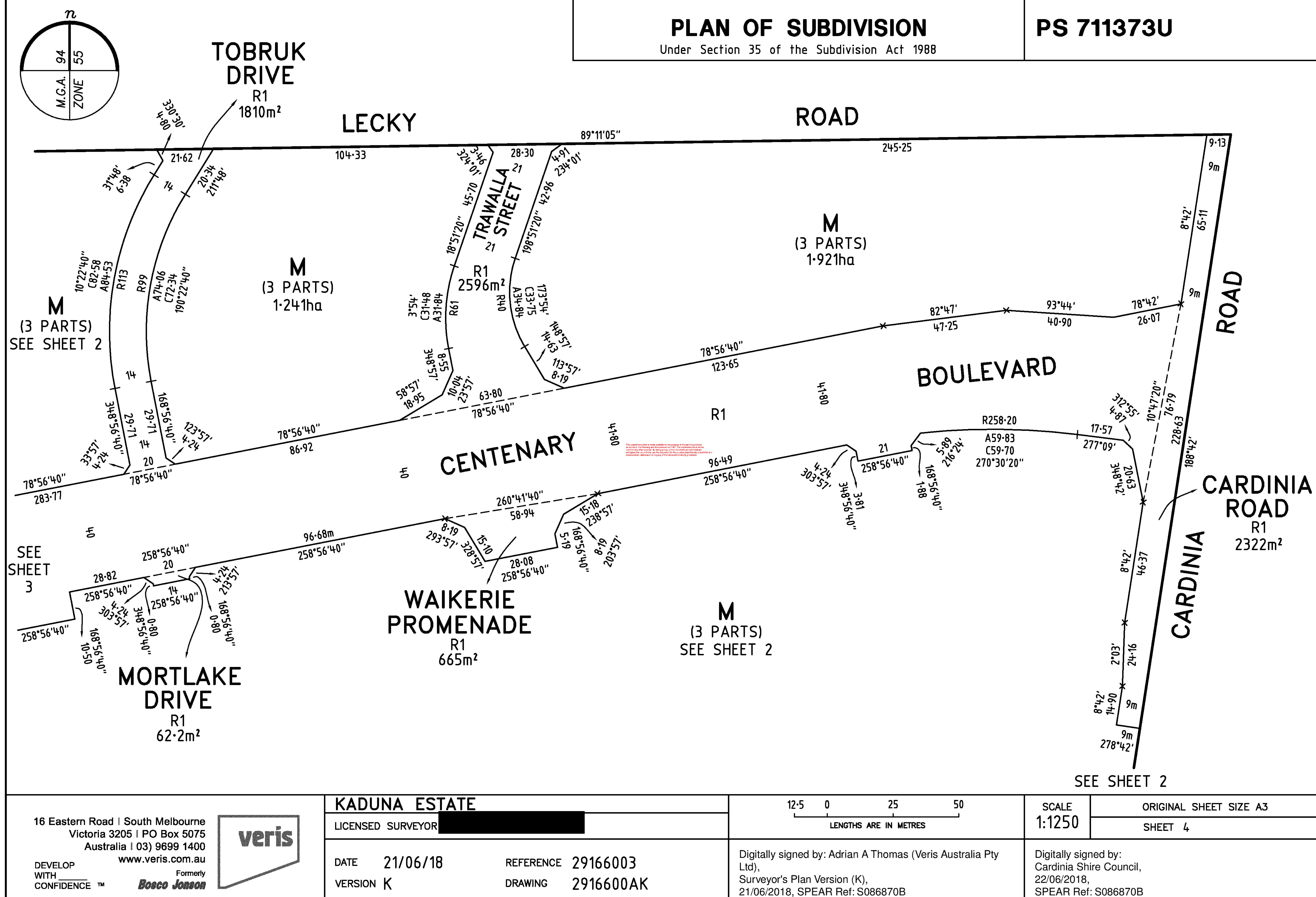
(3 PARTS)

SEE SHEET 2

ORIGINAL SHEET SIZE A3
SHEET 3

Digitally signed by:
Cardinia Shire Council

Cardinia Shire Council, 22/06/2018, SPEAR Ref: S086870B



PLAN OF SUBDIVISION

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988

PS 711373U

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

LAND	LAND ACQUIRED BY COMPULSORY PROCESS		PROCESS	LAND ACQUIRED BY AGREEMENT		ASSISTANT REGISTRAR OF TITLES	
	VESTING DATE	GOVERNMENT GAZETTE		DATE OF RECORDING OF VESTING	REGISTRATION	LV REFERENCE SIGNATURE	SIGNATURE
		PAGE	YEAR	DATE	OF TRANSFER		
ROAD R1						AR360491W	T. LOCOCK

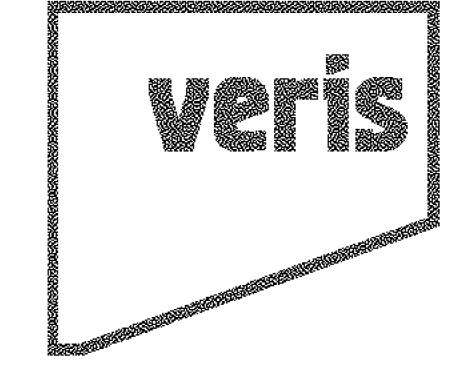
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KADUNA ESTATE

16 Eastern Road | South Melbourne Victoria 3205 PO Box 5075 Australia 103) 9699 1400 www.veris.com.au DEVELOP

WITH_ CONFIDENCE TM

Formerly Boeco Joneon



LICENSED SURVEYOR

21/06/18 DATE VERSION K

REFERENCE 29166003 2916600AK **DRAWING**

ORIGINAL SHEET SIZE A3 SHEET 5

Digitally signed by: Adrian A Thomas (Veris Australia Pty

Ltd),

Surveyor's Plan Version (K), 21/06/2018, SPEAR Ref: S086870B

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The Victorian Government acknowledges the Traditional Company of the Property of the Property

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12024 FOLIO 433

Security no : 124112528953Y Produced 09/02/2024 11:41 AM

LAND DESCRIPTION

Lot Q on Plan of Subdivision 721481K. PARENT TITLE Volume 12011 Folio 629 Created by instrument PS721481K 17/10/2018

DECTORRED DRADDIETAD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987 AH336996N 01/07/2010

AGREEMENT Section 173 Planning and Environment Act 1987 AL040151L 24/04/2014

DIAGRAM LOCATION

SEE PS721481K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: CARDINIA ROAD OFFICER SOUTH VIC 3809

ADMINISTRATIVE NOTICES

NIL

eCT Control 18030P DUFFY & SIMON Effective from 13/04/2022

DOCUMENT END

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PLAN OF SUBDIVISION EDITION 1 PS 721481K LOCATION OF LAND Council Name: Cardinia Shire Council PARISH: PAKENHAM Council Reference Number: S17/076 Planning Permit Reference: T110588 SPEAR Reference Number: S105554C TOWNSHIP: Certification SECTION: This plan is certified under section 11 (7) of the Subdivision Act 1988 8 (PART) CROWN ALLOTMENT: Date of original certification under section 6: 23/11/2017 CROWN PORTION: Public Open Space TITLE REFERENCE: **VOL** 12011F**OL** 629 A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied has been made and the requirement has been satisfied at Statement of Compliance (Document updated 27/08/2018) LAST PLAN LOT N ON PS807646B REFERENCE: Digitally signed by: Sonia Higgins for Cardinia Shire Council on 29/06/2018 POSTAL ADDRESS: Statement Of Compliance issued: 27/08/2018 CARDINIA ROAD OFFICER SOUTH 3809 (at time of subdivision) MGA 94 900 361 Zone: 55 CO-ORDINATES: N 5 783 100 (approx. centre of land in plan) VESTING OF ROADS AND/OR RESERVES NOTATIONS COUNCIL/BODY/PERSON **IDENTIFIER** STAGING This is not a staged subdivision Planning Permit No. T110588 CARDINIA SHIRE COUNCIL ROAD R1 RESERVE No.1 ELECTRICITY SERVICES PTY LTD DEPTH LIMITATION DOES NOT APPLY (ABN 91 064 651 118) AREA OF LAND SUBDIVIDED (EXCLUDING LOTS P & Q) - 2.693ha LOTS A TO O AND 1 TO 100 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. TANGENT POINTS ARE SHOWN THUS: EASEMENTS E-2 AND E-8 HAVE BEEN OMITTED FROM THIS PLAN. EASEMENT INFORMATION LEGEND: A — Appurtenant Easement E — Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance SUBJECT WIDTH LAND BENEFITED/IN FAVOUR OF **PURPOSE** ORIGIN (METRES) LAND SEE DIAG E-1 TRANSMISSION OF GAS GAS AND FUEL CORPORATION OF VICTORIA INSTRUMENT 2697792 SEWERAGE E-3 SEE DIAG SOUTH EAST WATER CORPORATION THIS PLAN E-4 DRAINAGE SEE DIAG THIS PLAN CARDINIA SHIRE COUNCIL E-5 SEE DIAG THIS PLAN CARDINIA SHIRE COUNCIL DRAINAGE E-5 SEWERAGE SEE DIAG THIS PLAN SOUTH EAST WATER CORPORATION THIS PLAN E-6 SEE DIAG SOUTH EAST WATER CORPORATION SEWERAGE SEE DIAG THIS PLAN SUPPLY OF GAS VIC GAS DISTRIBUTION PTY LTD E-6 SEE DIAG THIS PLAN - SECTION 88 AUSNET ELECTRICITY SERVICES PTY LTD E-6 POWERLINE ELECTRICITY INDUSTRY (ABN 91 064 651 118) ACT 2000 THIS PLAN E-6 SEE DIAG LOTS ON THIS PLAN TRANSMISSION OF TELECOMMUNICATION SIGNALS BY UNDERGROUND CABLE SEE DIAG E-7 INSTRUMENT 2697792 TRANSMISSION OF GAS GAS AND FUEL CORPORATION OF VICTORIA SEE DIAG THIS PLAN SOUTH EAST WATER CORPORATION E-7 SEWERAGE SEE DIAG E-9 CARRIAGEWAY PS801112Y RESERVE No.1 ON PS801112Y SEE DIAG E-9 SUPPLY OF GAS PS801112Y RESERVE No.1 ON PS801112Y E-9 SEE DIAG SUPPLY OF WATER THROUGH PS801112Y RESERVE No.1 ON PS801112Y UNDERGROUND PIPES E-9 SEE DIAG PS801112Y - SECTION 88 POWERLINE AUSNET ELECTRICITY SERVICES PTY LTD ELECTRICITY INDUSTRY (ABN 91 064 651 118) ACT 2000 KADUNA PARK -LICENSED SURVEYOR 40 LOTS & BALANCE LOTS P & Q

Australia 03) 9699 1400 www.veris.com.au DEVELOP WITH CONFIDENCE ™

16 Eastern Road | South Melbourne

Victoria 3205 PO Box 5075 Formerly Bosco Jonson

Digitally signed by: Adrian A Thomas (Veris Australia Pty Ltd),

REFERENCE 26934013

DRAWING

2693401AM

Surveyor's Plan Version (M), 22/06/2018, SPEAR Ref: S105554C

22/06/18

DATE

VERSION M

PLAN REGISTERED

Assistant Registrar of Titles

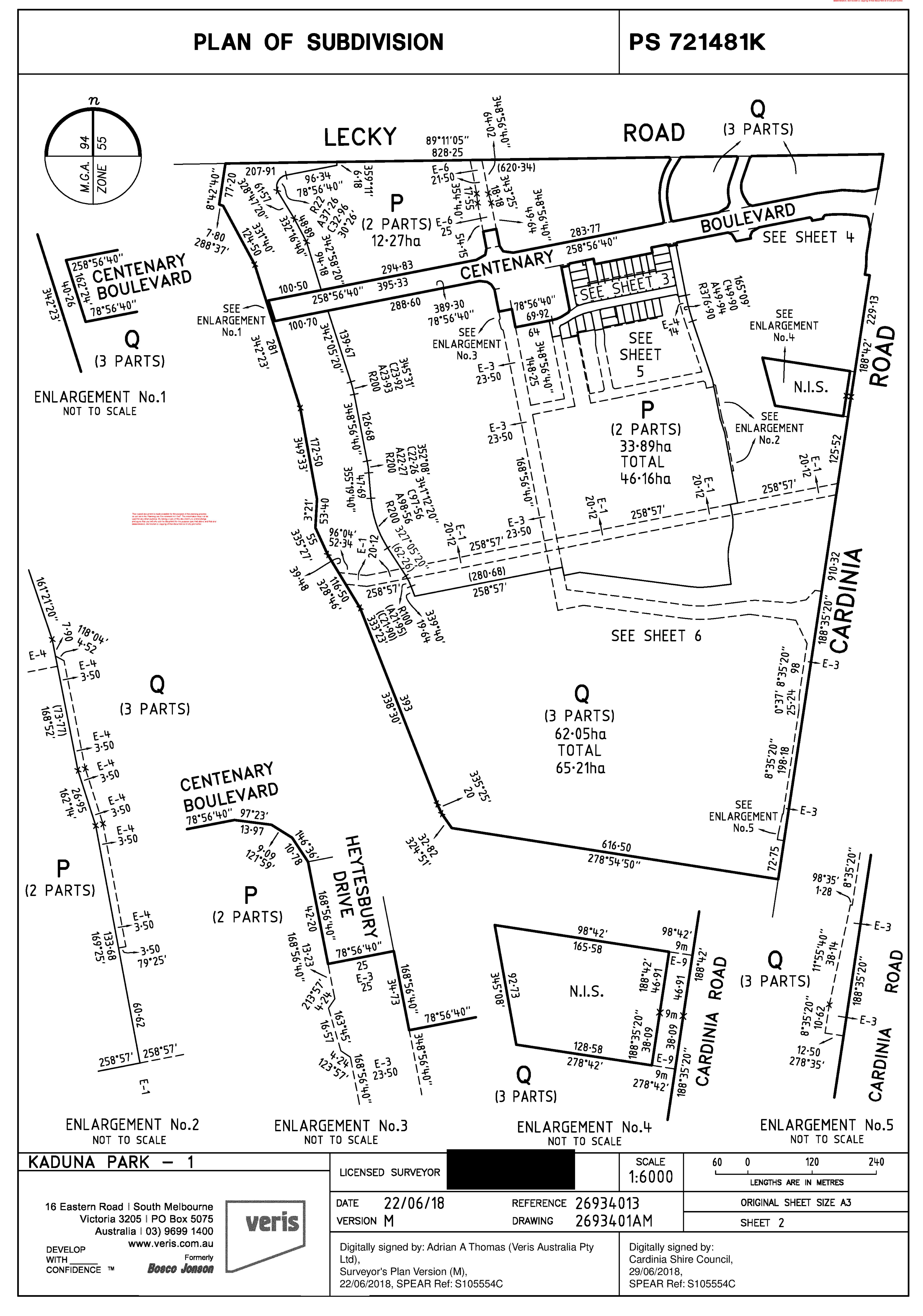
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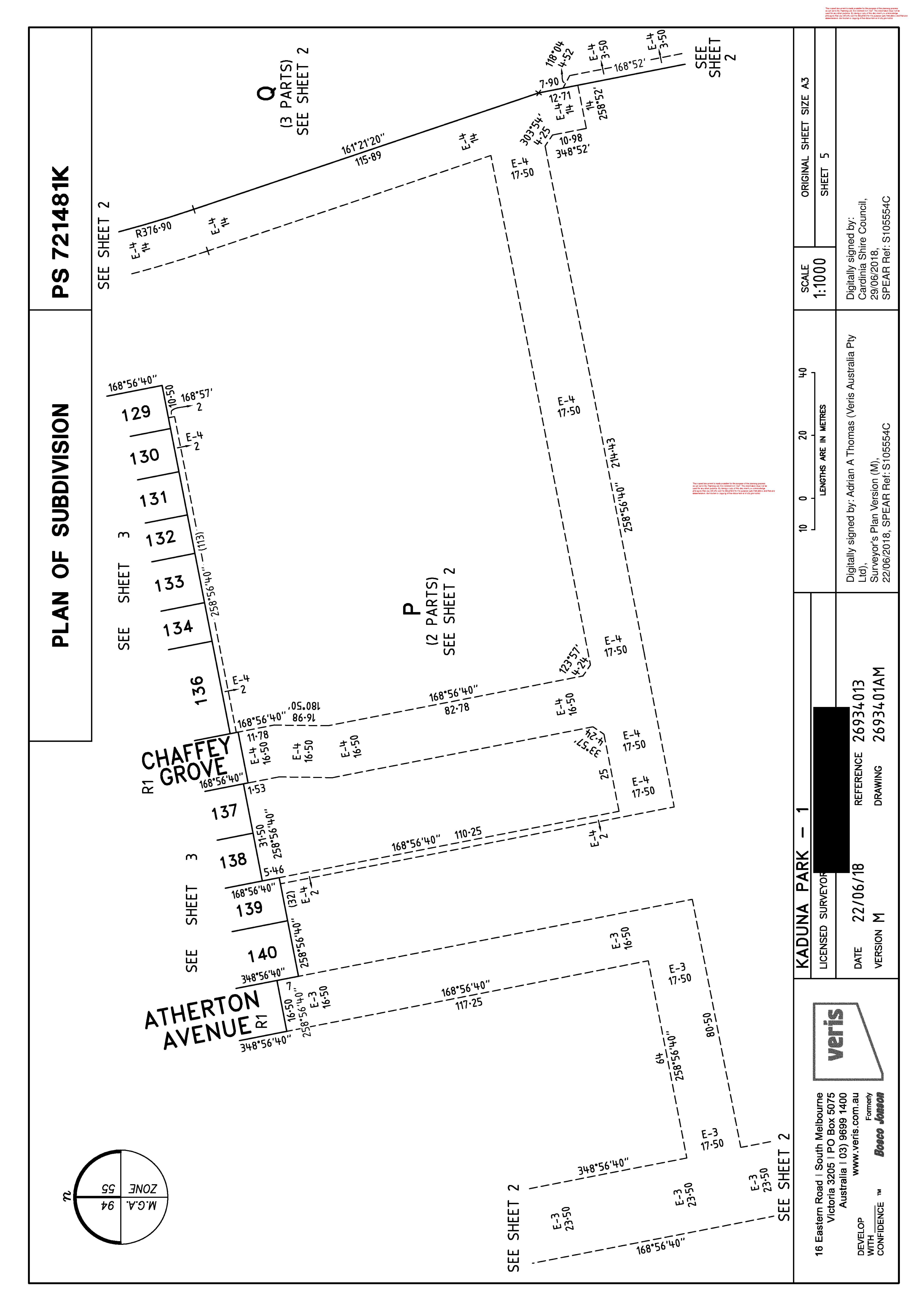
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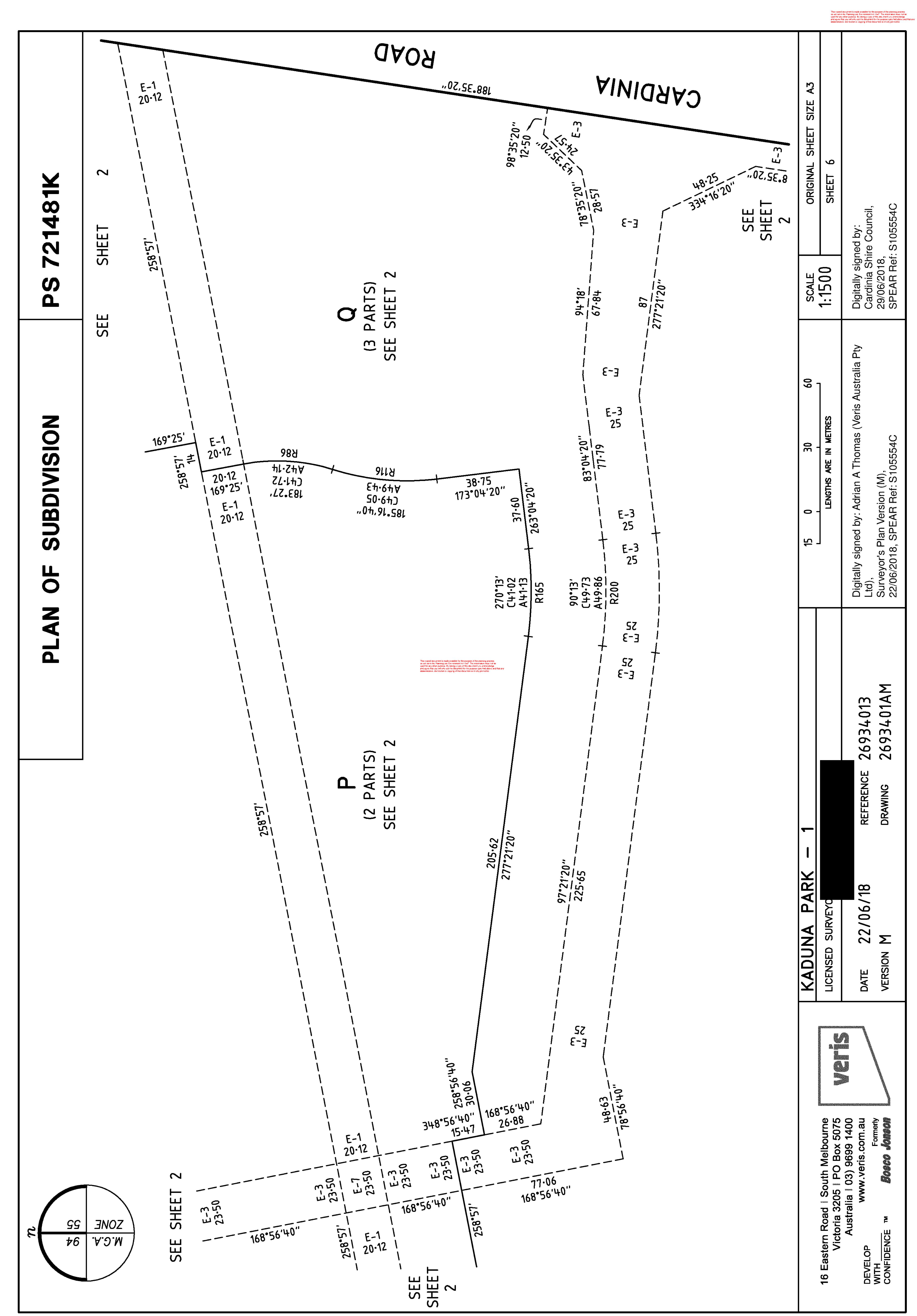
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PLAN OF SUBDIVISION

PS 721481K

CREATION OF RESTRICTION 'A'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
101	102, 106
102	101, 103, 106
103	102, 104, 106, 128
104	103, 105, 128
105	104, 128
106	101, 102, 103, 107, 128
107	106, 108, 127
108	107, 109, 126
109	108, 110, 125
110	109, 111, 124
111	110, 112, 123, 124
112	111, 113, 122, 123
113	112, 114, 121
114	113, 115, 116, 117, 120
115	114, 116
116	114, 115, 117
117	114, 116, 118, 120
118	117, 119, 120
119	118, 120
120	114, 117, 118, 119, 121

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
121	113, 120, 122
122	112, 121, 123
123	111, 112, 122, 124
124	110, 111, 123, 125
125	109, 124, 126
126	108, 125, 127
127	107, 126, 128
128	103, 104, 105, 106, 127
129	130
130	129, 131
131	130, 132
132	131, 133
133	132, 134
134	133, 135, 136
135	134, 136
136	134, 135
137	138
138	137, 139
139	138, 140
140	139

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

1. EXCEPT WITH THE WRITTEN CONSENT FROM THE RESPONSIBLE AUTHORITY, BUILD OR ALLOW TO BE BUILT ON THE LAND ANY DWELLING OUTSIDE OF THE PRESCRIBED BUILDING ENVELOPE.

and agree that you will only use the document for the purpose specified above and that any

- 2. EXCEPT WITH THE WRITTEN CONSENT FROM THE RESPONSIBLE AUTHORITY, BUILD OR ALLOW TO BE BUILT ON THE LAND ANY DWELLING (AND/OR ASSOCIATED WORKS), OTHER THAN IN ACCORDANCE WITH THE APPROVED KADUNA PARK DESIGN GUIDELINES AS APPROVED BY CARDINIA SHIRE COUNCIL.
- 3. BUILD OR ALLOW TO BE BUILT ON THE LAND ANY DWELLING (AND/OR ASSOCIATED WORKS) WHICH HAVE NOT BEEN APPROVED BY THE KADUNA PARK DESIGN PANEL.

THE RESTRICTION SPECIFIED SHALL CEASE TO BURDEN ANY LOT ON THE PLAN OF SUBDIVISION ON 31 DECEMBER 2028.

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT: LOTS 101 TO 140 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BURDENED: LOT 115 ON THIS PLAN.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT MUST NOT:

1. CONSTRUCT A DWELLING-HOUSE THAT IS LESS THAN TWO STOREYS IN HEIGHT.

KADUNA PARK — 1		LICENSED SURVEYOR		SCALE	LENGTHS ARE IN METRES
16 Eastern Road South Melbourne Victoria 3205 PO Box 5075		DATE 22/06/18 VERSION M	REFERENCE 26934 DRAWING 26934		ORIGINAL SHEET SIZE A3 SHEET 7
Australia 03) 9699 1400 DEVELOP WITH CONFIDENCE ™ 50800 500000		Digitally signed by: Adrian A Thomas (Veris Australia Pty Ltd), Surveyor's Plan Version (M), 22/06/2018, SPEAR Ref: S105554C		Digitally signed by: Cardinia Shire Council, 29/06/2018, SPEAR Ref: S105554C	

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Application by a Responsible Authority for the making of a Recording of an Agreement Section 181 Planning and Environment Act 1987

Form 18

Lodged by:

Name:

MADDOCKS

Phone: Address:

9288 0555 Level 6, 140 William Street, Melbourne, Victoria, 3000

Ref:

TGM:5971233

Customer Code:

1167E

The Responsible Authority having made an agreement referred to in section 181(1) of the *Planning and Environment Act* 1987 requires a recording to be made in the Register.

Land: Volume 08958 Folio 110 being Lot 1 on Title Plan 542938X

Responsible Authority: Cardinia Shire Council, Henty Way, Pakenham

Section and Act under which agreement made: Section 173 of the Planning and Environment Act 1987

A copy of the Agreement is attached to this Application

Date:

09/04/2014

Signature for Responsible Authority:

Name of officer:

Position held:

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Date 04 / 04 /2014



info@maddocks.com.au www.maddocks.com.au DX 259 Melbourne

Agreement under Section 173 of the Planning and Environment Act 1987

Subject Land:

Cardinia Road Employment Precinct – Parcel 22 - Parklea

Purpose:

Development Contributions

and

Parklea Pty Ltd ACN 005736256

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[5971233: 12569970_1]

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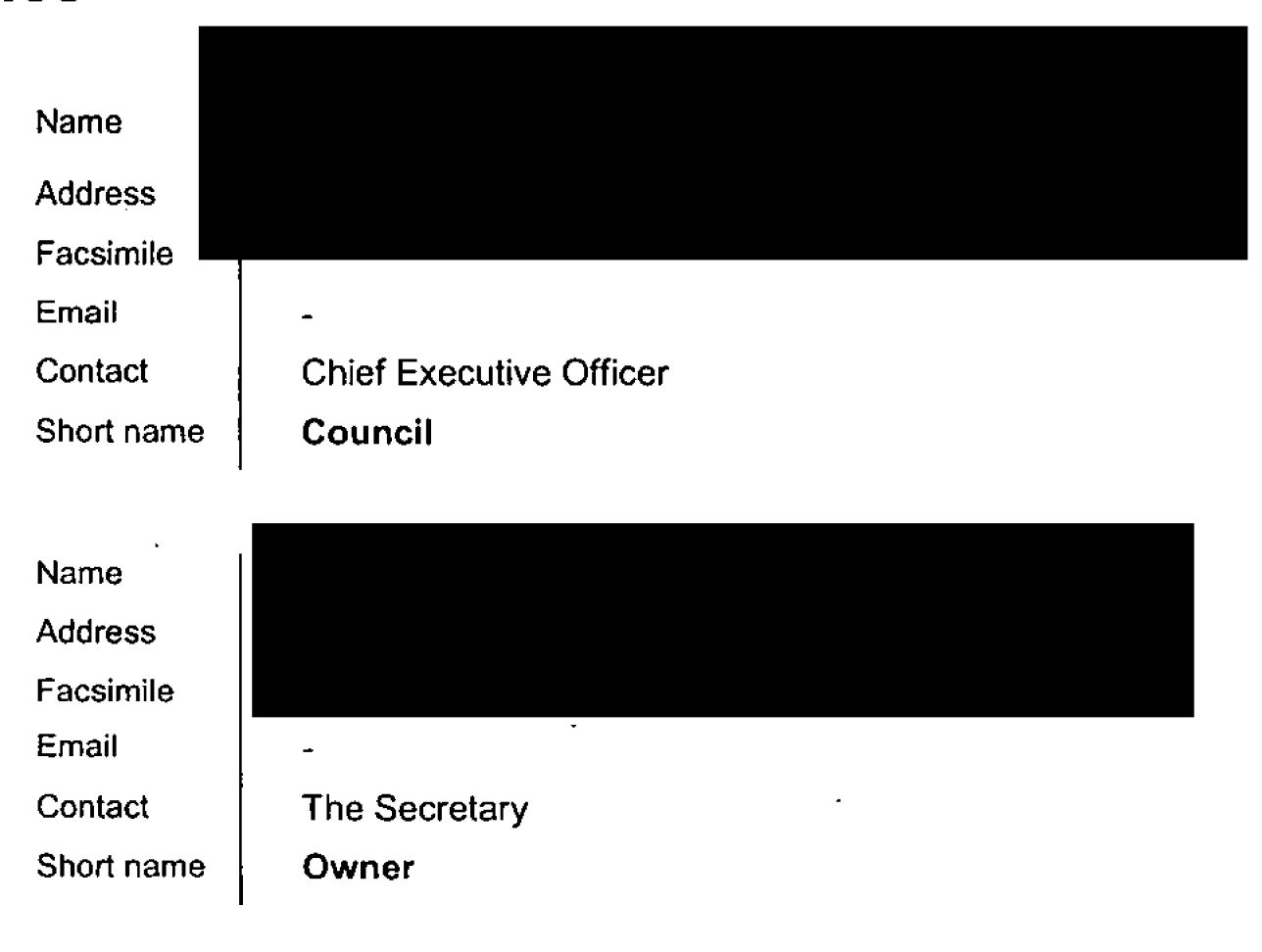


Agreement under Section 173 of the Planning and Environment Act 1987

Dated 04/MARCH/2014

ALO40151L 24/04/2014 \$113 173

Parties



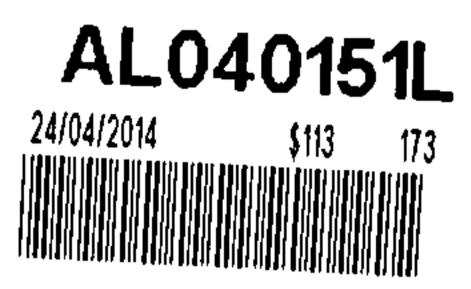
Background

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme. Council is also an acquiring authority under the Local Government Act 1989 and the Planning and Environment Act 1987.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. The Subject Land is proposed to be redeveloped for urban purposes. Amendment C130 incorporated the Precinct Structure Plan into the Scheme and included Schedule 2 to the Urban Growth Zone to facilitate the urban development of the land.
- D. Council and the Owner have agreed to implement a scheme of development contributions for infrastructure. The Owner will make or pay infrastructure contributions for the purpose of augmenting infrastructure on or in the vicinity of the Subject Land. The Owner has also agreed to the acquisition of parts of the Subject Land as specified in this Agreement.
- E: As at the date of this agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the Owner entering into this Agreement.



F. The parties enter into this Agreement to implement a scheme of development contributions to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

THE PARTIES AGREE



1. Definitions

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the Planning and Environment Act 1987.

Adjustment Index means the relevant Australian Bureau of Statistics' Producer Price Indexes Australia Output of Construction Industries, subdivision and class index numbers Publication series 6427.0 Table 17 for the categories relevant to *Building Construction* and *Road and Bridge Construction* as relevant or if the index ceases to exist, the nearest equivalent index.

Agreed Rate means the rate specified in the Schedule as adjusted in accordance with this Agreement.

Agreed Value means the Agreed Rate multiplied by the area of the Project Land comprising the Subject Land.

Agreed Value of the Kaduna Park Land means the Agreed Rate in respect of the Kaduna Park Land as set out in the Schedule multiplied by the number of square metres comprising the area of the Kaduna Park Land.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this Agreement.

Building Permit means a building permit issued under the <u>Building Act</u> 1993 or any regulations or code made under the <u>Building Act</u> 1993.

Cardinia Shire Council Road Management Plan means the Council document identified as Cardinia Shire Council Road Management Plan (June 2009) as amended by Council from time to time.

Cardinia Shire Council Landscape Guidelines for Development means the Council document identified as Cardinia Shire Council Landscape Guidelines for Development as amended by Council from time to time.

Construction Procedures means the procedures set out in the Schedule.

CPI means the annual Consumer Price Index (All Groups – Melbourne) as published by the Australian Bureau of Statistics.

Demand Unit means each square metre or hectare of Net Developable Area as the case may be.

Development Contribution means the development contribution specified in Annexure G as being payable in respect of each Demand Unit.



Development Infrastructure Land Plan means the Development Infrastructure Land Plan which is attached to this Agreement and marked Annexure "F"

Encumbered Land is land which is:

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- affected by a powerline or electricity easement;
- affected by an easement for some other item of utility installation;



- required for the transmission of stormwater up to the extent of the 1:100 ARI storm event;
- not developable due to it being located in a buffer area identified in the Precinct Structure Plan; or
- required for nature conservation purposes in relation to flora or fauna.

Growth Areas Infrastructure Charge means the Growth Area Infrastructure Charge under the Act.

Infrastructure Project means an infrastructure project described and included in the Infrastructure Project List and any other project which is included as an Infrastructure Project in accordance with the terms of this Agreement.

Infrastructure Project Value means the value of an Infrastructure Project as set out in the Infrastructure Project List and includes the following costs namely project management and Subdivision Act supervision and plan checking fees at 3.25%.

Infrastructure Project List means the Infrastructure Project List attached to this Agreement and marked as Annexure "B".

Kaduna Park Land means the land having an area of approx. 12,500 sq m the boundaries of which is to be determined by Council by the application of the criteria set out in the document marked Annexure "H" to this Agreement.

Kaduna Park Homestead means the homestead situated on the Kaduna Park Land.

Land means land owned by the Owner.

Land Budget means the Land Budget attached to this Agreement and marked as Annexure "C".

Milestone means the trigger point(s) which are set out in the document marked Annexure "I" to this Agreement being the point by which the Specific Works must be carried out and completed.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Net Developable Area is the net developable area identified in the Land Budget in respect of the Subject Land.

Non-Compensable Land means the non-compensable land which is described in the Schedule.

Open Space Land means the area of land described as Unencumbered Open Space in the Precinct Structure Plan.

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Over Provision means the amount by which the credit to which the Owner is entitled in accordance with this Agreement exceeds the Owner's liability to pay Development Contributions under this Agreement in respect of the Subject Land.

Owner means the person or a person registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement.

Plan of Subdivision means a plan of subdivision which creates an additional lot which can be disposed of separately or which is intended to be used for a dwelling or which can be resubdivided.

Planning Scheme means the Cardinia Planning Scheme and any other planning scheme that applies to the Subject Land.

Precinct Structure Plan means the Cardinia Road Employment Precinct Structure Plan as incorporated into the Planning Scheme.

Project Land means land which is required for the delivery of an Infrastructure Project and includes the Kaduna Park Land.

Property Plan means the Property Plan which is attached to this Agreement and marked Annexure "A"

PSP Area means the area to which the Precinct Structure Plan applies.

Related Agreement means an agreement made under section 173 of the Act which is in similar terms and has similar purposes to this Agreement but which applies to other land in the PSP Area.

Schedule means the schedule to this Agreement.

Section 35 Plan means a plan prepared by Council as an acquiring authority under section 35 of the *Subdivision Act* 1988.

Specific Works means subject to clause 3.1.9 of this Agreement, the various Infrastructure Projects described as Specific Works and set out in the document marked as Annexure "E" to this Agreement.

Standard Infrastructure means infrastructure that would normally be provided in respect of the subdivision or development of land including but not limited to:

- the provision of utility services such as water supply, stormwater drainage, sewerage, gas and electricity services and telecommunications infrastructure
- local roads and bridges,
- culverts and other water crossings

and for the purposes of this Agreement it also includes connector roads as identified in the Precinct Structure Plan and any required associated traffic control measures such as signals but not any Standard Infrastructure which is specifically included in the Infrastructure Project List

Statement of Compliance means a Statement of Compliance under the <u>Subdivision Act</u> 1988.

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Subject Land means the land described in the Schedule and being Property 22 in the Property Plan and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

Tribunal means the Victorian Civil and Administrative Tribunal.

Unencumbered Land means land which is not Encumbered Land.

Urban Growth Boundary has the same meaning as in the Act.



2. Interpretation

In this Agreement unless the context admits otherwise:

- 2.1.1 The singular includes the plural and vice versa.
- 2.1.2 A reference to a gender includes a reference to each other gender.
- 2.1.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.1.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.1.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement has its ordinary meaning unless that term is defined in this Agreement is not defined in this Agreement and it is defined in the particular process of the particular process of the particular process of the parting process of the particular process
 - 2.1.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
 - 2.1.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
 - 2.1.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. Specific Obligations of the Owner

3.1 The Owner acknowledges and agrees that:

3.1.1 **Development Contribution**

(a) the Owner must pay to Council the Development Contribution in respect of each Demand Unit contained in a Plan of Subdivision but not¹ -

(i) in respect of a lot which delineates Project Land;

[5971233: 12569970_1] ME_112261700_1 (W2007)

¹ Refer to clause 4 of this Agreement where no subdivision is proposed.

- (ii) in respect of a lot which is created to enable the continuation of an existing use of the Subject Land; or
- (iii) where Council and the Owner have entered into a separate agreement in relation to works-in-kind and that agreement specifically provides for the deferral of the payment of development contributions under this Agreement pending the provision of the works-in-kind;
- (b) the Owner must construct and complete the Specific Works before the Milestones;

3.1.2 Timing of payment of the Development Contribution

Unless Council agrees in writing to a different time:

- (a) the Development Contribution must be paid to Council prior to the issue of a Statement of Compliance for the Plan of Subdivision; and²
- (b) where a Plan of Subdivision is a staged plan of subdivision, the liability to pay the Development Contribution is limited to the Demand Units in that part of the Subject Land in the stage in respect of which the Statement of Compliance is sought.

3.1.3 Indexation of Development Contribution and the Agreed Rate

(a) the amount of the Development Contribution that relates to the construction of any Infrastructure Project excluding the Project Land component and any Open Space Land component must be adjusted upwards initially from 1 July 2009 up to the date of this Agreement by reference to the Adjustment Index for each intervening year and then on 1 July each year thereafter by reference to the Adjustment Index as follows:

Development Contribution (for current period) X Adjustment Index = Development Contribution (for the next period)

(b) the Agreed Rate as referred to in this Agreement including the Annexures will be adjusted initially from 1 July 2009 up to the date of this Agreement by reference to the CPI for each intervening year and on 1 July each year thereafter by reference to the CPI as follows:

Agreed Rate (for current period) X CPI = Agreed Rate (for next period).

3.1.4 Credits for works-in-lieu

- (a) provided Council agrees in writing, and subject to clause 3.2 the Owner may construct or cause to be constructed an Infrastructure Project (works-inlieu) which is not part of the Specific Works and receive a credit for the delivery of that Infrastructure Project against the obligation to pay the Development Contribution in respect of the Subject Land;
- (b) subject to paragraph (c) and (d) of this clause 3.1.4, an Owner who has agreed in writing to undertake works-in-lieu including the provision of Specific Works and fully completes the Infrastructure Project to the satisfaction of Council shall be entitled to a credit for an amount equal to the Infrastructure Project Value indexed in accordance with this Agreement but the credit must not in any event, unless Council expressly agrees in writing, exceed the amount of the Infrastructure Project Value;

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24/04/2014 \$113 173

[5971233: 12569970_1]

² Where no subdivision is involved refer to clause 4.

- (c) where an Infrastructure Project including any of the Specific Works are agreed with Council to be carried out only partially, the value of the credit shall be an amount calculated by Council as representing a fair and reasonable value for the work carried out;
- (d) where an Infrastructure Project is agreed with Council to be carried out in a staged or interim manner, the credit shall be calculated by Council as representing a fair and reasonable value for the work but shall not include the cost of works which are not able to be reused as part of the ultimate delivery of that Infrastructure Project;
- (e) the entitlement to a credit only arises upon; -

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- (i) the Council agreeing in writing that the Infrastructure Project has reached practical completion to its satisfaction; or
- (ii) the vesting of Project Land in Council as the case may be -

whichever is the later, but Council may agree in writing to the deferral of the payment of Development Contributions under this Agreement prior to the entitlement to a credit arising;

- (f) Council will not reimburse the Owner for the Over Provision unless the Owner's liability to pay Development Contributions under this Agreement has been satisfied in respect of all stages of the subdivision of the Subject Land, unless Council and the Owner have specifically agreed in writing; and
- (g) upon Council making a payment for Over Provision to the Owner in accordance with this clause, the Owner will no longer be entitled to any credit existing prior to that payment;

3.1.5 Construction of works-in-lieu

the provision of the Specific Works and any agreement in respect of any works-inlieu in respect of any Infrastructure Project shall be deemed to require that the said Specific Works and other works-in-lieu:

- (a) must be constructed in accordance with detailed engineering plans and specifications first approved by Council;
- (b) must accord with any conditions on the approval of the plans and specifications;
- (c) must be constructed to the satisfaction of Council; and
- (d) are carried out in accordance with the Construction Procedures.

3.1.6 Maintenance of works-in-lieu

any agreement in respect of works-in-lieu (including Specific Works) shall be deemed to require that:

(a) if the Owner constructs or carries out civil works, then from the date of practical completion of any of the civil works those civil works must be maintained to the satisfaction of Council for a period of 3 months (Maintenance Period) in accordance with the inspection, frequency, intervention levels and response times nominated in the Cardinia Shire Council Road Management Plan.

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- (b) if the Owner constructs or carries out civil works, then from the date of practical completion of any of the civil works those civil works must be kept free of defects for a period of 12 months (Defects Liability Period) in accordance with the requirements of the Cardinia Shire Council Road Management Plan;
- (c) if the Owner constructs or carries out landscaping works, then from the date of practical completion of any of the landscaping works the Owner must observe the obligations in the Maintenance Period and the Defects Liability Period but for a period of 24 months in accordance with the inspection frequency, intervention levels and requirements of the Cardinia Shire Council Landscape Guidelines for Development.

3.1.7 Transfer of Project Land

- it will allow the Project Land to be transferred to or vested in Council in return for the Agreed Value;
- (b) unless Council and the Owner agree to a different time, Council will be permitted to prepare the Section 35 Plan in respect of the Project Land to transfer or vest the said Project Land to or in Council at any time after Council and the Owner agree on the exact boundaries of the said Project Land by reference to endorsed plans under the Planning Permit;
- (c) payment of the Agreed Value to the Owner in respect of Project Land whether under this clause or another clause of this Agreement shall be as follows:
 - (i) first, the Owner shall be provided with a credit equal to:

Agreed Rate X square metres of the Project Land

in respect of the Development Contribution payable under clause 3.1.1 of this Agreement; and

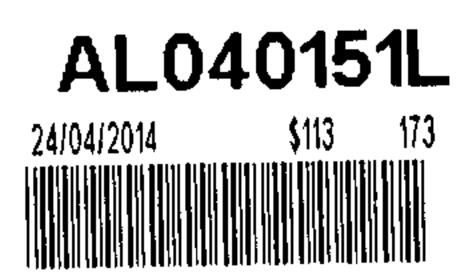
(ii) if the Agreed Value is greater than the value of the Development Contribution payable by the Owner under clause 3.1.1 of this Agreement, the Owner will be entitled to a cash payment equal to the difference between the Development Contribution payable by the Owner in respect of the Subject Land and the Agreed Value;

3.1.8 Provision of other infrastructure

- the Development Contribution in this Agreement relates only to Infrastructure Projects and not Standard Infrastructure;
- (b) nothing in this Agreement is intended to prevent Council or a tribunal imposing any lawful requirement in a planning permit for the subdivision or the development of the Subject Land which requires the provision of Standard Infrastructure;

3.1.9 Review of the Infrastructure Project List

- (a) Council shall review the Infrastructure Project List on or about the 3rd
 ... anniversary of the date of this Agreement and then every 2nd year thereafter;
- (b) a review of the Infrastructure Project List may result in revisions being made to the Development Contribution specified in this Agreement provided that:



- no adjustment upwards to the Development Contribution may be made for the addition of any new projects to the Infrastructure Project List; and
- (ii) any revision of the Development Contribution operates prospectively;

3.1.10 Adjustment to Development Contribution

if upon a review of the Infrastructure Project List under clause 3.1.9 the Development Contribution is revised, then, subject to compliance with clause 3.1.11 the amount of the Development Contribution set out in the Schedule shall be so revised and that revised amount shall be deemed to be the Development Contribution specified in this Agreement;

3.1.11 Procedure for Adjustment to Development Contribution

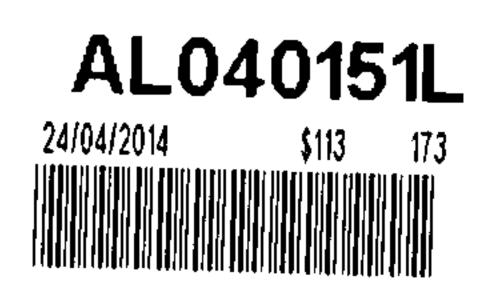
- (a) For any adjustment to the Development Contribution under this Agreement to be effective, Council must:
 - (i) procure an amendment to Part 05 of the Precinct Structure Plan under Part 3 of the Act; and
 - (ii) unless the owner consents in writing, the amendment to the Precinct Structure Plan must be undertaken pursuant to a process which does not remove the entitlement of a party including the Owner to make a submission to a planning panel under the Act;

3.1.12 Adjustment due to GAIC Project

- (a) if part of the Growth Areas Infrastructure Charge is directed to and expended on any particular purpose, then, provided that particular purpose is funded as an Infrastructure Project, the amount of the Development Contribution must be reduced by an amount having regard to the amount of the Growth Areas Infrastructure Charge which is directed to and expended on that particular purpose and for that purpose Council must cause a notice in writing to be given to the Owner specifying the change in the Development Contribution; and
- (b) if following a reference to the Tribunal or arbitration under clause 15 of this Agreement or a Related Agreement the Tribunal or the arbitrator makes a determination under clause 15 of this Agreement or a Related Agreement, the amount of the Development Contribution under this Agreement is varied to accord with the determination of the Tribunal or arbitrator as the case may be in respect of this or the Related Agreement;

Making Project Land available for Infrastructure Projects – other than Kaduna Park Land

- (c) within 3 months of receipt by the Owner of a written notice from Council giving not less than 4 months' notice of the date on which the Council intends to commence or procure the commencement of the Infrastructure Project other than the Kaduna Park Land ("Notice"), the Owner will elect in its absolute discretion to either:
 - (i) allow Council to prepare and lodge with the Titles Office for registration a Section 35 Plan the particular Project Land required in respect of the Infrastructure Project as set out in the Notice to Council



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- as a lot or a reserve for municipal purposes or road reserve as appropriate; or
- (ii) grant a licence for the Project Land in favour of Council for a licence fee of \$1 and on other terms to be agreed between the Owner and Council -

and must notify the Council in writing of such election;

- (d) it is agreed that whichever method the Owner elects to adopt to make the Project Land available to Council, the following must occur:
 - (i) the Owner and Council must if the Owner requires it, agree on a program of works and works methodology to the reasonable satisfaction of the Owner to minimise the impact of the delivery of the Infrastructure Project on the remaining part of the Subject Land; and
 - (ii) Council must pay to the Owner an amount which reasonably and fairly represents the costs incurred by the Owner in respect of
 - surveyor's fees and costs;
 - legal fees (up to two/thirds of the actual costs); and
 - subdivision and registration costs and fees -

provided that each of the costs may only relate to the creation of the Project Land and if any other lots are created in the plan of subdivision creating the Project Land, the fees must be fairly apportioned on a pro rata basis having regard to the area of the Project Land as against the area of all other lots created by the Plan of Subdivision;

3.1.13 Provision of Specific Works

- (a) other than as specified in this Agreement, the Owner must
 - (i) construct or otherwise provide the Standard Infrastructure; and
 - (ii) provide the Specific Works before the Milestone unless the Specific Works are constructed by others;
- (b) if the Owner fails to provide any of the Specific Works before the Milestone
 - Council may withhold the issue of a Statement of Compliance until the required Infrastructure Project has or have been provided or alternative arrangements are in place with which Council has agreed; and
 - (ii) if any development contributions payable under clause 3.1.1 of this Agreement were not paid to Council then pay those development contributions to Council together with interest from the date the development contributions were due until they are paid calculated at the rate specified under section 227A of the Local Government Act 1989 -
- (c) the Owner is not entitled to any reimbursement in respect of the cost of providing any of the Standard Infrastructure;

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3.1.14 Variation of Specific Works

if any of the Specific Works are provided by another person, the Owner's obligations in this Agreement in relation to the Specific Works are to be read as a reference to only so much of the Specific Works as remain to be carried out but not that component of the Specific Works that were commenced to be carried out by that other person;

3.1.15 Transfer of Kaduna Park

The parties acknowledge and agree that -

- (a) Council will prepare and lodge with the Titles Office for registration a Section 35 Plan to transfer or vest the Kaduna Park Land to Council as a reserve for public open space and other public purposes within 3 months of the date of this Agreement unless the parties agree in writing to an alternative date;
- (b) the Kaduna Park Homestead is not required to be connected to services but all utility services must be delivered by the Owner to the boundary of the Kaduna Park Land in the manner explained in the document at Annexure J to this Agreement prior to the issue of a Statement of Compliance under the Subdivision Act 1988 or a Certificate of Occupancy under the Building Act 1993 or the regulation made under that act for development on adjoining land shown as Activity Centre or High Density Residential 2 in the Plan at Annexure D of this Agreement;
- (c) within 3 months of the registration of the Section 35 Plan in respect of the Kaduna Park Land as required by this Agreement, and conditional upon Council undertaking the processes specified by the Local Government Act 1989, Council must grant a lease back to the Owner of the Kaduna Park Land for a period of seven years at a rental of \$1 per annum and the terms of the said lease are to be otherwise on commercial terms;
- (d) the Agreed Value of the Kaduna Park Land is to be paid to the Owner as a credit giving an allowance against the Owner's obligations to pay Development Contributions under this Agreement;
- (e) without derogating from the provisions of any lease in respect to the Kaduna Park Land, the Owner must maintain the Kaduna Park Land and the Kaduna Park Homestead on the Kaduna Park Land in good condition for the duration of the lease and in accordance with any provisions of the said lease; and
- (f) if the heritage building which is located on the Kaduna Park Land is not occupied, it must be kept secure, maintained in good order and repair and must not be moved or removed on or from the Subject Land;

3.1.16 Responsibility for GAIC

- the Owner is responsible for any Growth Area Infrastructure Charge under the Act which arises in respect of any part of the Subject Land except for that part of the Subject Land which is;
 - (i) transferred to or vested in Council under a Section 35 Plan; and
 - (ii) used by Council for the purpose of providing transport infrastructure;
 or comprises the Kaduna Park Land.

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3.2 Obligations regarding procurement

Council is not obliged to pay any amounts either in cash or as a credit to the Owner in respect of an Infrastructure Project unless at the discretion of Council:

- the procurement of the Infrastructure Project has been the subject of a competitive tender to the satisfaction of Council; and
- (b) the final tender for the proposed contract in respect of the Infrastructure Project has been agreed with Council prior to execution of a contract in respect of that Infrastructure Project or those works.

3.3 Obligations after construction of a work in lieu

Following the completion of the Infrastructure Project as evidenced by the Statement of Completion, the Owner

- (a) must provide Council with a copy of any maintenance information, operational manual or other material which is reasonably required for the ongoing operation and maintenance of the Infrastructure Project;
- (b) must provide a copy of any certificate, consent or approval required by any authority for the carrying out, use or occupation of the Infrastructure Project; and
- (c) must comply with the relevant conditions of any relevant Planning Permit.

3.4 Obligations regarding other Infrastructure Projects

the Owner agrees:

- (a) to construct Infrastructure Project DI_RD_12 in the Infrastructure Project List to an interim standard being the equivalent current rural standard of Lecky Road as at the date of this Agreement unless a different interim standard is agreed with Council prior to the commencement of the said project;
- (b) to complete the interim component of Project DI_RD_12 referred to in clause 3.4(a) at the same time as Infrastructure Project DI_RD_06 is constructed;
- (c) to accept a credit in respect of the agreed interim component of Infrastructure Project DI_RD_12 of an amount which is to be agreed with Council prior to the commencement of the said project;
- (d) to transfer the whole of the land required for Infrastructure Project DI_RD_12 to Council at no cost in any respect prior to the commencement of any works for the agreed interim component of Infrastructure Project DI_RD_12 under clause 3.4(a) and the transfer to Council must be undertaken at the same time that DI_LA 06 is transferred to or vested in Council;
- (e) to construct Project DI_RD_13 OFB to an interim standard being the equivalent current rural standard of Lecky Road as at the date of this Agreement unless a different interim standard is agreed with Council prior to the commencement of the said project;

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- (f) to complete that component of Project Di-RD-13 OFB referred to in clause 3.4(e) at the same time that the adjoining land to the west is developed with housing or subdivided whichever occurs first;
- (g) to accept a credit in respect of the interim component of Infrastructure Project DI_RD_13_OFB of an amount which is to be agreed with Council prior to the commencement of the said project; and
- as set out in the Planning and Environment Act 1947. The information must not be used for any other purpose. By laking a copy of this document you arknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly promoted.
- (h) to transfer the whole of the land required for Infrastructure Project DI_RD_13 UP to Council at no cost in any respect prior to the commencement of any works for the agreed interim component of Infrastructure Project DI_RD_13 OFB under clause 3.4(d) and the transfer to Council must be undertaken and completed at the same time that DI_LA_07 is transferred to or vested in Council.

4. Machinery Provisions

- 4.1 The parties acknowledge and agree that:
 - 4.1.1 Where the Subject Land is developed before or without the subdivision of the Subject Land clause 3.1.1 of this Agreement and each other provision except for clause 3.1.2(b) shall apply as if:
 - (a) the reference to "a Plan of Subdivision" is a reference to "the Subject Land";
 and
 - (b) the reference to "a Statement of Compliance" is a reference to "a Building Permit in respect of the Subject Land"; and

clause 3.1.2(b) does not apply;

- 4.1.2 where an amount is payable to the Owner under this Agreement, unless specified otherwise in this Agreement -
 - (a) the amount payable to the Owner will be paid as a credit against any Development Contribution owed or which may become payable by the Owner to Council under this Agreement in respect of the Subject Land; and
 - (b) if the Owner has no other Development Contribution obligations owing or which may become payable to Council in respect of the Subject Land then the Owner shall be entitled to a payment in cash within 90 days of the date the entitlement arises or at such other time as Council and the Owner agree in writing;
- 4.1.3 where an amount is payable by the Owner to Council under this Agreement, the amount payable to Council shall be paid by the time specified in this Agreement or in a planning permit condition or if no time is specified, then the amount must be paid before the issue of the next Statement of Compliance in respect of the Subject Land or at such other time as Council and the Owner agree in writing;
- 4.1.4 any amount due under this Agreement to a party but unpaid by the due date shall incur interest at the rate prescribed under section 172 of the Local Government Act
 1989 and any payment made shall be first directed to payment of interest and then the principal amount owing;

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- 4.1.5 the contribution of Project Land which is Open Space Land under this Agreement satisfies all of the Owner's obligations to make a contribution for public open space under the Subdivision Act 1988 and the Planning Scheme;
- 4.1.6 nothing in clause 3.1.9 of this Agreement shall entitle Council to retrospectively adjust any Development Contribution which has been paid; and
- 4.1.7 as well as being an Agreement under the Act, this Agreement may be enforced by either party as a Deed in any court of competent jurisdiction in the State of Victoria.

5. Specific Obligations of Council

- 5.1 Council acknowledges and agrees that:
 - 5.1.1 it will, in respect of any contributions received pursuant to this Agreement, keep proper records and accounts in accordance with its obligations under the *Local Government Act* 1989;
 - 5.1.2 it will apply the contributions received pursuant to this Agreement for the purpose of an Infrastructure Project; and
 - 5.1.3 provided the Owner is not in breach of this Agreement and for so long as this Agreement remains operable if a Development Contribution Plan Overlay is introduced into the Planning Scheme it will ensure that the Subject Land is exempt from the obligation to pay a development contribution under the Development Contribution Plan Overlay and the associated approved development contribution plan and
 - 5.1.4 subject to the Owner complying with this Agreement Council will not seek or impose any further public open space contribution or requirement in respect of the Subject Land;

6. Agreed Value and Agreed Rate

- 6.1 Council and the Owner agree that
 - 6.1.1 the provisions of this Agreement in relation to the Agreed Rate and Agreed Value are intended to replace the market value and any other method of calculating compensation payable to the Owner under the Land Acquisition and Compensation Act 1986 and the Act in respect of Project Land; and
 - of severance or for solatium as those terms or concepts are understood in the context of the Land Acquisition and Compensation Act 1986 or for any other category of or form of loss or compensation in respect of the Project Land.

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7. Further Obligations of the Owner

7.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

7.2 Further actions

The Owner further covenants and agrees that:

- 7.2.1 the Owner will do all things necessary to give effect to this Agreement;
- 7.2.2 the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

7.3 Council's Costs to be paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, all of Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution and recording of this Agreement which are and until paid will remain a debt due to Council by the Owner.

8. Agreement under Section 173 of the Act

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed for specified purposes.

9. Owner's Warranties

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.

10. Successors in Title

10.1 Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:



- 10.1.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 10.1.2 execute a deed agreeing to be bound by the terms of this Agreement.

11. General Matters

11.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 11.1.1 by delivering it personally to that party;
- 11.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 11.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

11.2 Service of Notice

A notice or other communication is deemed served:

- 11.2.1 if delivered, on the next following business day;
- 11.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 11.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

11.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

11.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.

11.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

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12. **GST**

- 12.1 In this clause words that are defined in A New Tax System (Goods and Services Tax) Act 1999 (Cwlth) have the same meaning as their definition in that Act.
- 12.2 Except as otherwise provided by this clause, all consideration payable under this Agreement in relation to any supply is exclusive of GST.
- 12.3 If GST is payable in respect of any supply made by a supplier under this Agreement, subject to clause 12.4 the recipient will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement.
- The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST payable under clause 12.3.

13. Commencement of Agreement

This Agreement commences on the date it is executed by the parties.



14. Ending of Agreement

- This Agreement ends in relation to the Subject Land or any part of the Subject Land when the Owner has complied with all of the obligations imposed on the Owner under this Agreement as evidenced by a letter from Council to the Owner agreeing that the Agreement can be removed from the title to the Subject Land or any specified part of the Subject Land in which case this Agreement ends on the date of that letter.
- As soon as reasonably practicable after the Agreement has ended in relation to the Subject Land or any specified part of the Subject Land, Council will, at the request and at the cost of the Owner execute an application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.
- 14.3 Provided the Owner prepares at its cost an application for the removal of a recording of the agreement as against any proposed Residential Lot(s), Council will execute the said application and provide that to the Owner provided that the remaining obligations in this Agreement are secured as against the balance of the Subject Land to the satisfaction of Council.

15. Dispute resolution

- 15.1 Except as otherwise specified in this Agreement, if any dispute arises then, subject to clause 15.5 either party may at its election:
 - 15.1.1 refer the dispute to the Tribunal for resolution to the extent permitted by the Act; or
- 15.1.2 refer the dispute to arbitration by an arbitrator agreed upon in writing by the parties or, in the absence of such agreement the chairman of the Victorian Chapter of the Institute of Arbitrators, Australia or his nominee.
 - A party may not commence any of the processes referred to in clause 15.1 until it has complied with clauses 15.3 and 15.4.

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- 15.3 If a dispute arises, then either party will send a notice of dispute in writing adequately identifying and providing details of the dispute.
- Within 14 days after service of a notice of dispute, the parties shall confer at least once, to attempt to resolve the dispute and failing resolution of the dispute to explore and, if possible, agree on methods of resolving the dispute by other means. At any such conference each party must be represented by a person having authority to agree to a resolution of the dispute.
- If the dispute cannot be resolved or if at any time either party considers that the other party is not making reasonable efforts to resolve the dispute, either party may by notice to the other party refer such dispute to the Tribunal (to the extent permitted by the Act) or if the Tribunal is unable to determine the matter for lack of jurisdiction then to arbitration.
- This clause does not apply to any refusal by Council to agree under clauses 3.1.1, 3.1.2, 3.1.4, and 3.1.7 of this Agreement.

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SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

Signed by and on behalf, and with the authority of the Cardinia Shire Council by , in the exercise of a power conferred by an Instrument of Delegation dated

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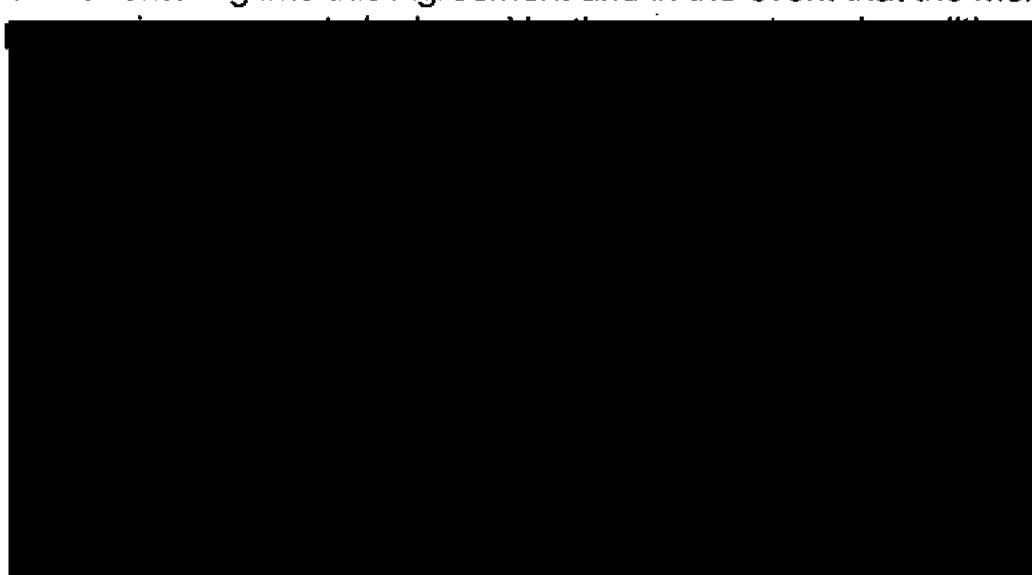
THE COMMON SEAL of PARKLEA PTY LTD ACN 005736256 was affixed in the presence

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Mortgagee's Consent

Commonwealth Bank of Australia as Mortgagee of registered mortgage No. AE947764E consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-





of this Agreement.

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Schedule

The Subject Land:

Address:

Certificate of Title Details: Volume 08958 Folio 110 being Lot 1 on Title Plan 542938X

The Subject Land is Property 22 in the Property Plan (Annexure A) and the Land Budget Table (Annexure C).

Agreed Rate – all dollar values are expressed as at 30 June 2008

- o For Encumbered Land \$5 per square metre
- For Unencumbered Land \$32 per square metre except any land specified in this Schedule as having a different rate
- For the Kaduna Park Land \$91.65 per square metre
- For the land identified as area "LA 20" in the Development Infrastructure Land Plan where
 it falls within parcels 1 6 as identified in the Property Plan other than the Kaduna Park
 Land an amount of \$15.72 per square metre
- For Non-Compensable Land \$zero per square metre.
- For land affected by a Gas and Fuel Easement or the like where it crosses
 Unencumbered Open Space or is required for arterial road widening \$5 per square metre.

Non-Compensable Land

- Conservation Reserves as illustrated and described in the Precinct Structure Plan, where land is encumbered by existing Growling Grass Frog ponds and areas for the protection of native vegetation.
- Waterways drainage corridors as illustrated and described in the Precinct Structure Plan, including and not limited to land along Gum Scrub Creek, Toomuc Creek and Cardinia Road Drain.
- Gas and Fuel easements where they cross Waterways corridors

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The Construction Procedures

Procedure for issue of Statement of Completion

- Upon the completion of the Infrastructure Project the Owner must notify Council or any other relevant authority.
- Within 14 days of receiving notice of the completion of an Infrastructure Project from the Owner, the Council or any other relevant authority must inspect the Infrastructure Project and determine whether or not to issue a Statement of Completion.
- 3. If Council is not satisfied with the Infrastructure Project, Council may refuse to issue a Statement of Completion provided the Council:
 - a. identifies in what manner or respect the Infrastructure Project is not satisfactorily completed; and
 - b. what must be done to satisfactorily complete the Infrastructure Project
- 4. Council may, notwithstanding the detection of a minor non-compliance determine to issue a Statement of Completion if the Council is satisfied that the proper completion of the outstanding matter can be secured by the payment of a financial amount to Council or the provision of some other security for the proper completion of that outstanding matter.

Access

- 5. Before accessing land owned by Council or a 3rd party for the purpose of constructing any Infrastructure Project, the Owner must satisfy Council or if requested by a 3rd party that person, that the Owner has in place all proper occupational health and safety plans as may be required under any law of the State of Victoria.
- 6. Subject to the satisfaction of Council in relation to all health and safety matters and any other regulatory requirements, Council will provide all reasonable access as may be required to its land in order to enable an Infrastructure Project to be completed and maintained in accordance with the Approved Plans.

Quality of work

- 7. Apart from any other requirement contained in the Agreement, all work must:
 - use good quality materials, not involving asbestos and which are suitable for the purpose for which they are required;
 - b. be carried out in a good and workmanlike manner;
 - be fit and structurally sound, fit for purpose and suitable for its intended use;
 - d. not encroach on land other than the land shown in any plans or specifications approved by Council;
 - e. comprise best industry practice;
 - f. unless otherwise authorised comply with any relevant current Australian Standard

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Following completion

- 8. Following the issue of a Statement of Completion for an Infrastructure Project the Owner:
 - a. must provide Council with a copy of any maintenance information, operational manual or other material which is reasonably required for the ongoing operation and maintenance of the Infrastructure Project as the case may be;
 - must provide a copy of any certificate, consent or approval required by any authority for the carrying out, use or occupation of the Infrastructure Project;
 - is responsible for the maintenance of the Infrastructure Project in good order, condition and repair to the satisfaction of Council for the period specified in Clause 3.1.6; and
 - d. is responsible for the repair of any defects during the period specified in Clause 3.1.6.

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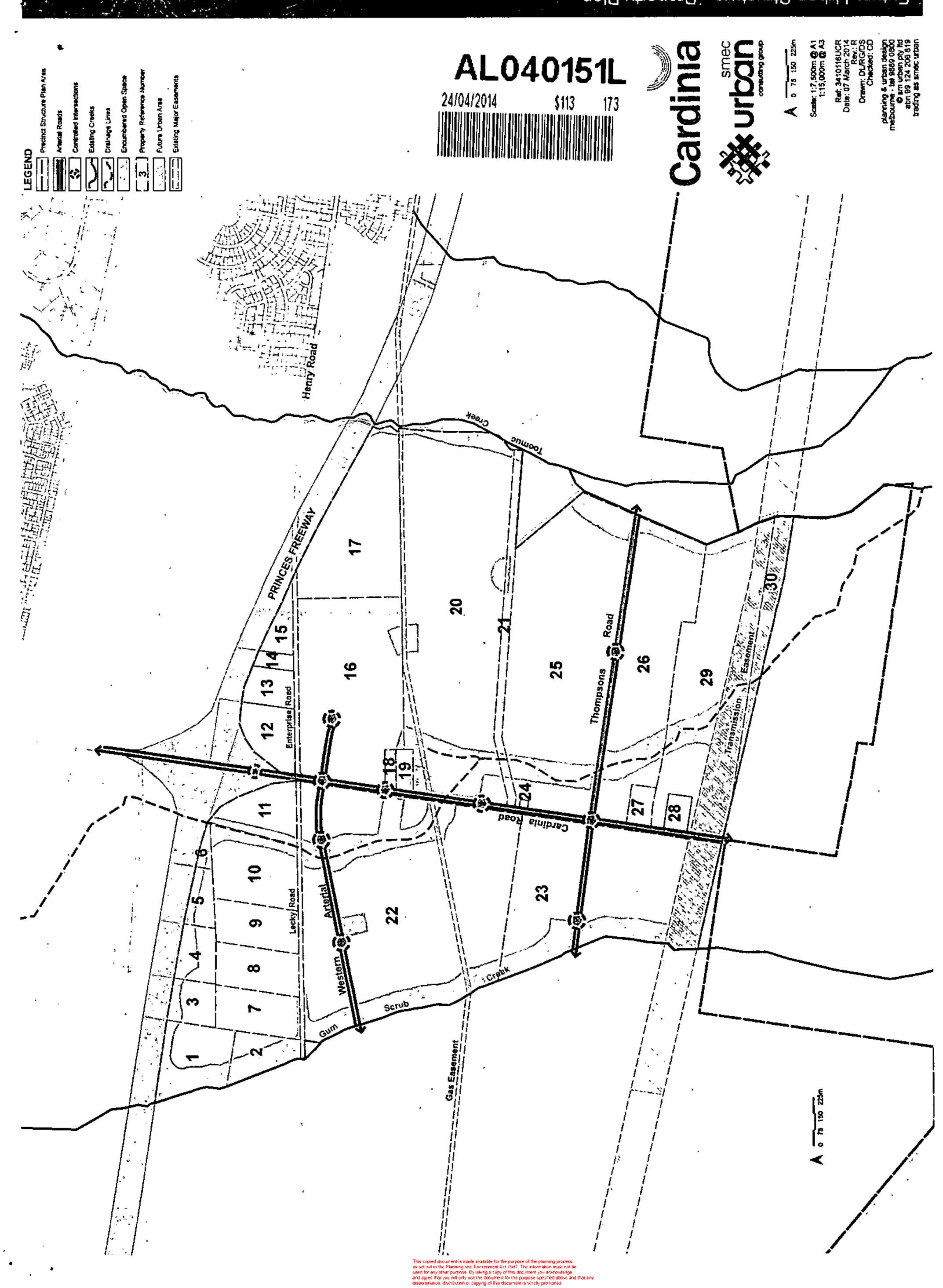
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Annexure A

Property Plan

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Annexure B

Infrastructure Project List

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Annexure B Infrastructure Project List

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Development Road Constraints, - Cardial Road Characterists of thinkin handom supports in streams and Variation Activity Section 2012 Development Road Constraints, - Cardial Road Characterists of University and Constraints, - Cardial Road Characterists on Cardial Road Characterists and Characterists on Road Characterists - Cardial Road Character	STREET, STATE STREET,	THE PROPERTY OF THE PARTY OF TH	· 一年一年一日日本			これが いまないない ないない
Development Read Contraction. Cubrical Read Polysterion (Time Internation of Read Polysterion of Read Polysterion (Time Internation of Read Polysterion of Internation of Read Polysterion (Time Internation of Internation	nem freeway interchange to intersection with Eastern and Western	150,400.00			\$ 922,636.00	\$ 1,073,096.00
Development bout Contraction, Cardinal Read Diplacent (Front Cardinal Read Contraction Read) Development bout Contraction, Cardinal Read Diplacent (Front Cardinal Read Contraction Read Contraction Cardinal Read Contraction Ca	them approach to intersection with Eastern and Wes	332,800.00	308,505.00	100%	308,505.00	\$ 641,305.00
Development Raid Contraction: Cardial Budd Digitation (Fron Lichtis Road is Developed Road) Development Raid Contraction: Variation Media Digitation (Fron Lichtis Road is Developed Road Cardial Road Contraction) Development Raid Contraction: Wastern Area of Pron Lichtis Road is a cardial Road Contraction Road Contraction Research Area (Fron Cardial Road Contraction) Development Raid Contraction: Wastern Area of Pron Lichtis Road is a Cardial Road Contraction Road Contraction Road Road Road Road Road Road Road Road	ma Park Intersection to East-West Connector Street)	396.800.00			\$ 1275,350.00	\$ 1.672.150.00
Development Read Countration: Relation Artifal (Fran Cartala Road is Lacky) Countration (Paris Road Countration: Relation Artifal (Fran Cartala Road is Lacky) Countration (Paris Road Countration: Relation: Relation (Paris Road Road) (Paris Road Road Benger 1840 Countration: Relation Road Development (Paris Road Countration: Relation Road Development) (Paris Road Countration: Relation Road Road Road) (Paris Road Road Benger 1840 Countration: Relation Road Road Road Road Road Road Road Road	ion (From East-West Connector Street to Thompsons Road)	416,000.00			1,276,763.00	
Development Read Construction. Whether Africal Epides (Carle Read Road) is water and and Construction. Whether Africal Epides (Carle Road Road Road Road Road Road Road Road	Cardinia Road to Activity Centre Ring Road)	467,200.00	\$5,561.00		\$ 655,551.00	\$ 1,322,761.00
Development Road Construction, Western Artest i logacide from Audril Courts Right (Carles Radio (Carles Radio (Carles Radio (Carles Radio) (Carles Radio	ardinis Road to Activity Centre King Road)	384,000.00			\$ 876,318.00	\$ 1,260,318.00
Development Read Construction, Western Andreal Upper (Fin Andrea) Control Fig. 1840 in the Open State Control Fig. 1841 in Control Fig.	tivity Centre King Road to western side of Cardinia Road Open Space	208,000.00	\$ 509,972.00	100%	\$ 509,972.00	\$ 717,972.00
Development Road Construction - Versienn Angle if your Road Service - Conference of Development Road Construction - Versienn Angle if your Road Service - Conference of Development Road Construction - Versienn Angle if your Road Service - Conference of Development Road Construction - March Seal Construction - March Service - Angle in Service - Conference of Development Road Construction - March Seal Construction - March Seal Conference - Conference - March Seal Conference - Road Construction - March Seal Construction - March Seal Conference - Road Construction - March Seal Construction - March Seal Construction - March Seal Conference - Road Construction - March Seal Construction - Marc	de (From Acthrity Centre Ring Road to western side of Cardinia Road Open Space Corrdor)				\$ 74,332.00	\$ 74,332.00
Development Read Construction - Thorsposs Road (Finan State) Clear to Cardial Board (State) Development Read Construction - Thorsposs Road (Finan State) Clear to Cardial Board (State) Development Read Construction - Thorsposs Road (Finan State) Clear to Cardial Board (State) Development Read Construction - Thorsposs Road (Finan State) Clear to Cardial Board (State) Development Read Construction - Connected States - Commonal & Readcoal (State) Annual Board (State) Development Read Construction - Connected States - Commonal & Readcoal (State) Read (State) Read Construction - Connected States - Commonal & Readcoal (State) Read (State) Development Read Construction - Connected States - Commonal & Readcoal Read (State) Read (State) Read Construction - Connected States - Commonal & Readcoal Read (State) Read (State) Development Read Construction - Connected State) Read (State) Read (Sta	Western side of Certaina Hoad Open Space Comdor to North-South Connector Street - Bouley, Marth. Court. Connector Street - Bouley.	422,400.00			00'25'026	1,342,797.00
Development Read Construction - Homogous Road (From Cartial Roads to Educan Ageids (From Ledy) Road to Mescan Ageids aboy Estam Ageids aboy Estam Roads (From Ledy) Road to Mescan Ageids aboy Estam roads of Securities - Homogous Roads (From Cartial Roads (From Ledy) Road to Mescan Ageids aboy Estam roads of Securities - Homogous Roads (From Cartial Roads) Roads (From Roa	~	518,400.00	983,657,00	100°	983,657.00	1,502,057.00
Development Raud Construction - Nuch-South Experiment Acres Street Level From Cody Road to Wissen Administration of Street Construction - Nuch-South Experiment Acres Street Level From Cody Road to Wissen Administration - Nuch-South Experiment Acres Street Level From Cody Road to Wissen Administration - Nuch-South Experiment Acres Street Level From Cody Road to Wissen Administration - Street Level From Cody Road to Wissen Administration - Street Level From Cody Road to Wissen Administration - Street Level From Cody Road to Wissen Administration - Street Level From Cody Road to Wissen Administration - Street Level From Cody Road to Wissen Administration - Street Level From Cody Road to Wissen Administration - Street Level From Cody Road to Road	-	1 075 200 00				2 12 18 195 m
Development Raud Constitution - Warth-Stand Romestris State - Commercial & Resistential Form Ledy Stade II Western Angel all stage Series Development Development Raud Constitution - Warth-Stand Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Western Ansiliar and equation may extend the Constitution - Markh-Stand Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant and great state of Constitutions - Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant and great state of Ledwork Constitution - Level Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve - Level 1 (Frant Ledy) Raud II Resistant Accesses Steve Resistant - Resistant Accesses Resistant - Resistant Accesses Steve Resistant - Resistant Accesses Steve Resistant - Resistant Accesses Resistant - Resistant Accesses Steve Resistant - Resistant Accesses Resis			1.824.628.00		1.824.628.00	\$ 2,675,828,00
Development Read Contraction - North-South Residental Access Street Level From Licky Read to Weeken Arkeid steep vestion region of Open 59 Street Construction - North-South Residental Access Street Level From Licky Read to Weeken Arkeid steep vestion region of Open-South Residential Access Street Level From Licky Read to Residential Access Street Level From Cartinia Read Residential Read Residential Read Residential Read Residential Res		•	<u> </u>		\$ 209,982.00	\$ 209,982.00
Development Read Construction - North-Stock Residental Access Street - Level 1 (Front Leist Polish of Wistern Anniel and present more request Opinio Sep 5 sept Construction - North-Street Convention & Sep 1 sept Construction - North-Street Convention & Sep 1 sept Construction - Service Street Construction - Service Street Construction - Service Sep 1 sept Construction - Service Street Construction - Service Street Construction - Service Sep 1 sept Construction - Service Sep 1 sept Construction - Service Street Construction - Service Sep 1 sep 1 sep 1 sep 1 sep 1 sep 2 sep 1 s		•		L	\$ 285,196.00	\$ 285,196.00
Development Road Constitucion - Contract Sitent: Commercial & Statistica Contraction -		•				;
Development Read Constitution. East-West (Commonical Access Steel - Level 3 (From Caculals Read or Estima Boardy of Property 18 5 Development		•		100%	\$ 297,249.00	\$ 297,249.00
Development Land Nectural In Cardinia Rosal widering (Hompstons Rosal to southern edge of insurrasson Live Exement) 6 de- hotal 1 development Reception of Cardinia Rosal widering (Hompstons Rosal to southern control of the Cardinia Rosal widering (Hompstons Rosal to southern Cardinia Rosal videring (Hompstons and Mestina Artist) (Abelification and Cardinia Rosal with Research Instituted (Network of the Live recent and Mestina Artist) (Abelification and Cardinia Rosal with Estina and Westina Artist) (Abelification and Cardinia Rosal with Estina and Westina Artist) (Abelification and Cardinia Rosal with Estina Rosal Westina Artist) (Abelification and Cardinia Rosal with Estina Rosal Rosal Rosal (Abelification and Cardinia Rosal with Estina Rosal Rosal Rosal (Abelification and Cardinia Rosal with Estina Rosal Rosal Rosal (Abelification and Cardinia Rosal with Estina Rosal		150,400.00	373,035.00		\$ 373,035.00	\$ 523,435.00
Development Roundstoot Upgrade - Landsia Koad Southen Freneny Interchappe (Lobery of the Unit Interchappe (Lobery of Unit Interchappe (Lobery Unit Interchappe (Lobery Unit Interchappe (Lobery Unit Interchappe (Lober) (Lobery Of Unit Interchappe (Lober) (Lobery Unit Interchappe (Lober) (Lobery Unit Interchappe (Lober) (Lobery Unit Interchappe (Lober) (Lobery Unit Interchappe (Lober) (Lober) (Lobery of Unit Interchappe (Lober) (Lober) (Lobery of Unit Interchappe (Lober) (Lober) (Lobery of Unit Interchappe (Lober) (and to couthern edge of Transmission Line Easement)	344,100.00		700 X		34,18
Development Roundsboth Upgrade - Cardial Road Southern Freway I barristy (Debey of the law roundsboth) Development Roundsboth Upgrade - Cardial Road Southern Freway I barristy (Debey of the law roundsboth) Development Roundsboth Upgrade - Cardial Road with Estien and Vitasian Arterist (Debey of law) laws roundsboth) Development Roundsboth Upgrade - Cardial Road with Estien and Vitasian Arterist (Debey of law) laws roundsboth) Development Intersection Construction - Western Arterist with Road Road Road (Intersection of Cardial Road with Estien and Vitasian Arterist (Debey of single laws roundsboth) Development Roundsboth Upgrade - Intersection of Cardial Road with Estien and Vitasian Arterist (Debey of single laws roundsboth) Development Roundsboth Construction - Western Arterist - With North South Connector Street Boulevard (Debey of single laws roundsboth) Development Roundsboth Construction - Intersection of Cardial Road with Estient Road Road (Debey of single laws roundsboth) Development Roundsboth Construction - Intersection of Cardial Road with Estient Arterist (Debey of single laws roundsboth) Development Roundsboth Construction - Intersection of Cardial Road with Estient Arterist (Debey of single laws roundsboth) Development Roundsboth Construction - Intersection of Cardial Road with Estient Arterist (Debey of single laws roundsboth) Development Roundsboth Construction - Intersection of Cardial Road Sold Connector Street (Cardia Road Cardia Construction - Intersection of Cardial Road Cardia Road Cardia Cardial Road Cardial Road Cardial Road Cardial Construction - Intersection Road Cardial Road Cardial Road Cardial Road Cardial Construction - Intersection Road Cardial Road PPTIN Development Road Cardial Cardial Road PPTIN Development R		6,529,700.00	\$ 14,875,001.00		14,875,001.00	\$ 21,464,701.00
Development Roundsboul Upgrade - Cardinia Road Sordmen Freeway Interclaring (Defency of the lare noundsboul) Development Roundsboul Construction - Interaction of Cardinia Road with Eastenn and Westenn Arguel (Moldication and construction of septical) Development Roundsboul Construction - Mestenn Aracid with Eastenn and Westenn Aracid (Moldication and construction of papera) Development Roundsboul Construction - Mestenn Aracid with Eastenn and Westenn Aracid (Moldication and construction of septical) Development Roundsboul Construction - Interaction of Cardinia Road with Eastenn and Westenn Aracid (Moldication and construction of papera) Development Roundsboul Construction - Interaction of Cardinia Road with Eastenn Aracid with Roundsboul Construction - Interaction of Cardinia Road and Actionly Cerem Roag Road (Incherty of two lare noundsboul) Development Roundsboul Construction - Interaction of Cardinia Road at Michinary Road (Defency of two lare noundsboul) Development Roundsboul Construction - Interaction of Cardinia Road with Road Control (Defency of single lare noundsboul) Development Roundsboul Construction - Interaction of Cardinia Road with Eastenn Arterial Defency of single lare noundsboul) Development Roundsboul Construction - Interaction of Cardinia Road with Eastenn Arterial Defency of single lare noundsboul) Development Road Content Construction - Interaction of Cardinia Road (Dem Scale Control Development Road Content Construction - Interaction of Cardinia Road Open Space Control Development Bridge Construction - Interaction of Cardinia Road Open Space Control Development Road Content Construction - Interaction of Cardinia Road Open Space Control Development Road Content Construction - Interaction Road Control Development Road Control Road Roa	TO THE REAL PROPERTY.				Company of the second	The second secon
Development Roundabout Ungradie - Curdials Road Southan Freewij Illanchange (Ungradie of northern approach and modification of eel narras) Development Roundabout Ungradie - Uninsection of Cardinia Road with Estatem and Western Antidia (Development Roundabout) Uninsection of Cardinia Road with Estatem and Western Antidia (Development Independent Applied (Medication and Constitution) of Development Independent Obstatement Antidia Road with Estatem and Western Antidia (Development Independent Obstatement Antidia Road with Estatem and Western Antidia Good fortunation) Development Roundabout Constitution - Western Antidia Wash Antidia you Road (Installation of signals) Development Roundabout Constitution - Unispection of Vestern Merital and Activity Certific Road Road (Installation of signals) Development Roundabout Constitution - Intersection of Cardinia Road with Estatem Activity Certific Road (Installation of signals) Development Roundabout Constitution - Intersection of Cardinia Road with Estatem Antidia your Constitution - Intersection of Cardinia Road with Estatem Antidia Road (Development Roundabout) Development Roundabout Constitution - Intersection of Cardinia Road with Estatem Antidia Road (Development Roundabout) Development Roundabout Constitution - Intersection of Cardinia Road with Estatem Antidia Road of signals) Development Roundabout Constitution - Intersection of Thempsons Road oner Cardinia Road of signals) Development Roundabout Constitution - Intersection of Cardinia Road Open Space Contdor Development Road Cardent Constitution - Mestern Artified Road Open Space Contdor Development Road Cardent Constitution - Mestern Artified Road Open Space Contdor Development Road Cardent Constitution - Intersect Road Commental & Residential over Cardinia Road Open Space Contdor Development Road Cardent Constitution - Intersect Road Commental & Residential over Cardinia Road Open Space Contdor Development Road Cardent Constitution - Intersect Road Commental & Residential over Cardinia Road PPTIN	rem Freeway Interchange (Defivery of two lane noundationt)				\$ 856,067.00	\$ 856,067.00
Development Roundsbord Lossburdon - Inharsection of Cartrins Road with Eastern and Viesten Actual (Deheny of law laws noundsbord)	sem Fraeway Interchange (Upgrade of northern approach and modification of exit ramps)	٠	, B24	100%	\$ 824,764.00	\$ 824,764.00
Development Roundbook Upgade - Intersection of Cardinia Road with Easten Arekald (Modification and construction of approaches) Development Roundbook Construction - Western Arekal and Road (Inchalding conduits for Mura appraisation) Development Roundbook Construction - Intersection of Western Arekal - with North-South Connector Street Boulemart (Defecy of single lare noundbook) Development Roundbook Construction - Intersection of Cardina Road at Mohn-South Connector Street Boulemart (Defecy of single lare noundbook) Development Roundbook Construction - Intersection of Cardina Road at Mohn-South Ceric Ray Road (Defecy of single lare noundbook) Development Roundbook Construction - Intersection of Cardina Road at Mohn-Nortal (Defecy of single lare noundbook) Development Roundbook Construction - Intersection of Cardina Road with Easten Mortal (Defecy of single lare noundbook) Development Roundbook Construction - Intersection of Cardina Road with Easten Mortal (Defecy of single lare noundbook) Development Roundbook Construction - Intersection of Cardina Road With Road Cardina Policy of single lare noundbook) Development Road Cohert Construction - Intersection of Cardina Road Cohert Construction - Intersection Road large Road Cohert Construction - Thompsons Road for Scace Contion Development Road Cohert Construction - Meeting for Cardina Road Open Space Contion Development Road Cohert Construction - Thompsons Road one Cardina Road Open Space Contion Development Road Cohert Construction - Thompsons Road one Cardina Road Open Space Contion Development Road Cohert Construction - Thompsons Road one Cardina Road Open Space Contion Development Road Cohert Construction - East-West Connector Street - Connector and Contion Road Cohert Construction - Thompsons Road one Cardina Road Cohert Construction - Thompsons Road one Cardina Road Cohert Construction - Meeting PPTIN Development Road Cohert Construction - East-West Connector Street - Connector - Thompsons Road PPTIN Development Road Cohert Construction - Thom	ardinia Road with Eastern and Western Arterial (Delivery of two lane roundabout)		•			*
Development Intersection Constitution - Western Atensia with the Activity Centre River (section to signate)	nia Road with Eastern and Western Arterial (Modification and construction of approaches)			_	\$ 474,610.00	\$ 474,610.00
Development Roundstout Construction - Industrian Part Roundstout Part Roundstout	with the Activity Centre Ring Road (Including conduits for future signeds about		1,076,454.00		1,076,454.00	1,076,454.00
Development Poundation Construction - Interaction of Eastern Areas - From National Construction - Interaction of Eastern Areas - From National Construction - Interaction of Eastern Areas - From National Construction - Interaction of Eastern Areas - From National Construction - Interaction of Cardinia Road at Nation Part, Correct (Delivery of two less roundations)	The Activity Central King Koad (Installation of signals)	•				269,055.00
Development Reundstood Construction - Intersection on Cardina Road with East-Next Connector (Delivery of single lane noundstood) Development Reundstood Construction - Intersection of Cardina Road with East-Next Connector (Stelle Road or single lane noundstood) Development Roundstood Construction - Intersection of Cardina Road with East-Next Connector (Stelle Intersection) Development Roundstood Construction - Intersection of Cardina Road with East-Next (Delvery of single lane noundstood) Development Roundstood Construction - Intersection of Cardina Road on Space Control Development Road Cardred Construction - Intersection of Cardina Road Open Space Control Development Road Cardred Construction - Intersection Cardina Road Open Space Control Development Road Cardred Construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road over Cardina Road Open Space Control Development Road Cardred construction - Intersection Road Open Space Road Road Open Space Control Development Road Cardred Cardred Road PPTIN Development Public Transport - Open for Business PPTIN Development Public Transport - Development Road PPTIN Development Public Space Road PPTIN Development Road Sp	restem Antena - with North-South Connector Street Boulevard (Desvery of single lane rounding)				325,394,00	1,325,394.00
Development Roundstoot Construction - Intersection of Cardris Road with East-West Connector Street (Defency of single lane noundstout) Development Roundstout Construction - Intersection of Cardris Road with Thompsons Road (Defency of single lane noundstout) Development Roundstout Construction - Intersection of Thompsons Road with Teasen Africal (Defency of single lane noundstout) Development Roundstout Construction - Intersection of Thompsons Road with Teasen Africal (Defency of single lane noundstout) Development Road Calvert Construction - Intersection of Thompsons Road Open Space Control Development Road Calvert Construction - Western Africal Over Cardria Road Open Space Control Development Road Calvert construction - Thompsons Road over Cardria Road Open Space Control Development Road Calvert construction - Thompsons Road over Cardria Road Open Space Control Development Road Calvert construction - Thompsons Road over Cardria Road Open Space Control Development Road Calvert construction - Thompsons Road over Cardria Road Open Space Control Development Road Calvert construction - East-West Connector Street - Commencial & Residential over Cardria Road Open Space Control To Development Oberelopment Road Calvert construction - Dentation Printing Road PPTN Development Public Transport - Open No Business PPTN Develo	o Acutary Caron rangi naso (Denvery or one sare rous Cabina Park comer (Delivery of two laws municipant)			7001	00.624,499,0	1,047,433.00
Development Roundabout Construction - Interaction of Cardinia Road with Thompsons Road (Delivery of single lane roundabout) Development Roundabout Construction - Thompsons Road with Eastern Arecas (Delivery of single lane roundabout) Development Roundabout Construction - Cardinia Road opposite Activity Centre (Instidation of signats) Signature Construction - Interaction of Thompsons Road opposite Activity Centre (Instidation of signats) Development Road Culvert Construction - Western Arterial over Cardinia Road Open Space Conticor Development Road Culvert Construction - Western Arterial over Cardinia Road Open Space Conticor Development Road Culvert Construction - Thompsons Road over Cardinia Road Open Space Conticor Development Road Culvert Construction - Thompsons Road over Cardinia Road Open Space Conticor Development Road Culvert Construction - Thompsons Road over Cardinia Road Open Space Conticor Development Road Culvert construction - East-West Connector Street - Commercial & Restriantial over Cardinia Road Open Space Conticor (Inchestor Street - Commercial Space) Development Road Culvert construction - East-West Connector Street - Commercial Space Conticor Development Road Culvert Construction - East-West Connector Street - Commercial Space Conticor Development Road Culvert Construction - East-West Connector Street - Commercial Space Conticor Development Road Culvert Construction - Development Road PPTIN Development Road Culvert Construction - Street Connector Street - Commercial Street Connector Street -	ardinia Road with East-West Connector Street (Delivery of single lane roundabout)	•		L		
Development Roundabout Construction - Thompsons Road just east of Gum Scrut Creek (Delkney of single lare roundabout)	ardinia Road with Thompsons Road (Delivery of single lane roundabout)					1,352,574,00
Development Roundabout Construction - Unlaneotion of Thompsons Road with Eastern Arterial (Defener) of single lare roundabout) Sab-Total	10		1,325			\$ 1,325,394.00
Development Protestian Locasing Construction - Cartaria Note Opposite Activity Centre (Lutatecon of egniss) Sub-Total	A I :	•	\$ 1,325,394,00	100%	\$ 1,325,394.00	1,325,394.00
Development Bridge Construction - Western Arterial over Cardials Road Open Space Corridor Development Bridge Construction - Thompson Road over Cardials Road Open Space Corridor Development Bridge Construction - Thompson Road over Cardials Road Open Space Corridor Development Bridge Construction - Thompson Road over Cardials Residential over Cardials Road Cardial Conscruction - Thompson Road over Cardials Road Cardial Conscruction - Thompson Road over Cardials Road Cardial Conscruction - Thompson Road over Connector Street - Commercial & Residential over Cardinia Road Cardial Conscruction - East-West Connector Street - Commercial & Residential over Cardinia Road Cardial Road Cardial Road Cardial Road PPTIN Development Rubic Transport - Western Arterial PPTIN Development Rubic Transport - Mestern Road PPTIN Development Rubic Transport - Thompsons Rubic Transport - T	e Activity Contra (introduction of Explais)	-	00.001,012		\$ 210,100,000	4.054.049.00
Development Road Culvert Construction (Western Arterial over Cardinia Road Open Space Contdor Development Road Culvert Construction - Thompsons Road over Cardinia Road Open Space Contdor Development Road Culvert construction - Thompsons Road over Cardinia Road Open Space Contdor Development Bridge Construction - Thompsons Road over Cardinia Road Open Space Contdor Development Bridge Construction - East-West Connector Street - Commercial & Residential over Certinia Road Open Space Contdor (north of Loc Serb-Total Consciousment Road Culvert construction - East-West Connector Street - Commercial & Residential over Certinia Road Open Space Contdor (north of Loc Serb-Total Consciousment Road Culvert construction - East-West Connector Street - Commercial & Residential over Certinia Road Open Space Contdor (north of East-Total Consciousment Road Culvert construction - East-West Connector Street - Commercial & Residential over Certinia Road Open Space Contdor (north of East-Total Consciousment Road Culvert construction - East-West Connector Street - Commercial & Residential PPTN Development Road Culvert construction - East-West Connector Street - Commercial & Residential PPTN Development Road Culvert construction - Thompsons Road PPTN Development Putch Transport - Open for Business PPTN Development Putch Transport - Commercial Road PPTN Development Putch Transport - Thompsons Road PPTN Development Putch Transport - Thompsons Road PPTN Development Putch Transport - Thompsons Road PPTN Development Road Culvert Construction - Thompsons Road PPTN Development Road Road Road PPTN Development Road Road PPTN Development Road Road PPTN Development Road Road PPTN Development Road Road Road PPTN Development Road Road Road PPTN Development Road Road Road Road Road PPTN Development Road Road Road Road Road Road Road Road			the second secon		. 1	חתיסטים ורביטו
Development Bridge Construction - Western Arterial over Cardinia Road Open Space Contion Development Bridge Construction - Thompsons Road over Cardinia Road Open Space Contion Development Bridge Construction - Thompsons Road over Cardinia Road Open Space Contion (sorth of Loc Convectorment Bridge Construction - Thompsons Road over Connector Street - Commercial & Residential over Cardinia Road Open Space Contion of Loc Convectorment Road Carbert construction - East-West Connector Street - Commercial & Residential over Cardinia Road Open Space Contion (sorth of Loc Convectorment Road Carbert construction - East-West Connector Street - Commercial & Residential over Cardinia Road Open Space Contion (sorth of Loc Cardinia Road PPTN Development Road Carbert PPTN Development Road PPTN Development Road PPTN Development Road PPTN Subscional Road PPTN Development Road FPTN Subscional Road PPTN Road Road Road Road Road Road PPTN Road Road Road Road Road Road Road Road	/ n				e e e e e e e e e e	A4 TA6 =00
Development Road Cutvert construction - Thompsons Road over Cardinia Road Open Space Contdor Development Bridge Construction - Thompsons Road over Cardinia Road Open Space Contdor (north of Lec Development Bridge Construction - East-West Connector Street - Commercial & Residential over Certinia Road Open Space Contdor (north of Lec Development Road Cutvert construction - East-West Connector Street - Commercial & Residential over Certinia Road Open Space Contdor (north of Lec Sub-Total Obvelopment Road Cutvert construction - East-West Connector Street - Commercial & Residential Road Open Space Contdor (north of Lec Sub-Total Obvelopment Road Cutvert construction - East-West Connector Street - Commercial & Residential Road Open Space Contdor (north of Lec Sub-Total Obvelopment Road Cutvert construction - East-West Connector Road PPTIN Development Road Cutvert construction - Cardinia Road PPTIN Obvelopment Road Cutvert Construction		•	00.755,000		00.786,680 *	00.185,000 t
Development Bridge Construction - Thompsons Road over Gum Scrub Creek Development Bridge Construction - East-West Connector Street - Commercial & Residential over Certria Road Open Space Contdor (north of Least-Vest) Convelopment Road Culvert construction - East-West Connector Street - Commercial & Residential over Certria Road Open Space Contdor (north of Least-Open To Business' PPTN Obvelopment Public Transport - Open for Business' PPTN Development Public Transport - Western Anexial PPTN Obvelopment Public Transport - Cardinia Road PPTN Obvelopment Public Transport - Cardinia Road PPTN Obvelopment Public Transport - Dompsons Road PPTN Obvelopment Public Transport - Dompsons Road PPTN			592.358.00	2001		\$ 592.358.00
Development Bridge Construction - Thompsons Road over Toomuc Criek Development Road Culvert construction - East-West Connector Street - Commercial & Residential over Cardinia Road Open Space Contdor (sorth of Loc Subjections) William Research Public Transport - Open for Business' PPTN Development Public Transport - Open for Business' PPTN Development Public Transport - Western Anexial PPTN Development Public Transport - Cardinia Road PPTN Development Public Transport - Cardinia Road PPTN Oevelopment Public Transport - Thompsons Road PPTN Oevelopment Public Transport - Thompsons Road PPTN	lĕ					1,204,376.50
Development Road Culvent construction - East-West Connector Street - Commercial & Residential Road Open Space Contdor (north of Lea Sub-Total Contector)	8				2	2
Sept-Total Sept-Total Sept-Total Sept-Total Sept-Total	Ė	-		100%	\$ 611,147,00	\$ 611,147.00
Development Public Transport - Open for Business' PPTN Development Public Transport - Open for Business' PPTN Development Public Transport - Western Arterial PPTN Development Public Transport - Cardinia Road PPTN Development Public Transport - Cardinia Road PPTN Cevelopment Public Transport - Thompsons Road PPTN Cevelopment Public Transport - Cardinia Road PPTN Cevelopment Public Transport - Thompsons Road PPTN Cevelopment Public Transport - Cardinia Road PPTN Cevelopment Public Transport - Card	Sub-Total	•			\$ 6,916,408.00	\$ 6,916,408.00
Development Public Transport - Open for Business' PPTN Development Public Transport - Western Arterial PPTN Development Public Transport - Western Arterial PPTN Development Public Transport - Cardinla Road PPTN Oevelopment Public Transport - Thompsons Road PPTN Oevelopment Public Transport - Thompsons Road PPTN				*		
Development Public Transport - Open for Business' PPTN Development Public Transport - Western Anterial PPTN Development Public Transport - Cardinla Road PPTN Development Public Transport - Cardinla Road PPTN Development Public Transport - Thompsons Road PPTN Set-Total		•				\$ 20,815.00
Development Public Transport - Westlem Arterial PPTN Development Public Transport - Cardinla Road PPTN Cevelopment Public Transport - Thompsons Road PPTN Selection		•	111,590.00		\$ 111,590.00	\$ 111,590.00
Oevetopment Public Transport - Thompsons Road PPTN Soft-Total				%oo:		\$ 63,265.00
Sab-Total		•	3 124,837.00 4 151.00		24,297,00	124,697,00
	Saturation				00.101,002 24,101,003	248 778 60
A THE TOTAL TH	日本 一年 でありました 一日					
Development Kaduna Park 6	WestorCa		3 945 871 00	X001	3 945 871 00	3 945 871 00
Sub-Total			3,945,871.00		\$ 3,945,871.00	3945,871,00

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A	24/04/2014	

NOLL	ution}		46,540.00	93,080,00	93,080.00	114,712.00	50,728.00	50,728.00	114,712.00	674,544.40	1,064,887,30	196,689,30	796,592.40	123,632.80	264,999.30	845,534.40	723,161.30	1,082,943.00	2,955,509.00	229,141,60	341,640.00	146,000.00	362,810.00	2,001,639.60	3,624,640.00	223,299.40	16,221,443.80	拉图器	1,004,084.00	1,096,170.00	766,145.00	764,381.00	333,465.00	163,333.00	154,953.00	333,465.00	333,465.00	4,969,441.00	540.80
TOTAL PRECINCT CONTRIBUTION	(Land + Construction Contribution)	大はなり 一日 かんと 大変のの		\$3,		114,	99'		114,			196,		123,				1,082,	2	223,	341,						16,221,		1,004	1	\$ 766	764	333	163	25	333	333	\$ 4,969	\$ 68,957,640.80
SIBUTION TO	i i		46,540.00		\$3,080.00	114,712.00	\$ 00.728.00	\$ 50,728.00	114,712.00	504,944.40		196,889			264,999.30				1,			146,000.00	362,810.00	962,547.60	2,303,140,00		10,408,551.80	A STATE OF THE STA	1,004,084.00		766,145.00	-	333,465.00	\$ 183,333.00			333,465.00	4,969,441.00	56,615,048.80
PRECINCT C	á I .	The second second	\$ 001	100%	100%	\$ 7001	100%	100%	100%	100%		\$ 200%					100%		100%	100%	100%	100%	\$ 7,001	100%		100%			100%	100%	100%	100%	100%	7		100%			
OJECT COST	Construction (Total Cost)	かられて なるが ひずをがめ	46,540.00	93,080.00	93,080.00	114,712.00	50,728.00	50,728.00	114,712.00	504,944.40	640,487.30	196,889.30	460,592.40	123,632.80	264,999.30	441,634,40	307,161.30	654,143.00	1,809,909.00	229,141.60	341,640.00	146,000.00	362,810.00	962,547.60	2,303,140.00	95,299.40	10,408,551.50	The state of the s	1,004,084.00	1,096,170.00	. 766,145.00	764,361.00	333,465.00	183,333.00		333,465.00	333,465.00	4,969,441.00	59,023,801.80
ESTIMATED PROJECT COST	· Land	所 お 一年 以外 の かいかい	•	-		5	\$		\$ -	-	424,400.00 \$	\$	336,000.00 \$	•		-	416,000.00	428,800.00 \$	1,145,600.00 \$	\$	\$ -	**	5 -	1,039,092.00 \$	-	128,000,00 \$	5,812,892.00 \$	The second secon	\$	\$	\$	*	\$	\$ -	\$	\$.	\$	\$	12.342.592.00
	URE DESCRIPTION OF PROJECT	一个人,我们就是一个人的人,我们也是一个人的人,我们也是一个人的人,他们也是一个人的人的人,也是一个人的人的人,也是一个人的人的人,也是一个人的人的人,也是一个	Space Corridor (Patenha		CREEK CORRIDORS / DRAINAGE LINES: Cardinia Road Open Space Combox (Crown Land to southern Precinct boundary)		CREEK CORRIDORS / DRAINAGE LINES: Gum South Creek (north of Gas Easement to southern Precinct boundary)		CREEK CORRIDORS / DRAINAGE LINES: Tooms Creek (Crown Land to southern Precinct boundary)	LOCAL PARK - ACTIVITY CENTRE (Integrated with Cardinia Road Open Space Condor)	LOCAL PARK - COMMERCIAL (Integrated with Cardinia Road Open Space Corridor)	LOCAL PARK - INDUSTRAL	LOCAL PARK - INDUSTRIAL (On Gum Scrub Creek at Thompsons Road)	LOCAL PARK - INDUSTRIAL	LOCAL PARK - INDUSTRIAL	(On Eastern Arterial)	LOCAL PARK - INDUSTRIAL (East of Eastern Arterial)	NEIGHBOURHOOD PARK - RESIDENTIAL (At the Intersection of Western Arterial and the North-South Connector Street Boulevard)	NEIGHBOURHOOD PARK - ACTIVITY CENTRE (Kaduna Park site)	STREETSCAPES: Cardinia Road (Pakenham Bypass to Western Arterial), Central Median Planting - Canopy Trees; native shrubs and grass \$	STREETSCAPES: Cardinia Road (Western Arterial to end of divided road).	STREETSCAPES: Western Arterial (Cardinia Road to west side	STREETSCAPES: Western Arterial (west of Cardinia Orain to Precinct boundary) and Eastern Arterial Central Median Planting - native shoul \$	BYPASS FRONTAGE - BIODIVERSITY CORRIDOR		LOCAL PARK - COMMERCIAL (Adjaining the Open Space Confdor)	Sch-Total S	· · · · · · · · · · · · · · · · · · ·	Trail Network - Gum Scrub Creek Open Space Corridor	Trait Network - Cardinia Road Open Space Corridor	Trail Newtork - Toomuc Creek Open Space Comidor	Trad Network - Transmission Externent	pen Space Comdor (between the Western Arterial and Cardinia Road)	st of Cardinia Road crossing of Cardinia Drain)	een Thompsons Road and the Transmission Easement)	Pedestrian Bridge over Gum South Creek (Between Thompsons Road and the southern Precinct boundary)	Pedestrian Bridge over Toomuc Creek (Between Thompsons Ro		E PROJECTS
	MFRASTRUCTURE CATEGORY			Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Devetopment	Development	Development	Development	Development	Development	Development	Development		SERVE	_	Development	Development	Development	Development	Development	Development	Development	Development		ASTRUCTURE PROJECTS
	INFRASTRUCTURE PROJECT NUMBER	HOPEN SPACES WANDSCAPING IN THE		DI 05 019	DI 05,016	20,00,00	DI_0S_07.8	DI_OS_63	DI_OS_03a	DL05_04.8 DLUA_12	DI_00\$_064 DI_UA_13	01,00,06	DI_OS_07 & DI_LA_14	DI_05_08	D_0S_09	D_OS_10 & D_UA_15	01_0S_11 & 01_LA_18	CI_OS_12.4 CI_UA_18		D_0S_14	01_05_148	01_05_15	0,08,154	D_05_164.01.U.20	17 4 DL LA	DI_OS_18 & DI_LA_17		OFF-ROAD PEDESTRIAN SICYCLESTRAIL	O_TN_0;	DI_TN_02	מיאון ס	DI_TN_04	DI_TB_01	DI_TB_02	M_TB_CA	DL_TB_54			TOTAL COST OF REQUIRED INFRA
	PROJECT TYPE	HOPEN SPACE																										OFF-ROAD F											TOTAL CO

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Annexure C

Land Budget

ALO40151L
24/04/2014 \$113 173

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Annexure C							* :				-			
		1.					LAND AREA BY	BY TYPE in Hectares (ha)		A CONTRACT OF THE PARTY OF THE		The same of the same	TOTAL	I NET
PROPERTY NUMBER	PARCEL DETAILS	TOTAL LAND AREA (TLA) in		늍		COMMUNITY	UNENCULIBERED	•		VATION AND RECRE	EATION	1 4	면 8	OPABLE
		Hectares (ha)	6 Lane Arterial Road / Widening	4 Lane Arterial Road Widening *	Commercial Access Street (included in DCP)	Kaduna Park	Parks .	Waterways - Drainage	Conservation Reserve**	East-West Habitat Link	Major Easements		· 	Hectares (ha)
		10.46	00:0	0.00	000	0:00	19.00	1.91	000	1,43	000	0000	5.3	5.12 ·
(Property 2 pt) this is	125	5.55	000	0000	0000	000	0000	3,903	0.00	0.00	. 000 🐔	0000	10	1,65
_	Lot 1 TP 108874	4.41		00.0	0.00	0.00	£ 0.00	0.00	00'0	1.08	0.00	00:0	3.	3,33
S Property 4 1	MINISTER DEBTS TO THE SECOND	4.60	000	0.00	600	0.00	000	000	2.55000	1 208 "	000	00:0	2	2.55
	Lot 1 TP106972	3.19	0.00	0.00	0.00	0.00	4000	0000	0.00	1.21	0.00	00:0	4.1	1.98
Property 6.	MODITION OF A COLUMN TO THE PARTY OF THE PAR	1:03	00.0	· 1000000000000000000000000000000000000	000	200'00'4 A	00.0	310	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		000	00:00	0.	0.20
	Lot 1 TP2504575	8.09	00:00	0.00	0.00	0.00	000	80:0	0.30	0.00	000	00'0	7 [1.71
R Property 8 P	24	8.05	0.00	000	000	000	000	00:0	0.01	0.00	· 3000 335	00'0	8.04	.04
	Lot 6 LP 13491	8.02		0.00	0.00	0.00	00'0 } .	00'0	0,00	0.00	00.0	00:00		8.02
Property 10 W. C		13.35	1.5 × 1000 (1.5 × 1.5 ×	F-51:00:0	1. 1. 1000 NOVE S	0000 %	1.000 g (c)	S	000		00.00	00'0;		11,00
	ŀ			00.0	0.00	0.00	1 0.00	1.89	0.00	0.00	000	00:00	ę	6.18
i Property 126人子公司	ZCC/17P1092603C	82.88	1000 C	1 1000 W 1 1 1	000		2 0000-34	1. 183 00°Q - 1. 13	0000	.000	1 000	00:0	9	6.36
	Lot 1 PS609571	4.05	:	00:0	0.00	0.00	00'0 }	0.00	0.00	0.00	00.0	00:00	4.	4.05
(Property/14 Free Page 1	第26.2 15.600 655 多。	经验证	3 3005	- 0000 E	000	0000	60.04-3	000	2000 as 34	000	000	000		13(ં)
				F	0.00	0.00	(0.00	0.00	00.0	0.00	00:0	00:0		2.95
(Property (6)	#16(11) 1996/13 #15 Project 1996/14 1996/1		72.34 24 日 5019 19 19 19 19 19 19 19 19 19 19 19 19 1	15 to 22 killed	5.00 (5.20) See	0000	ZN 1072	F. S. William P. P.	0.000	1 10.00	5. 15. 40.00. E	.000	80 (A) (A) (A) (A)	38.65
	Lat2 PS436220	27.74		00:0	000	0.00	00.0	0.48	0.00	0,50	00.0	000	TI.	27.26
(Property/18)	Coll 1981 36 ZOD State A Coll 1981	1.00 M	1000 CO	0,18,55		0.00	医三角菌属 二丁	1	1,50,000	-000	000	000	0.74	0.421
	Perish of Pakenham CA 70		0.00	0.17	0.00	00:00	: 0:00	0.00	85.0	0.00	0.00	0.00		0.86
Property 20	Parametrian programment of the p	(11、83.48。)	0000	1800 ·	0,00	000	22.99	10.34	25.0	0.00	1900	246.	65.62	5.62
	Parish of Palentham CA 2009	6.77	9.00	0.08	000	000	(0.34	0.71	000	0.00	9.00	6.8	5.	5.64
(Phopen) 226-4-1-48	10000000000000000000000000000000000000	100.44	3,0,05	大學學學學		5 3 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 - Tates 52.13	17/29	920	0.00	0005	1,25	Y.	71.82
	Let 1 TP400532	55.24	0.00	2.81	000	0.00	1.05	9.38	0.0	0.00	6.55	00.0	35	35.45
A Property 24 To St. Co.	Parsho Paterban CA 60:	0,19	2000	1 0.07 (S.V.)	0,00	000	× 0000	000	000	0.00	0,00	00'0	Ö	0.12
	Parish of Palcenham CA 64	- \$	87	3.65	000	00:0	000	8.30	0.30	00'0	00.0	00:0	58	58.65
R Property 26	E013/264/1234/1434/1434/1434	4112条条	0000	3.82	0000	00003854	A-34000	6.25	0.00	0.00	00.0	000	3.	31,55,
Property 27	Lat PSA11234		0.00	0.22	000	6.00	000	00:0	0:00	00:00	0.00	0.00	÷	1.97
#Property/28	Action State of the State of t	2.00	0000	0.2140	1000		0000	10000	100 0 M Sec. 10	0.00		000		62.
Property 29	Lot 1 P\$507898U ,	47.58	00:00	0.43	000	0.0	000		- 1		14.03	0.00	25	25,48
िम्यावस्थि	新规模等	922	3,0000,000	000	49% Januar - 25-	100 m	19 000 CE	在一位来经济的证券		\$ 10000 TO	11 Market 616 - 11	1000	0 33	0000
Sub-Total		579.39	0.48	19.71	0.47	1.79	1		2.06		27.06	3.71	43	435.73
	Cardinia Road	L	0.16	4.05	00.0	, 00:0	1 000	00:0	0.00	0:00	0.00	0.00	Ö	0.00
Road Reserve 2	Enterpolation (\$2.4 - 1.5 - 1.5)	2.10	なない	* 0300 X	\$ 1 - 3000 C	To a topological	15 th 000	A.S. WIG 605- 35. C	1 1 2 00 00 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.39	1. 00.00 V	00'0"	201	.0)
Road Reserve 3	Lecky Road		0.02	00:0	00:00	0:00	000	6.50	0.38	00:0	0.00	0.00		1.80
Sub-Total		10.6	0.27	4.05	0.00	0.00	0.00	0.50	0.38	00.00	0.00	0.00	. 3	3.81
TOTALS		588.40	0.75	23.76	0.47	1.79	1.7.	75.15	2.44	5.62	27.06	3.71	436	439.54

Exempt Land: Road Reserves
Exempt Land: Crown Land (Property 21) Calculation of Demand Units Total Demand Units (ha) Total Net Developable Area





Annexure D

Precinct Structure Plan diagram

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Plan 5: Future Urban Structure
Cardinia Road Employment Precinct Structure Plan



Annexure E

Specific Works

ALO40151L
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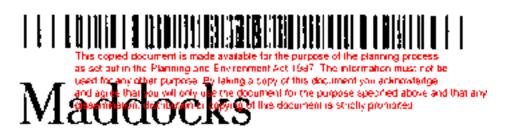
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Annexure E Specific Works Package

Property/22/(16(()) P.//35373 S. () P. (16) P.				
INFRASTRUCTURE			PRECINCT CONTRIBUTION TO CONSTRUCTION	TIMING OF PROJECT
	DESC	DESCRIPTION OF PROJECT	Construction Value	Milestones / Trigger for Delivery
Devetopment Roundation	Roundato	_	\$ \$56,067.00 As pe	As per Amerure I of this Agreement
Development Roundabour	Roundabou	Roundabout Construction - Intersection of Cardinla Road with Eastern and Western Arterial (Delivey of two lane roundabout)	\$ 1,268,543.00 As pe	As per Annexure I of this Agreement
Development Intersection C	Intersection C	for future signatisation)	1,076,454.00 As pe	As per Amexura I of this Agreement
	Intersection U		Pior Cent	Prior to the issue of a Statement of Completnoe for tand shown as Employment Land or prior to the issue of a certificate of occupancy for land shown as Activity Centre in Plan 5 of the PSP shown in Annexura D to this Agreement.
Development Public Transp	Public Transp	Public Transport - 'Open for Business' PPTN	\$ 20,815.00 At the	At the time DI_RD_06 is constructed.
Development Public Transp	Public Transp	Public Transport - Open for Business' PPTN	\$ 111,590.00 All the	Al the time DI_RD_06 is constructed.
Development STREETSCA	STREETSCA	STREETSCAPES: Cardinia Road (Pakenham Bypass to Western Arterial). Central Median Planting - Canopy Trees; native shrubs and grasses understorey.	\$ 229,141.60 At the	At the time OI_RO_01 is constructed.
Development STREETSCAL	STREETSCA	STREETSCAPES: Western Arterial (Cardinia Road to west side of Cardinia Drain culverts) Central Median Planting - native shruts and grasses only.	\$ 146,000.00 At the	At the time OL_RD_05 is constructed.
Development Road Culvert C	Road Cutwert C	Road Culvert Construction (Western Arterial) over Cardinia Road Open Space Comidor	\$ 895,397.00 At the	At the firme DI_RD_06 is constructed.
Development Road Construct	Road Constructi	Road Construction - Cardinia Road Duplication (From southern freeway interchange to intersection with Eastern and Western Artérial)	\$ 922,696.00 As pe	As per Annexure I of this Agreement
Development Road Construct	Road Constructi	n and Western Arterial)		As per Ameraire I of this Agreement
Development Road Constructio	Road Constructio	Road Construction - Western Ariental Duplication (From Cardinla Road to Activity Centre Ring Road)	Ī	As per Annexure I of this Agreement
Development Road Construction	Road Constructio	Road Construction - Western Arterial Duplication (From Activity Centre Ring Road to western side of Cardinia Road Open Space Corridor)	509,972.00	At the time Di_RD_06 is constructed.
Development Road Constructio	Road Constructio	Road Construction - North-South Connector Street - Commercial & Residential (From Lecky Road to Wiestern Arterial atong Eastern edge of Open Space Comdon)	\$ 209,982.00 At the in par stand of Co of Co of Co in An	At the time Western Arterial is created (land for DI_RD_06 is vested in Council in part or in full), road reserve to be created and road constructed to an interim standard as agreed in writing by the Council. Unless constructed earlier by others, to be constructed to the utimate DI_RD_12 standard prior to Statement of Compiliance for land shown as Employment Land in Plan 5 of the PSP shown in Annexure D to this Agreement.
Development Road Construct	Road Construct	Road Construction - North-South Residential Access Street - Level 1 (From Lacky Road to Western Arterial atong western edge of Open Space Contdor)	\$ 285,196.00 At the in particular stand other other stand other stand other stand other stand show show	At the time Western Arterial is created (land for DL_RD_07 is vested in Council in part or in fulf), noed reserve to be created and mast constructed to an interfer standard as agreed in writing by the Council. Unless constructed earlier by others, to be constructed to the utilimate DL_RD_13 UP standard prior to Statement of Compliance for subdivision or issue of a certificate of occupancy for any buddings on abuting land shown as Residential in Plan 5 of the PSP shown in Amexure 0 to this Agreement, whichever is earlier.
Development Road Constn	Road Constn	Road Construction - North-South Residential Access Street - Level 1 (From Lecky Road to Western Arterial along western edge of Open Space Comdon)	\$ 46,768.00	
		Total	3,112,569.00	

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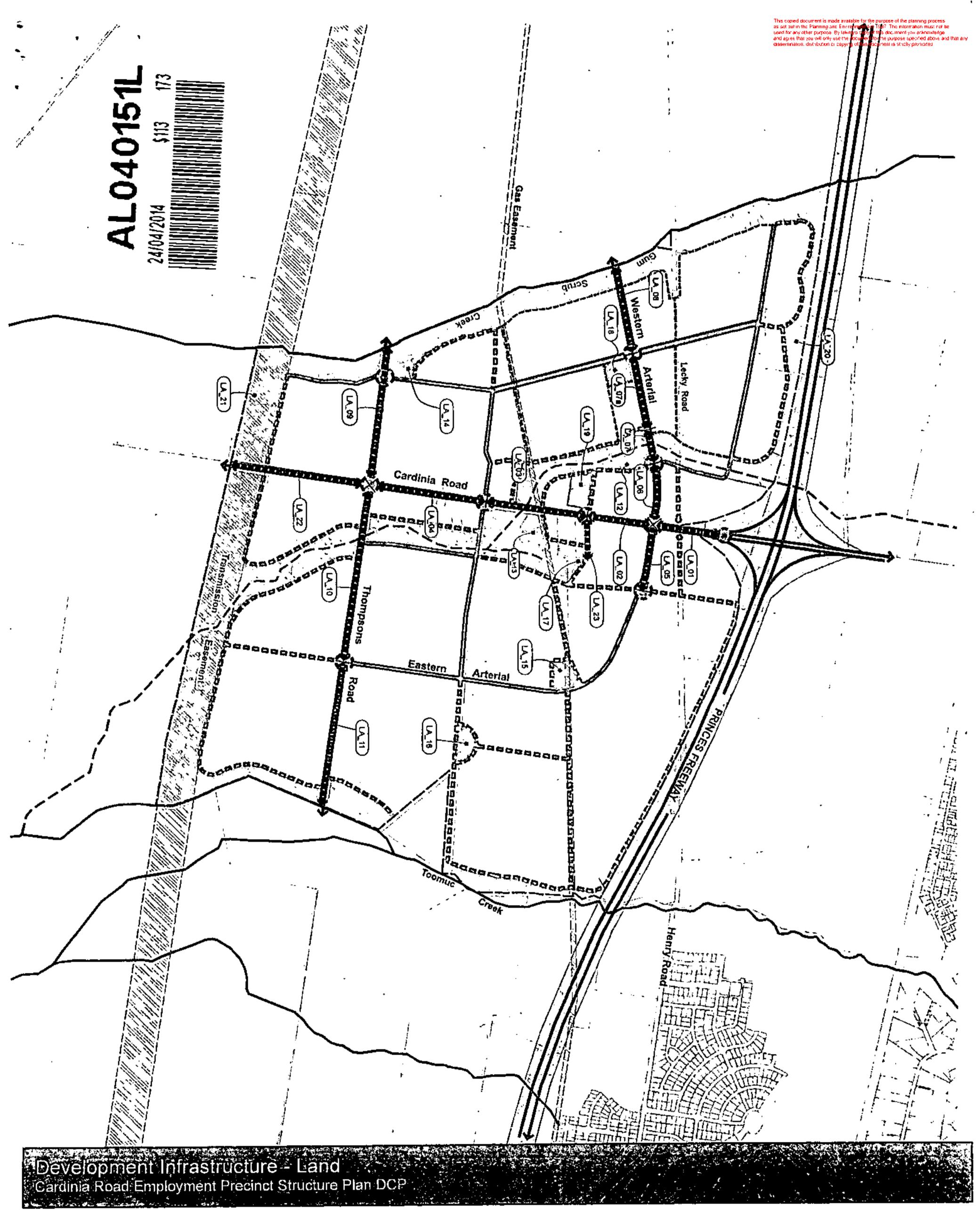
Annexure F

Development Infrastructure Land Plan



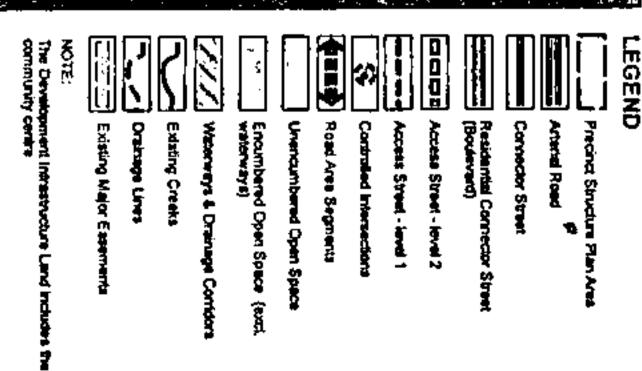
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Annexure G

Development Contribution Rate

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Development Contribution Annexure G

Rate

2 1 1 1 1 1 1 1 1 1 1	SUMMARY PROJECT COSTS		Land	Con	nstruction	TOTAL
S					A STATE OF THE STA	
NS \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ 14,951,048.00 \$ \$ 14,951,048.00 \$	ROADS	₩	6,529,700.00	€>	14,875,001.00	\$ 21,404,701.00
ACILITIES \$ 6,916,408.00 \$ SPORT \$ 5.812,892.00 \$ 10,408,551.80 \$ ACILITIES \$ 12,342,592.00 \$ 10,408,551.80 \$ BESTRIAN & CYCLE TRAILS \$ 12,342,592.00 \$ 56,615,048.80; \$ 66,6	INTERSECTIONS	s	:	\$	14,951,048.00	\$ 14,951,048.00
SPORT \$ 548,728.00 \$ ACILITIES \$ 3,945,877.00 \$ & LANDSCAPING \$ 10,408,551.80 \$ 1 DESTRIAN & CYCLE TRAILS \$ 5,812,892.00 \$ 4,969,441.00 \$ DESTRIAN & CYCLE TRAILS \$ 12,342,592.00 \$ 56,615,048.80 \$ RATE A30.13 hectares A30.13 hectares	GRADE SEPARATION AND BRIDGES	\$	-	⇔	6,916,408.00	\$ 6,916,408.00
ACILITIES \$ 3,945,871.00 \$ & LANDSCAPING \$ 5,812,892.00 \$ 10,408,551.80 \$ 1 DESTRIAN & CYCLE TRAILS \$ 5,812,692.00 \$ 4,969,441.00 \$ 6 RATE \$ 12,342,592.00 \$ 56,615,048.80 \$ 6 RATE \$ 17,603,1/8/14// ppg/hectares \$ 7,003,25 per square metre	PUBLIC TRANSPORT	\$	-	₩.	548,728.00	\$ 548,728.00
& LANDSCAPING \$ 5,812,892.00 \$ 10,408,551.80 \$ DESTRIAN & CYCLE TRAILS \$ 4,969,441.00 \$ I S 12,342,592.00 \$ 56,615,048.80; \$ A30.13 hectares 1 430.13 hectares RATE 1,603.3,9814/f per square metr	COMMUNITY FACILITIES	\$		€5	3,945,871.00	\$ 3,945,871.00
DESTRIAN & CYCLE TRAILS \$ 4,969,441.00 \$ 12,342,592.00 \$ 56,615,048.80 \$ 6 430.13 hectares 1 <th>OPEN SPACE & LANDSCAPING</th> <td>ક</td> <td>5,812,892.00</td> <td>\$</td> <td>10,408,551.80</td> <td>\$ 16,221,443.80</td>	OPEN SPACE & LANDSCAPING	ક	5,812,892.00	\$	10,408,551.80	\$ 16,221,443.80
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といいはあるというで	CONTRIBUTION RATE		J. O. J.		160318146	per square metre.

* Expressed in Dec '08 \$





Annexure H

Criteria for the determination of the Kaduna Park Land

- The eastern site boundary is to align with the eastern boundary of the Heritage Overlay, being approximately 9 metres west of the existing road reserve boundary;
- The length of the northern boundary should be 185 metres less the width of the road reserve provided along the western Kaduna boundary;
- The length of the southern boundary should be 148 metres less the width of the road reserve provided along the western Kaduna boundary;
- The southern boundary of the site is to align with the southern boundary of the Heritage Overlay;
- The north south dimension of the site is to be no less than 85 metres;
- The western site boundary is to be the eastern edge of the north-south road reserve which runs along the edge of the Cardinia Road Open Space Corridor;
- The north-south road abutting the western boundary of the site is to be 21 metres (ie Cross-Section 7 minus the width of the path on the reserve side); and
- Land area of approximately 12,500 square metres

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Annexure I

Milestone for the provision of the Specific Works by the Owner

Provided that Project Land for the following projects has been acquired by or vested in Council the Milestones for projects:

- DI_IN_01 OFB,
- DI_IN_02 OFB,
- DI_IN_03 OFB,
- DI_RD_01,
- DI_RD_02 OFB, DI_RD_06,

(each as described in Annexure E) are for each project the earliest of the following:

- The issue of a Certificate of Occupancy under the Building Act and/or Buildings Regulations in respect of any building in the area marked Activity Centre in the Precinct Structure Plan Diagram at Annexure D to this Agreement; or
- The issue of a Statement of Compliance in respect of any subdivision of the land identified as Employment Land in the Precinct Structure Plan Diagram at Annexure D to this Agreement;
- The issue of a Statement of Compliance for the 680th residential lot including residential lots created from the subdivision of superlots on the plan approved under planning permit number T110588, unless a determination is made pursuant to a condition in the said permit, or any other permit which includes a residential subdivision, which requires that any of the Specific Works described in this Annexure are to be provided sooner.

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ure J

ion of Services to the Kaduna Park Land

are to be provided to the following locations:

gas: within 5 metres of the north-west corner of the boundary of the Kaduna Park Land;

sewer: connection points constructed to the boundary of the Kaduna Park Land at a location which allows connections at the lowest point of the Kaduna Park Land;

- water: within 5 metres of the north-west corner of the Kaduna Park Land;
- drainage connection points constructed to the boundary of the site at a location which allows connections at the lowest point of the Kaduna Park Land;
- telecommunications including optic fibre: within 5 metres of the north-west corner of the Kaduna Park Land; and
- electricity: within 5 metres of the north-west corner of the Kaduna Park Land r other location nominated by the relevant service authority.

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Buildings and works within Centenary Boulevard - (Faux Bridge)

Kaduna Estate, Officer South

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December 2023

Name: Kaduna Developments Pty Ltd

Job Ref 327903000 - PB004





Contents

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This report has been prepared on behalf of Kaduna Developments Pty Ltd to support a planning application for buildings and works to construct a faux bridge at Centenary Boulevard, Officer South.

The proposed faux bridge aims to facilitate access over the Cardinia Road Drain, providing a key entry point into the Kaduna Park Estate, aligning with the broader enhancement and expansion of infrastructure associated with the Cardinia Road Employment Precinct Structure Plan (CREP), contributing to the overall attractiveness of the area for both existing and future residents and visitors.

This report demonstrates that the proposed faux bridge is strategically justified and conforms to the Cardinia Shire Council Planning Policy Framework and Local Planning Policy Framework. Included in this submission are building and site plans, along with a title package.

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Subject Site

The land to which this application relates ('the subject site') is contained within the Centenary Boulevard Road Reserve, in Officer South, approximately 340m east of the intersection with Cardinia Road.

The site falls within the northern region of the Cardinia Road Employment Precinct Structure Plan. For a visual representation of the site's layout, refer to Figure 1 below.



FIGURE 1: SUBJECT SITE AERIAL PHOTO. SOURCE: METROMAP IMAGE CAPTURE 16/08/2023

The site is formally known as Lot R1 on Plan of Subdivision 711373.

Surrounds

To the west of the site lies the Kaduna Park Estate, an area designated for residential purposes within the Cardinia Road Employment Precinct Structure Plan ('CREP'). This region is predominantly developed.

On land to the immediate north and south, a drainage line runs generally parallel to Cardinia Road, which the proposed bridge will cross. The southern side of the bridge has already been constructed, featuring a design that will be replicated by this proposal.

On the eastern side of the subject site, across from Cardinia Road, is presently vacant land utilised for broad rural purposes. The CREP designates this area for high density residential and commercial purposes.



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The application consists of buildings and works for the purpose of constructing the northern section of a faux bridge within the Centenary Boulevard Road Reserve at its segment which crosses the Cardinia Road Open Space Corridor, west of Cardinia Road.

Specifically, the proposal entails works along the northern side of Centenary Boulevard, along a length of approximately 40m and featuring a headwall arrangement, including brickwork cladding and four sandstone columns.

Much like the southern side of the bridge, which has already been constructed, the proposal will also include a culvert for drainage flows under the faux bridge while facilitating vehicular crossing into the Kaduna Park Estate.

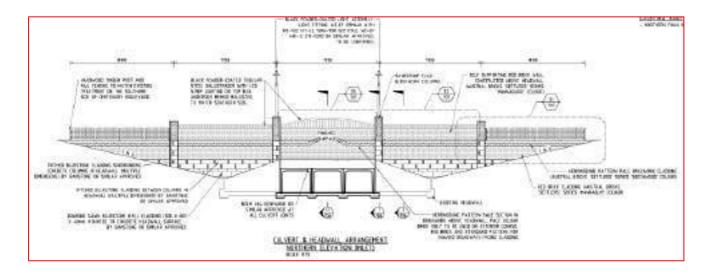


IMAGE 1: PROPOSED ARRANGEMENT AND ELEVATION OF THE FAUX BRIDGE. SOURCE: SMEC AUGUST 2023

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Cardinia Scheme

Planning schemes establish policies for the use and development of the land and provide a framework allowing land use planning decisions to be made. The Cardinia Planning Scheme provides for the framework for use and development of the land within the municipality and it consists of the Planning Policy Framework, Local Planning Policy Framework and planning controls. The following Planning Policy Framework, Local Planning Policy and planning controls are relevant to the consideration of the proposed faux bridge.

Planning Policy Framework

- Clause 11 Settlement
- Clause 12 Environmental and Landscape Values
- Clause 13 Environmental Risks and Amenity
- Clause 15 Built Environment and Heritage

Local Planning Policy Framework

- Clause 21 Municipal Strategic Statement
- Clause 21.05 Infrastructure

Zones

Special Use Zone - Schedule 4 (UGZ4)

 Pursuant to Clause 37.01-4 of the Cardinia Planning Scheme, a planning permit is required to construct a building or construct or carry out works, unless the schedule to this zone specifies otherwise. The UGZ4 does not specify any exemption to this permit trigger.



FIGURE 2: ZONE MAP - IDENTIFYING SUZ4 - SOURCE: VICPLAN 2022



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Overlays

<u>Development Contributions Plan Overlay – Schedule 3</u>

 Pursuant to Sub-Clause 4 of the DCPO3, a permit may be granted to construct a building or carry out works before a development contributions plan has been prepared to the satisfaction of the responsible authority. This provision does not affect the proposal as the proposed works intention is to simply improve the main entry point to Kaduna Park Estate and does not trigger a demand for additional infrastructure.

Land Subject to Inundation (LSIO)

 Pursuant to Clause 44.04-2, a planning permit is required to construct a building or to construct or carry out works. It is noted the LSIO schedule does not explicitly exempt the proposal from triggering a permit.

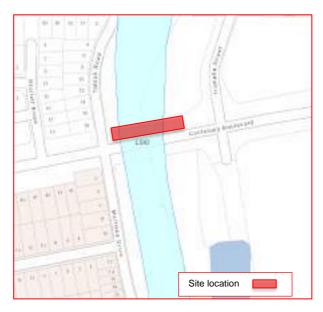


FIGURE 3: ZONE MAP - IDENTIFYING THE LSIO. SOURCE: VICPLAN 2022

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The proposed subdivision responds favourably when considered against the Planning Policy Framework and Local Planning Policy Framework.

Planning Policy Framework (PPF)

Clause 11 Settlement states planning needs to respond to the existing and future communities through zoning land for infrastructure purposes.

The faux bridge proposal improves an essential crossing over the drainage path further supporting connectivity to Kaduna Park Residential Estate.

Clause 12 *Environmental and Landscape Values* and more specifically Clause 12.03-1S *Urban Design* which ensures development adjacent to waterways adopts high quality materials and respectful design and siting.

This proposal aligns with the specified objective, meeting the design standards set by the southern faux bridge component, which is characterised by an attractive design which adequately responds to its environment and which facilitates the flow of water along the Cardinia Road Open Space Corridor.

Clause 13, *Environmental Risks and Amenity*, aims to safeguard the natural flood carrying capacity of rivers, streams, and floodways, as well as the flood storage function of floodplains and waterways.

This proposal effectively achieves this goal by incorporating a finishing component into the bridge design while ensuring the bridge maintains its culvert-like function.

Clause 15.01-2S *Building design* seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

The proposal aligns with this objective, as its use of materials and straightforward aesthetic harmonizes with the natural environment, offering an interesting entry/exit to the Kaduna Park Residential Estate.

Local Planning Policy Framework (LPPF)

Cardinia Shire acknowledges anticipated population growth in the coming years. Infrastructure, like the faux bridge, is essential for facilitating movement while maintaining an appealing environment.

The northern side of the faux bridge contributes to overall growth in the Cardinia Road Employment PSP, enhancing connectivity and enhancing vital infrastructure (Clause 21 Municipal Strategic Statement, Clause 21.05 Infrastructure).

Special Use Zone – Schedule 4 (SUZ4)

The proposed faux bridge aligns with the intended purpose of the zone, which is to provide connectivity to various land uses, especially in this case the residential component of Kaduna Estate, in accordance with CREP. This infrastructure is designed to facilitate the transition from non-urban to urban land. The bridge achieves this by seamlessly integrating with the existing road network, ensuring convenient access to and from residential zones. Moreover, the design and placement of the bridge align with the urban development goals outlined in the Special Use Zone –

Page 8 13/12/2023 VERIS.COM.AU



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Schedule 4, fostering a harmonious blend of infrastructure and residential expansion within the difference and residential expansion with the difference and r

Land Subject to Inundation

The proposed development of the faux bridge aligns with the objectives of the overlay by essentially preserving the free passage and temporary storage of floodwaters. It seeks to minimise flood damage, respond to flood hazards, and address local drainage conditions without causing a significant rise in flood level or flow velocity.

The primary purpose of the bridge is to provide safe movement for residents and visitors in relation to the nearby development, specifically Kaduna Park Estate. In fulfilling this role, the bridge ensures that the development contributes to the maintenance or improvement of river, marine, coastal, and wetland health, as well as waterway protection and floodplain health. This dual functionality highlights the balance of infrastructure development with the preservation and enhancement of the natural environment.

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In conclusion, the proposed development consists of buildings and works to construct the northern alignment of a faux bridge on Centenary Boulevard which crosses the Cardinia Road Open Space Corridor west of Cardinia Road. The proposed development would provide an attractive bridge brickwork appearance to the northern elevation of this crossing whilst improving works allowing the safe passage of water along the Cardinia Road Open Space Corridor.

The proposal aligns with the Planning Policy Framework and zoning provisions outlined within the Cardinia Planning Scheme:

- The proposal is strategically justified, meeting the objectives of the relevant clauses and overlays.
- The anticipated infrastructure design will integrate with the surrounding character and environment, contributing positively to the local context.
- The proposal enhances an existing crossing of Centenary Boulevard over the Cardinia Road Open Space Corridor, being a pivotal element that facilitates effective movement of vehicles and pedestrians. The proposal therefore underscores a commitment to achieving high-quality outcomes in line with the specified planning policies.

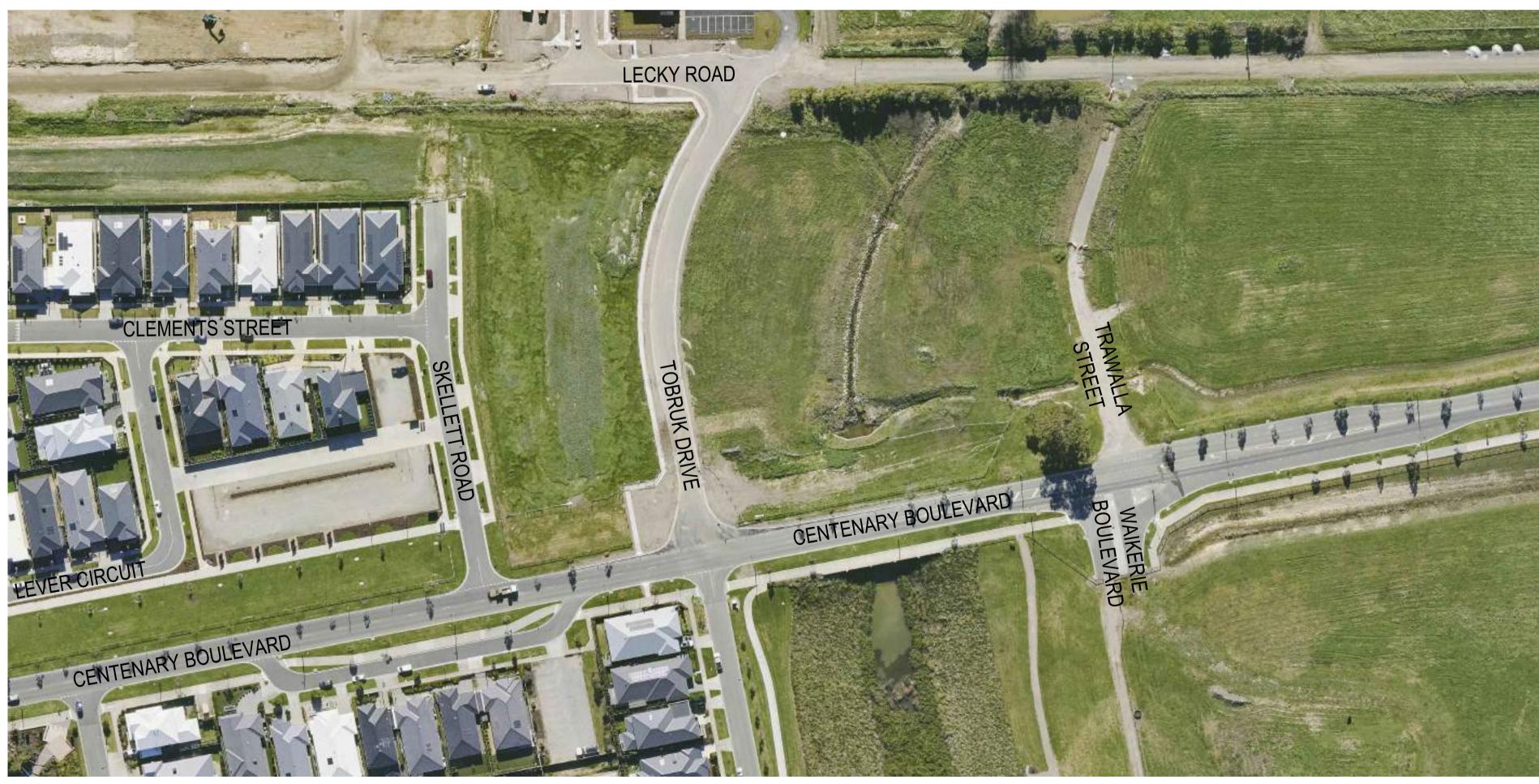
For the reasons stated above, it is recommended a planning permit be issued in support of the proposal.

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KADUNA PARK CENTENARY BOULEVARD HEADWALL STRUCTURAL DESIGN

DRAWING INDEX				
2590E-CENT-700	COVER SHEET AND DRAWING INDEX			
2590E-CENT-701	GENERAL NOTES			
2590E-CENT-702	LAYOUT PLAN AND SECTIONS			
2590E-CENT-703	ELEVATIONS			
2590E-CENT-704	SECTIONS AND REINFORCEMENT DETAILS			
2590E-CENT-705	COLUMN DETAILS			
2590E-CENT-706	BRICK WALL, BLOCKWORK AND MASONRY CLADDING SECTION DETAILS			
2590E-CENT-707	TIMBER AND STEEL BALUSTRADE DETAILS			
2590E-CENT-708	BOX CULVERT DETAILS			





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KEV	DATE	AMENDMENT / REVISION DESCRIPTION
Α	18/08/23	ISSUED FOR APPROVAL
В	30.01.24	AERIAL IMAGE & DWG INDEX UPDATED

R.SUPEL

CHECKER W.METZINGER





ISSUED FOR APPROVAL



WATER AUTH. REI



SCALE AS SHOWN AT A1





CARDINIA SHIRE COUNCIL KADUNA PARK - CENTENARY BOULEVARD

COVER SHEET AND DRAWING INDEX

MELWAYS REF PROJECT / DRAWING No. 2590E-CENT-700

GENERAL NOTES

- G1 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND WITH THE RELEVANT SECTIONS OF BCA.
- G2 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS. SPECIFICATIONS AND WITH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT.
- G3 ANY DISCREPANCY ON THE DRAWINGS OR BETWEEN THE DRAWINGS AND/OR THE SPECIFICATION AND/OR THE SPECIFIED AUSTRALIAN STANDARD SHALL BE REFERRED TO THE SUPERINTENDENT AND A WRITTEN INSTRUCTION RECEIVED PRIOR TO PROCEEDING WITH THE WORK, DURING TENDERING THE TENDER SHALL ASSUME THE LARGER/GREATER CRITERIA IN TERMS OF COST IN THE ABSENCE OF OTHER INSTRUCTIONS.
- G4 THESE DRAWINGS SHOW TYPICAL CONNECTION DETAILS ONLY. THE SHOP DRAFTER IS REQUIRED TO DEVELOP ALL CONNECTION DETAILS NOT SPECIFICALLY SHOWN.
- G5 THE STRUCTURAL DRAWINGS DO NOT SHOW ALL DETAILS OF FIXTURES, INSERTS, SLEEVES, OPENINGS, ETC. REQUIRED BY THE VARIOUS TRADES. ALL SUCH DETAILS, INCLUDING OPENINGS FOR CONSTRUCTION PURPOSES, MUST BE APPROVED BY THE SUPERINTENDENT BEFORE PROCEEDING WITH CONSTRUCTION.
- G6 WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS INCLUDING ALL AMENDMENTS, AND REQUIREMENTS OF THE LOCAL STATUTORY AUTHORITIES. EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- G7 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
- G8 ALL DIMENSIONS RELEVANT TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION OR FABRICATION IS COMMENCED. THE ENGINEER'S DRAWINGS SHALL NOT BE SCALED NOR SHALL DIMENSIONS OBTAINED BY INTERROGATION OF ELECTRONIC DRAWING FILES BE RELIED UPON.
- G9 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXCAVATION. STRUCTURE AND ADJACENT STRUCTURES IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
- G10 THE STRUCTURAL DESIGN CRITERIA ARE

GENERAL

- IMPORTANCE LEVEL
- ANNUAL PROBABILITY OF EXCEEDANCE

1:1000 (WIND) 1:1000 (EARTHQUAKE)

IMPOSED LOADS:

- = 5kPa
- SURCHARGE - COMPACTION SURCHARGE = 7.5kPa- PEDESTRIAN BARRIER (HORIZONTAL) = 1.5kN/m
- G11 THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. IF ANY STRUCTURAL ELEMENT PRESENTS DIFFICULTY IN RESPECT OF CONSTRUCTABILITY OR SAFETY, THE MATTER SHALL BE REFERRED TO THE SUPERINTENDENT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- G12 INFORMATION OF EXISTING SERVICES & UTILITIES ARE BASED ON SURVEY DATA AVAILABLE AT THE TIME OF DESIGN. AS SUCH THE ACCURACY & EXISTENCE OF THIS & OTHER MISSING INFORMATION SHOULD BE VERIFIED BEFORE WORK COMMENCES ON SITE.

CONCRETE NOTES

- C1 ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS3600-2001 AND THE RELEVANT CODES REFERRED TO WITHIN EXPECT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- C2 REINFORCEMENT STEEL REQUIREMENTS
- DEFORMED BARS DENOTED 'N' TO AS4671 MINIMUM YIELD STRENGTH 500MPa.
- STEEL WIRE PLAIN AND DEFORMED DENOTED 'W' TO AS4671 MINIMUM YIELD STRENGTH 450MPa.
- WELDED WIRE FABRIC DENOTED 'SL' TO AS4671 MINIMUM YIELD STRENGTH 500MPa.
- C3 REINFORCEMENT SPLICING SHALL BE IN THE POSITIONS SHOWN UNLESS OTHERWISE APPROVED BY THE ENGINEER LAPS TO BE:

N12	500mm	N24	1000mm
N16	700mm	N28	1200mm
N20	800mm	N32	1300mm
		N36	1500mm

- C4 FABRIC SHALL BE LAPPED IN ACCORDANCE WITH AS3600-2001 FIG. 13-2-3. FABRIC LAP, 2 CROSS WIRES PLUS 25mm.
- C5 CONCRETE SLUMP TO BE 80mm +OR- 10mm UNLESS NOTED OTHERWISE.
- C6 CONSTRUCTION JOINTS, WHERE NOT SHOWN, SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- C7 CONCRETE STRENGTH UNLESS NOTED OTHERWISE TO BE: FOOTINGS f'c = 32 MPa SLAB ON GROUND f'c = 32 MPa

f'c = 32 MPa

MAXIMUM AGGREGATE SIZE SHALL BE 20mm.

COLUMNS

- C8 COVER TO REINFORCEMENT IS TO BE MAINTAINED BY APPROVED STEEL CHAIRS: UNLESS NOTED OTHERWISE.
- CAST AGAINST FORMWORK COMPLYING WITH AS3610

	NOT EXPOSED	EXPOSED
	TO WEATHER	TO WEATHER
PAD FOOTINGS	**40mm	**50mm
STRIP FOOTINGS	**40mm	**50mm
SLABS	**25mm	**30mm
BEAMS	**30mm	**30mm
COLUMNS	**35mm	**40mm
WALLS	**35mm	**40mm

CAST AGAINST GROUND OR NON-COMPLYING FORMWORK

	DAMP PROOF	NO DAMP PROOF	
	MEMBRANE	MEMBRANE	
PAD FOOTINGS	**40mm	**50mm	
STRIP FOOTINGS	**40mm	**50mm	
SLABS	**25mm	**40mm	
BEAMS	**40mm	**50mm	
COLUMNS	**25mm	**40mm	

C9 COVER TO SLAB ON GROUND:

BOTTOM 75mm SIDES 75mm TOP 75mm

C10 PIPES AND CONDUIT LOCATIONS AND DETAILS SHALL BE APPROVED BY THE ENGINEER. MINIMUM COVER TO REINFORCEMENT 25mm. SEWER AND WATER PIPE - REFER TO GENERAL NOTES AND FOOTING CONSTRUCTION REPORT FOR LAGGING AND FLEXIBLE CONNECTION REQUIREMENTS.

- C11 INSPECTIONS ARE TO BE CARRIED OUT BY THE ENGINEER AT THE FOLLOWING STAGES:
- 1) FOR MEMBERS FOUNDED IN GROUND PRIOR TO PLACING OF WATERPROOF MEMBRANE AND STEEL REINFORCEMENT.
- 2) AFTER PLACING OF STEEL REINFORCEMENT AND PRIOR TO POURING OF CONCRETE. MINIMUM NOTICE 24 HOURS
- C12 WELDING OR HEATING OF REINFORCEMENT IS NOT PERMITTED UNLESS APPROVED BY THE ENGINEER
- C13 ALL CONCRETE INSERTS ARE TO BE HOT DIP GALVANISED.

TIMBER NOTES

- T1 ALL TIMBER TRUSS AND BEAM CONSTRUCTION TO BE STRICTLY IN ACCORDANCE WITH THE S.A.A. TIMBER ENGINEERING CODE AS1720 AND TIMBER FRAMING CODE AS1684.
- T2 ALL CONNECTION COMPONENTS TO BE GALVANISED. ALL HOLES IN TIMBER TO BE MINIMUM CLEARANCE
- T3 USE APPROVED HURRICANE STRAPS BETWEEN TRUSSES AND BEAMS. USE APPROVED 'MULTIGRIP' CLEATS EACH SIDE OF COLUMN TO FLOOR JOIST. STRAP FLOOR JOIST AT STEEL BEAMS ADJACENT COLUMNS AND EXTERNAL WALLS.
- T4 SURFACE TREATMENT OF TIMBER IS TO BE APPROVED. SEALERS AND PRESERVATIVES NEED TO BE APPLIED TO EXPOSED END GRAINS.
- T5 CARE IS REQUIRED IN THE DETAILING OF STRUCTURAL BRACKETS AND END CAPS TO TIMBER BEAMS AND COLUMNS TO AVOID TRAPPING WATER AT THE JOINTS. END CAPS SHOULD BE REMOVABLE.
- T6 REFER ALSO TO 'TIMBER STRUCTURES DETAILING FOR DURABILITY' SHEET No. 10-72 JULY 1979. C.S.I.R.O. DIVISION OF BUILDING RESEARCH, INFORMATION SERVICE.

BLOCKWORK NOTES

- B1 ALL BLOCKWORK TO BE STRETCHER BOND UNLESS APPROVED BY AN ENGINEER.
- B2 MAXIMUM CORE FILL LIFT 1.2m.
- B3 ALL CONCRETE FILLED CORES SHALL BE REINFORCED. INFILL CONCRETE SHALL BE f'c = 15MPa CONCRETE, SLUMP 230mm +/- 30mm WITH 10mm AGGREGATE
- B4 BED JOINT REINFORCEMENT SHALL BE GALVANISED LADDER MESH EVERY THIRD COURSE.
- **B5 MORTAR MIX**

	CEMENT		LIME		SAND
GENERALLY	1	:	1	:	6
WATERPROOF	1	:	1/2	:	30
MORTAR	F	PLUS W	/.P. AGENT		

- B6 D.P.C. MEMBRANE SHALL BE AS PER SPECIFICATION.
- B7 ALL ANCHORS SHALL BE FIXED INTO CONCRETE FILLED BLOCKWORK IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, 125mm EMBEDMENT FOR M16, 110mm EMBEDMENT FOR M12. ALTERNATIVELY, EQUIVALENT ANCHORS MAY BE USED SUBJECT TO APPROVAL.

SCALE AS SHOWN AT A1

B8 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE AS3700 S.A.A. MASONRY CODES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

- B9 WALL TIES
- SHALL BE POSITIONED IN ACCORDANCE WITH THE WALL TIE AND MASONRY ANCHOR SCHEDULE.
- SHALL BE GALVANISED STEEL AND IN ACCORDANCE WITH
- WALL TIES AND CONTROL JOINT TIES TO HAVE A DURABILITY CLASSIFICATION OF R4 IN ACCORDANCE WITH AS3700 &

MASONRY NOTES

- M1 ALL MASONRY SHALL COMPLY WITH AS3700, MASONRY CODE & AS2699. MASONRY TIES
- M2 THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE **SPECIFICATION**
- M3 ALL BRICKS TO HAVE MINIMUM CHARACTERISTIC STRENGTH OF 45MPA
- M4 ALL HAPS TO BE BUILT TO A TOLERANCE OF -0.+3mm
- M5 ALL GAPS ARE TO BE FILLED WITH COMPRESSIBLE EXPANDABLE FILLER
- M6 ALL BONDING SHALL BE FULL FACE. INCLUDING PERPENDS
- M7 WHERE FILLER MATERIAL IS NOT SPECIFIED BY A TRADE NAME, THE CONTRACTOR SHALL SUBMIT THE NAME OF THE PROPOSED FILLERS TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO USE.
- M8 REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR LOCATIONS OF CONTROL JOINTS
- M9 ALL TIES SHALL BE ABEY, MEDIUM DUTY 316 STAINLESS STEEL UNLESS NOTED OTHERWISE
- M10 TIES SHALL BE INSTALLED ACROSS CAVITIES AT 600mm CTS IN THE BODY OF THE WALLS AND AT 300mm CTS AROUND OPENINGS. ARTICULATION JOINTS AND LATERAL SUPPORTS
- M11 MORTAR PROPORTIONS BY VOLUME SHALL BE 1:1:6 CEMENT:LIME:SAND. EXCEPT FOR LOAD BEARING WALLS

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DRAIN. AUTH. REF SMEC Member of the Surbana Jurong Group (C) ABN 47 065 475 149 LEVEL 4, 19 GRENFELL STREET ADELAIDE SA. 5000

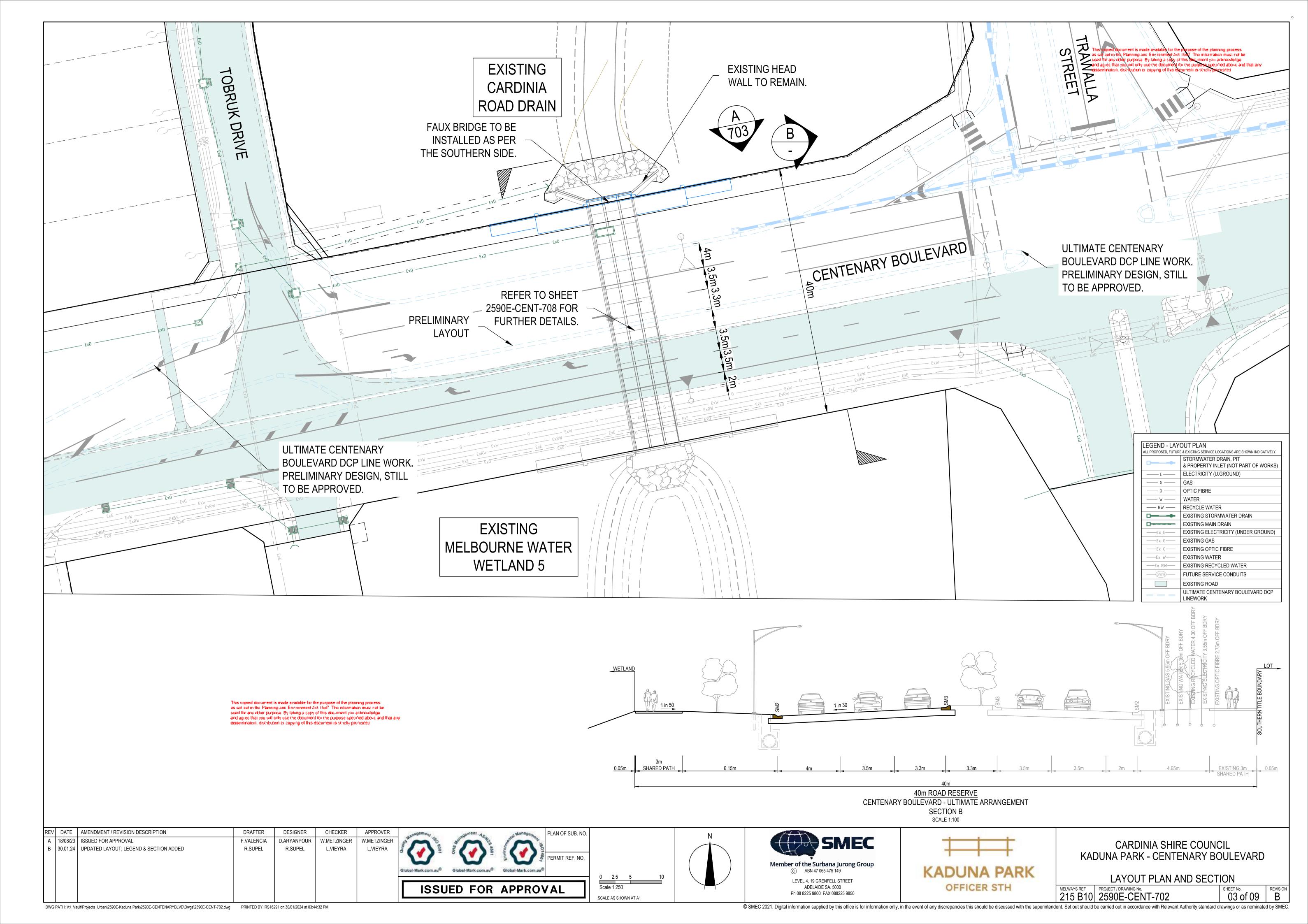


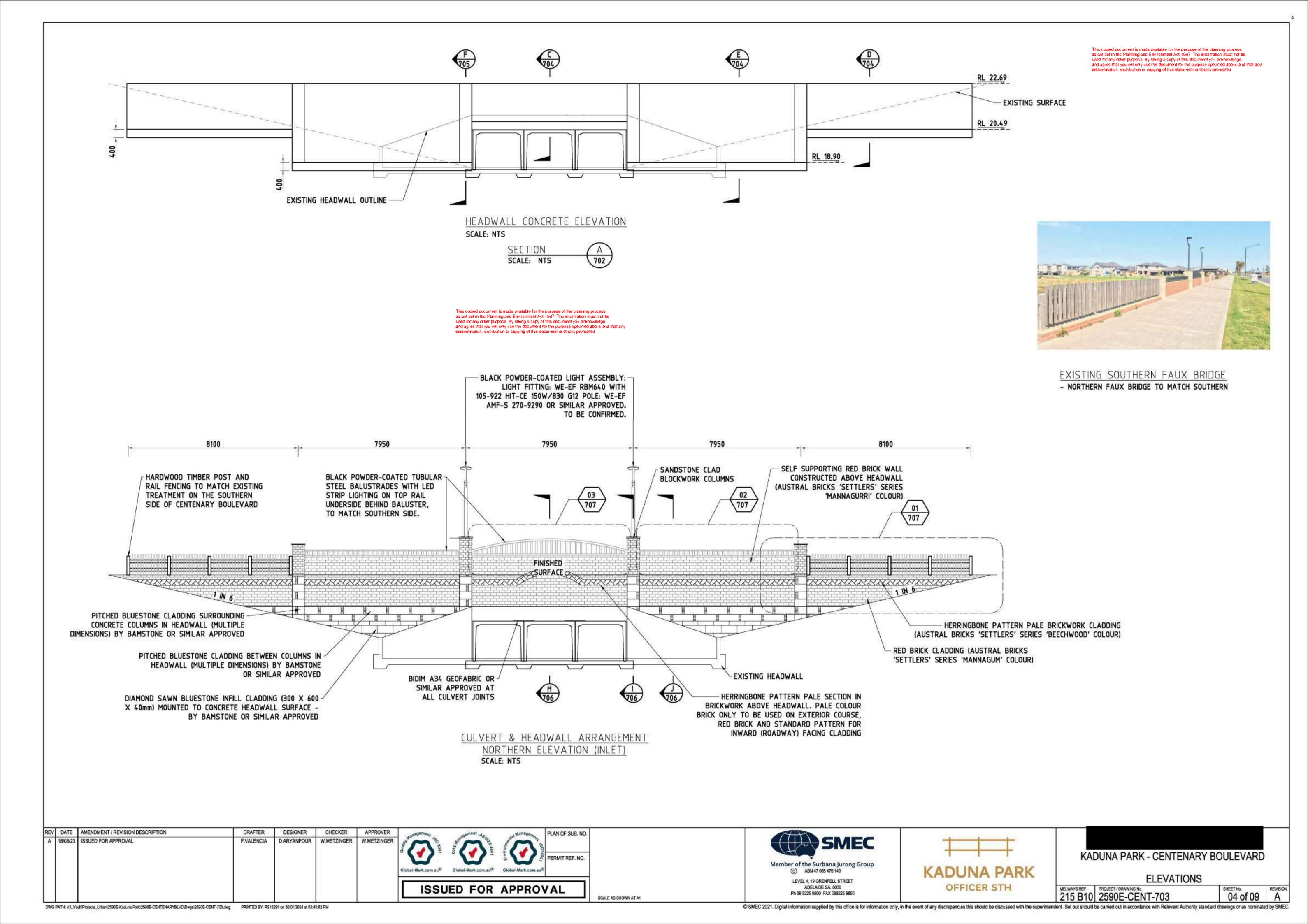
CARDINIA SHIRE COUNCIL KADUNA PARK - CENTENARY BOULEVARD

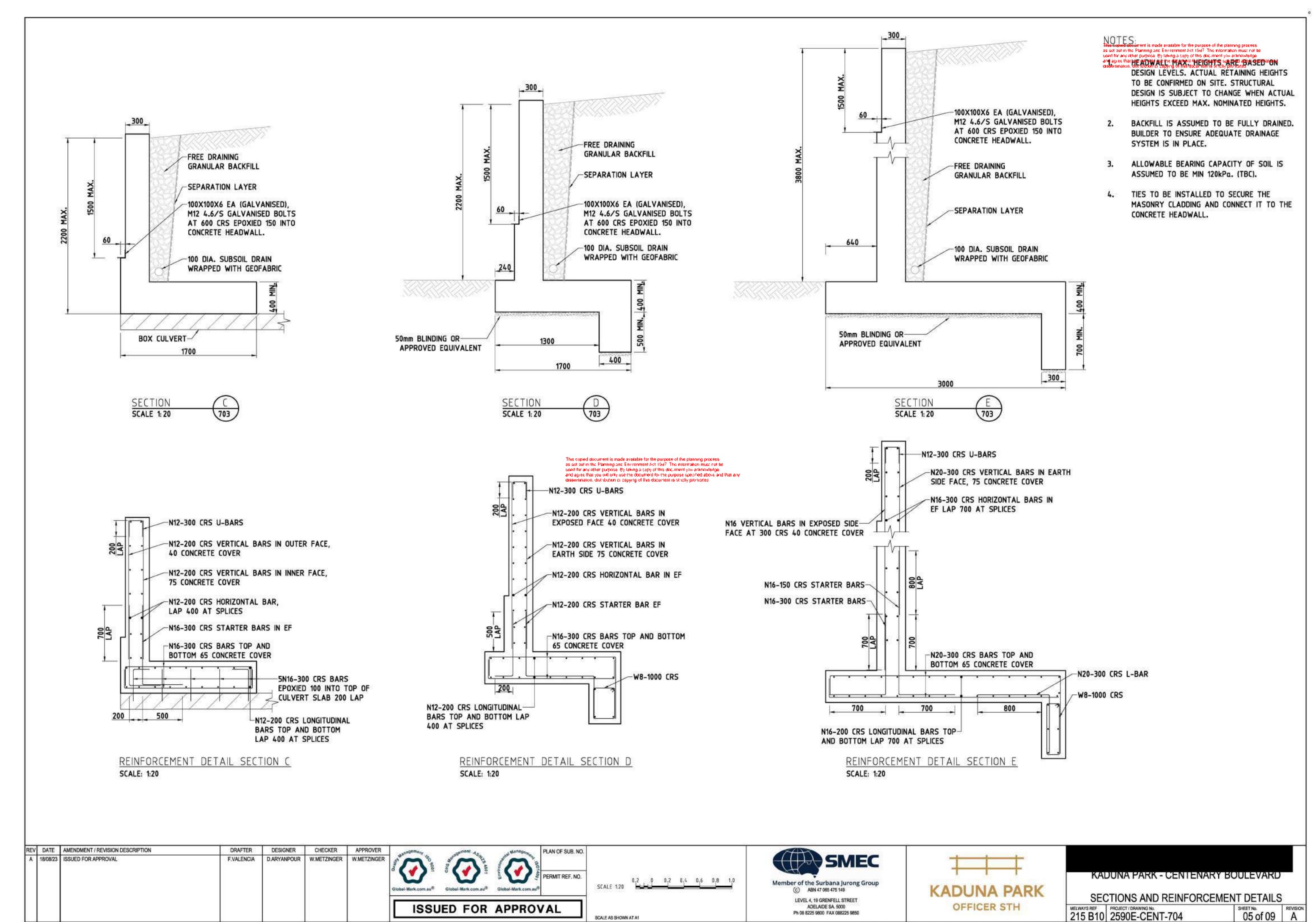
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GENERAL NOTES

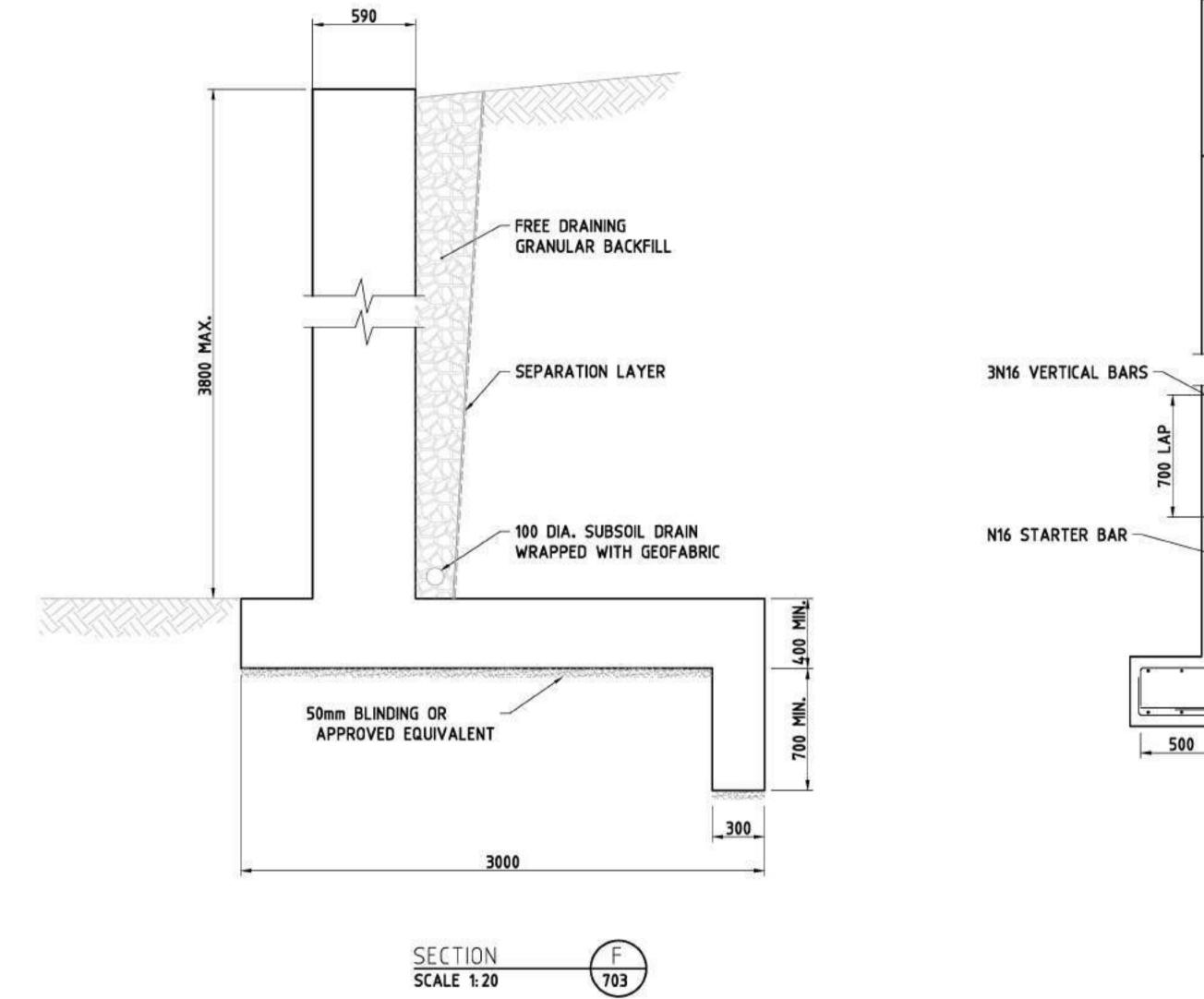
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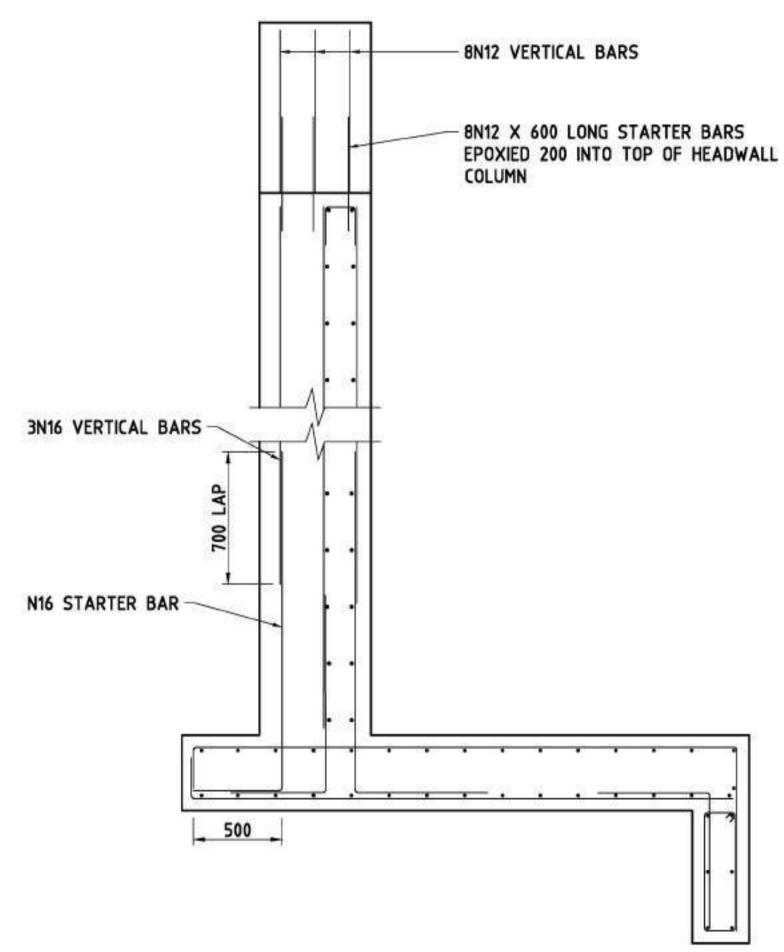




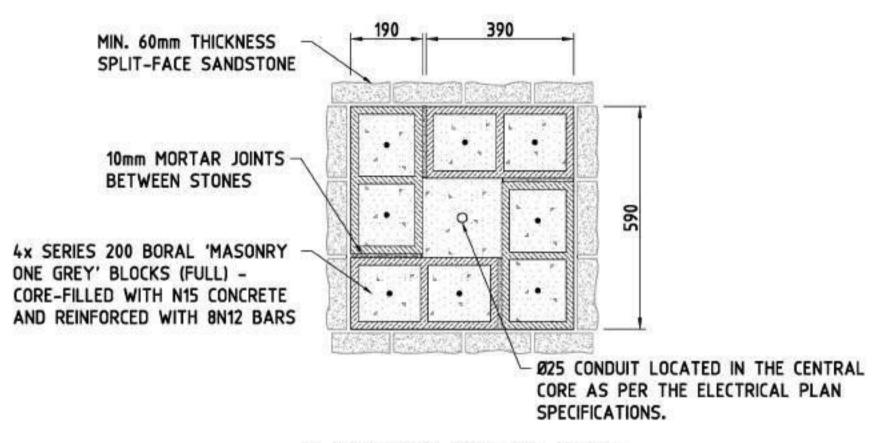


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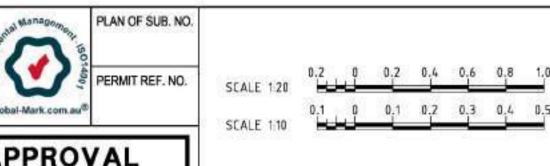
COLUMN REINFORCEMENT DETAIL
SCALE: 1:20



BLOCKWORK COLUMN DETAIL
SCALE: 1:10

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SCALE AS SHOWN AT A1





KADUNA PARK - CENTENARY BOULEVARD

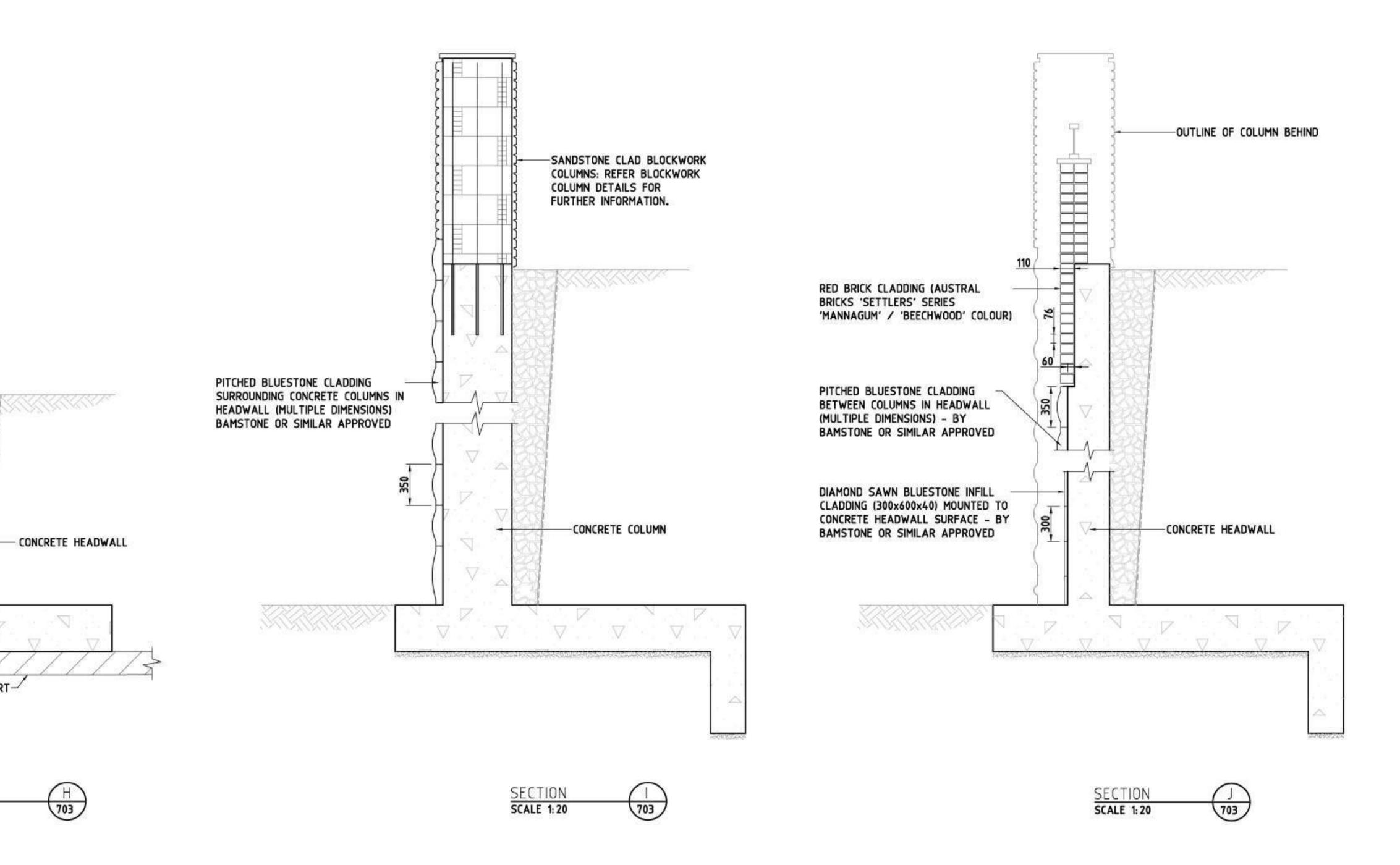
COLUMN DETAILS

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NOTES:

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REFER TO DRAWINGS 2590E-CENT-704 AND 2590E-CENT-705 FOR CONCRETE HEADWALL SETOUT AND REINFORCEMENT DETAILS.



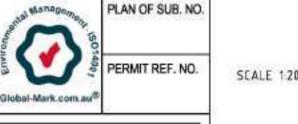
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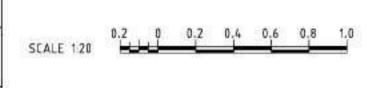
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KADUNA PARK - CENTENARY BOULEVARD BRICKWORK, BLOCKWORK AND MASONRY CLADDING SECTION DETAILS

MELWAYS REF PROJECT / DRAWING No. 2590E-CENT-706

OUTLINE OF COLUMN BEHIND

DOUBLE THICKNESS BRICK-

WALL ABOVE HEADWALL

RED BRICK CLADDING (AUSTRAL BRICK -

'SETTLERS' SERIES 'MANNAGUM' /

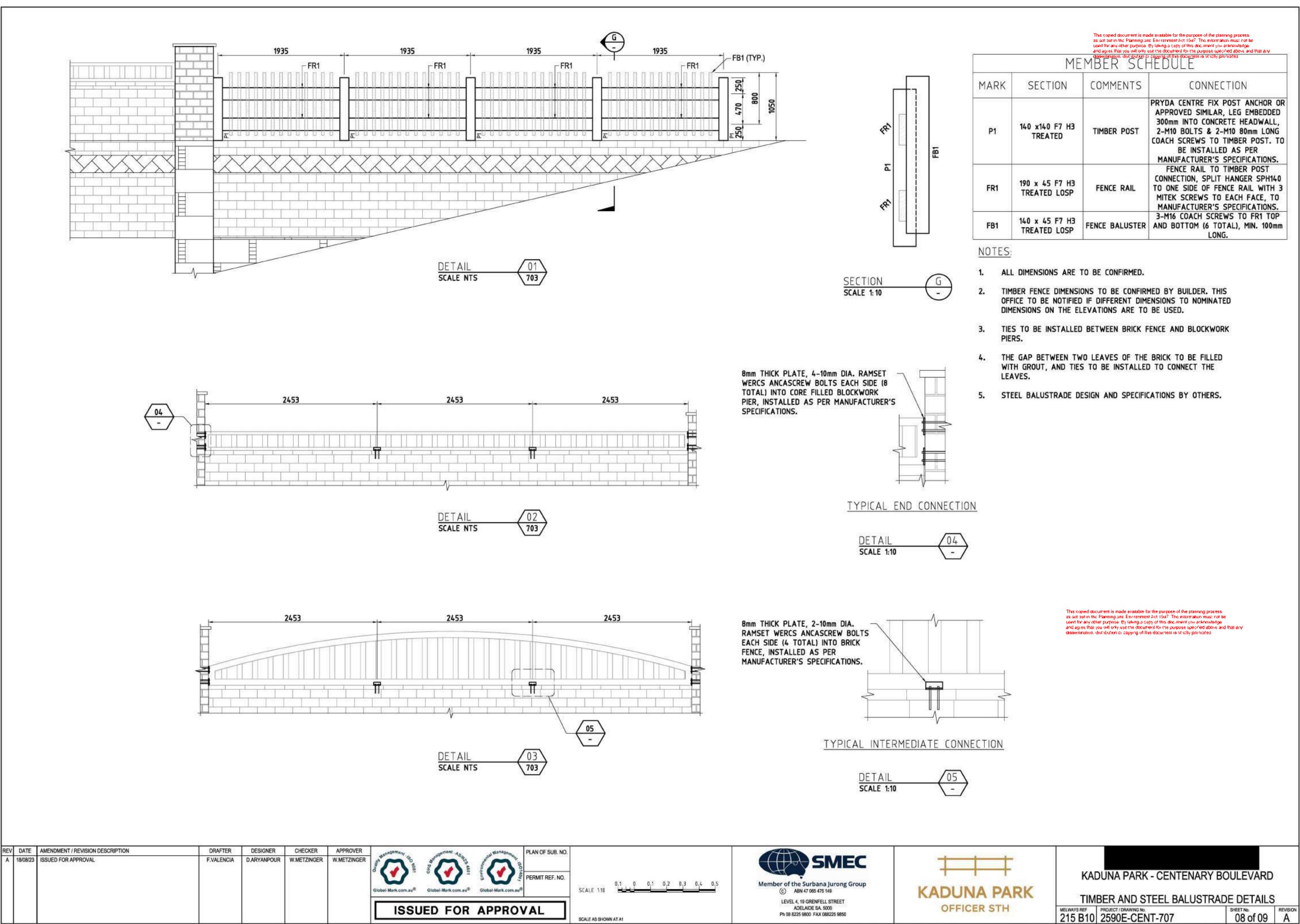
PITCHED BLUESTONE CLADDING BETWEEN COLUMNS IN HEADWALL

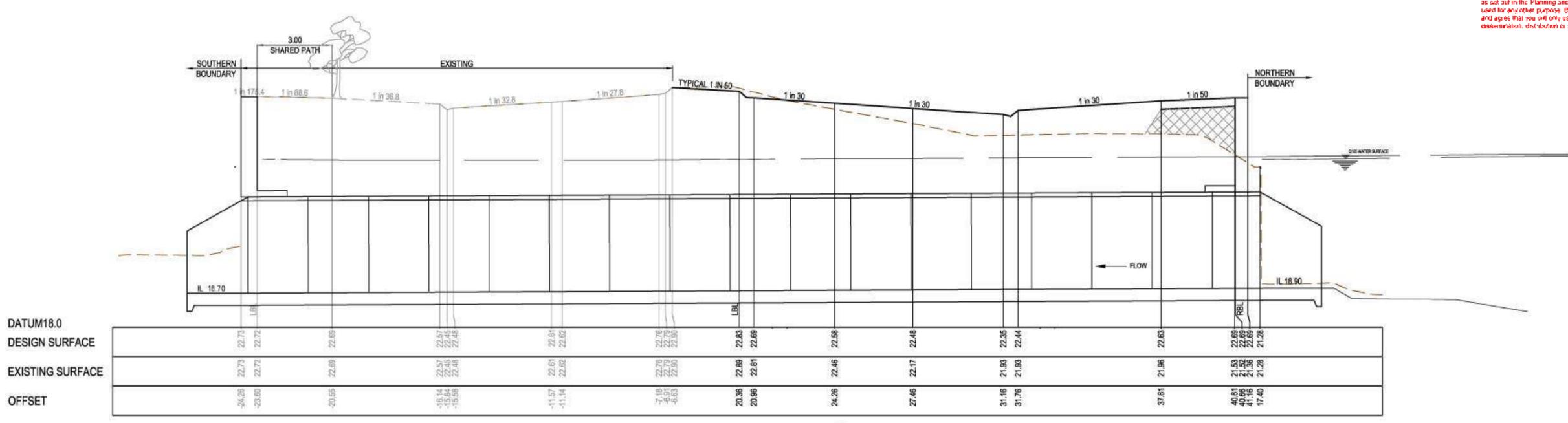
(MULTIPLE DIMENSIONS) - BY

BAMSTONE O SIMILAR APPROVED

'BEECHWOOD' COLOUR)

SECTION **SCALE 1:20**





BEACHING PROVIDE ROCK PROTECTION TO MELBOURNE WATER SPECIFICATION AT OUTLET AS DIMENSIONED ON PLAN. ROCK BEACHING TO BE FULLY GRADED ROCK MIXTURE AS USED IN ROCK SHUTES (SEE MELBOURNE WATER GRADING SPECIFICATION WITH D50 OF 300mm. -LARGEST ROCK ON THE MIXTURE SHOULD BE 500-600mm WITH NO VISIBLE GAP ON THE ROCK MIX. AFTER ROCK PLACEMENT, 20mm FCR TO BE WORKED IN BY WATERING TO FILL VOIDS. ROCK BEACHING LAYER THICKNESS TO BE 75mm DOWNSTREAM OF CULVERTS, ALL PROPOSED KADUNA PARK WETLAND LEADING EDGE ROCKS TO BE AT LEAST 600mm DIA. TRENCHED IN SO THAT ROCKS IS FINISHED FLUSH WITH EXISTING SURFACE LEVEL. REFER DWG 423 FOR HEAD WALL DETAILS CENTENARY BEACHING
PROVIDE ROCK PROTECTION TO MELBOURNE WATER SPECIFICATION AT OUTLET AS DIMENSIONED ON PLAN. ROCK BEACHING TO BE FULLY GRADED ROCK MIXTURE AS USED IN ROCK SHUTES (SEE MELBOURNE WATER GRADING SPECIFICATION WITH D50 OF 300mm. -LARGEST ROCK ON THE MIXTURE SHOULD BE 500-600mm WITH NO PROPOSED KADUNA PARK WETLAND VISIBLE GAP ON THE ROCK MIX. AFTER ROCK PLACEMENT, 20mm FCR TO BE WORKED IN BY WATERING TO FILL VOIDS. ROCK BEACHING LAYER THICKNESS TO BE 75mm DOWNSTREAM OF CULVERTS, ALL LEADING EDGE ROCKS TO BE AT LEAST 600mm DIA. TRENCHED IN SO THAT ROCKS IS FINISHED FLUSH WITH EXISTING SURFACE LEVEL.

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- PLACED AND KEYED INTO THE NEATLY EMBEDDED ONTO A BED 150 MIN. DEEP LAYER -OF FINE CRUSHED ROCK A OF Ø50-100 GRADED ROCK INVERT; MIN. 900mm DIA. MINIMUM THICKNESS OF 150mm. ROLLED AND COMPACTED TO 3/3 OF ROCK PLACED INTO UNDISTURBED GROUND. EVEN SURFACE.

BOX CULVERT INLET DETAIL

BOX CULVERT PLAN

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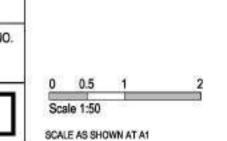






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BOX CULVERT DETAILS

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