

**LAKE MACQUARIE CITY COUNCIL
PLANNING AGREEMENT REGISTER**

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
17/10/2022 Current	FTLR Pty Limited and Lake Macquarie City Council	DA/1430/2018 Consolidate parts of the Ramsgate Estate paper subdivision and adjoining land to create two large residential development lots, associated access roads, and provision of ecological offset land. Land at Wyee Point	All of the following lots in DP1596: Lots 1, 2, 3 and 4; Section J Lots 18, 19, 20, 21, 22, 23, 24 and 25, Section M Lots 19, 20, 21, 22, 23, 24, 27, 28, 31, 32 Section N Lots 1, 29 and 30, Section P Lots 18 and 19, Section Q Lots 16, 21A, 22, 23, 24, 25, 26, 28 and 29, Section R	The planning agreement requires the Developer to provide biodiversity land, including: <ul style="list-style-type: none"> • restoring the ecological offset land back to a self-sustaining native ecosystem prior to dedicating the land to Council, • dedicating the ecological offset land to Council, • paying Council \$885,755 (subject to indexation) to fund the management of the ecological offset land in perpetuity (endowment fund), and • paying Council \$336,105 to secure Council's landholdings for the purpose of ecological offsets. Council will retain ownership of these landholdings, with the payment by the Developer for the use of the land as ecological offset only.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			<p>Lots 5, 6, 7, 8, 16, 17, 18, 19 & 20, 21, 22, 23, 24 and 25, Section S</p> <p>Lot 17, 18, 19, 20, 26A, 27, 27A, 28, Section T</p> <p>Lots 26 and 27, Section U</p>	
01/03/2021 Current	Stockland Development Pty Ltd and Lake Macquarie City Council	DA/764/2014/A Reconfiguration of shops and restaurants.	10 Stockland Drive, Glendale	<p>The planning agreement requires to the Developer to:</p> <ul style="list-style-type: none"> • Pay Council \$1,005,900 (increased by indexation) towards the construction of road works by Council associated with Section 1 of Stage 1 of the Lake Macquarie Transport Interchange and Stockland Drive, and • Transfer land to Council for the purpose of road widening associated with Section 2 of Stage 1 of the Lake Macquarie Transport Interchange.
26/11/2008 Subsequently amended	Johnson Property Group Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan Development of up to 2500 low and medium	Lot 1 DP 595941 Lot 11 DP 129156 Lot 12 DP 129157	The Planning Agreement prescribes a range of public benefits in the form of land dedication, capital works and cash contributions that include the following:

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
		density residential lots, commercial lands, public recreation/open space lands, environmental conservation lands, and associated infrastructure.	Lot 20 DP 129159 Lots 1-13 DP 7352 Lots 1-8 and 10 section 6 DP 3353 Lot 1 DP 825266 Lot 34 DP 736908 Lot 2 DP 517245 Lot 1 DP 170378 Part 15 DP 182756 Lot 212 DP 1037011 Lot 1 DP 348173 Lot 219 DP 755218 Lot 2 DP 825266 Lot 1 DP 329367 Lot 14 DP 129157 Lot 1 DP 301305 Lot B DP 306673 Lot A DP 306673	<ul style="list-style-type: none"> • Open Space Land, • Recreation Facilities, • Community Facilities Land and Capital Works, and • Road Works. <p>It also prescribes the dedication of 119.24ha of conservation land and payment of endowment fund monies approximately \$1 million (plus indexation) relating to this environmental corridor.</p> <p>The agreement also requires the developer to maintain, for five years, the following facilities once completed:</p> <ul style="list-style-type: none"> • on site neighbourhood park, • on site sports facility and dog exercise park, • north and south local parks, • Town Common neighbourhood park and sports facility area (including multi purpose courts), and • multipurpose centre.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			Lot 13 DP 129157 Lot 1 DP 346776 Lot 2 DP 346776 Lot 21 DP 129159 Lot 1 DP 360725 Lot 1 DP 363639 Lot 22 DP 129159 Lot 3 DP 1029952 Lot 2 DP 663728 Unformed road continuing from Alton Road shown hatched in Annexure K.	
16/12/2013 Subsequently amended	Johnson Property Group Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan Development of up to 2500 low and medium density residential lots, commercial lands, public recreation/open space lands, environmental	Lot 333 DP 1183498 Lot 22 DP 1165277 Lot 11 DP 129156 Lots 1-13 DP 7352	The Planning Agreement prescribes a range of public benefits in the form of land dedication, capital works and cash contributions that include the following: <ul style="list-style-type: none"> • Open Space Land, • Recreation Facilities, • Community Facilities Land and Capital Works, and

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
		conservation lands, and associated infrastructure.	<p>Lots 1 to 4 Section 6 DP 3533</p> <p>Lots 7 to 8 and 10 section 6 DP 3353</p> <p>Lot 34 DP 736908</p> <p>Lot 2 DP 517245</p> <p>Lot 1 DP 170378</p> <p>Lot 1 DP 182756</p> <p>Lot 212 DP 1037011</p> <p>Lot 1 DP 348173</p> <p>Lot 219 DP 755218</p> <p>Lot 2 DP 825266</p> <p>Lot 1 DP 329367</p> <p>Lot 14 DP 129157</p> <p>Lot 1 DP 301305</p> <p>Lot B DP 306673</p> <p>Lot A DP 306673</p> <p>Lot 13 DP 129157</p>	<ul style="list-style-type: none"> • Road Works. <p>It also prescribes the dedication of 119.24ha of conservation land and payment of endowment fund monies approximately \$1 million (plus indexation) relating to this environmental corridor.</p> <p>The agreement also requires the developer to maintain, for five years, the following facilities once completed:</p> <ul style="list-style-type: none"> • on site neighbourhood park, • on site sports facility and dog exercise park, • north and south local parks, • Town Common neighbourhood park and sports facility area (including multi purpose courts), and • multipurpose centre.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			Lot 1 DP 346776 Lot 2 DP 346776 Lot 21 DP 129159 Lot 1 DP 360725 Lot 1 DP 363639 Lot 22 DP 129159 Lot 3 DP 1029952 Lot 2 DP 663728 Lot 11 DP 1158508 Unformed road continuing from Alton Road shown hatched in Annexure K.	
01/06/2015 Subsequently amended	Johnson Property Group Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan Development of up to 2500 low and medium density residential lots, commercial lands, public recreation/open space lands, environmental	Lot 420 & 421 DP 1193187 Lot 22 DP 1165277 Lot 11 DP 129156 Lot 20 DP 129159 Lots 1-13 DP 7352	The Planning Agreement prescribes a range of public benefits in the form of land dedication, capital works and cash contributions that include the following: <ul style="list-style-type: none"> • Open Space Land, • Recreation Facilities, • Community Facilities Land and Capital Works, and

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
		conservation lands, and associated infrastructure.	<p>Lots 7 to 8 and 10 section 6 DP 3353</p> <p>Lot 1 DP 1198484</p> <p>Lot 1 DP 170378</p> <p>Lot 1 DP 182756</p> <p>Lot 212 DP 1037011</p> <p>Lot 1 DP 348173</p> <p>Lot 219 DP 755218</p> <p>Lot 2 DP 825266</p> <p>Lot 1 DP 329367</p> <p>Lot 14 DP 129157</p> <p>Lot 1 DP 301305</p> <p>Lot B DP 306673</p> <p>Lot A DP 306673</p> <p>Lot 13 DP 129157</p> <p>Lot 1 DP 346776</p> <p>Lot 2 DP 346776</p> <p>Lot 21 DP 129159</p>	<ul style="list-style-type: none"> • Road Works. <p>It also prescribes the dedication of 119.24ha of conservation land and payment of endowment fund monies approximately \$1 million (plus indexation) relating to this environmental corridor.</p> <p>The agreement also requires the developer to maintain, for five years, the following facilities once completed:</p> <ul style="list-style-type: none"> • on site neighbourhood park, • on site sports facility and dog exercise park, • north and south local parks, • Town Common neighbourhood park and sports facility area (including multi purpose courts), and • multipurpose centre.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			Lot 1 DP 360725 Lot 1 DP 363639 Lot 22 DP 129159 Lot 3 DP 1029952 Lot 2 DP 663728 Lot 11 DP 1158508 Unformed road continuing from Alton Road shown hatched in Annexure K.	
19/12/2017 Subsequently amended	Johnson Property Group Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan Development of up to 2500 low and medium density residential lots, commercial lands, public recreation/open space lands, environmental conservation lands, and associated infrastructure.	Lot 420 & 421 DP 1193187 Lot 22 DP 1165277 Lot 11 DP 129156 Lot 20 DP 129159 Lots 1-13 DP 7352 Lots 7 to 8 and 10 section 6 DP 3353 Lot 1 DP 1198484	The Planning Agreement prescribes a range of public benefits in the form of land dedication, capital works and cash contributions that include the following: <ul style="list-style-type: none"> • Open Space Land, • Recreation Facilities, • Community Facilities Land and Capital Works, and • Road Works. It also prescribes the dedication of 119.24ha of conservation land and payment of endowment fund monies approximately \$1 million (plus

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			Lot 1 DP 170378 Lot 1 DP 182756 Lot 212 DP 1037011 Lot 1 DP 348173 Lot 219 DP 755218 Lot 2 DP 825266 Lot 1 DP 329367 Lot 14 DP 129157 Lot 1 DP 301305 Lot B DP 306673 Lot A DP 306673 Lot 13 DP 129157 Lot 1 DP 346776 Lot 2 DP 346776 Lot 21 DP 129159 Lot 1 DP 360725 Lot 1 DP 363639	indexation) relating to this environmental corridor.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			Lot 22 DP 129159 Lot 3 DP 1029952 Lot 2 DP 663728 Lot 11 DP 1158508 Unformed road continuing from Alton Road shown hatched in Annexure K.	
07/06/2021 Current	Johnson Property Group Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan Development of up to 2500 low and medium density residential lots, commercial lands, public recreation/open space lands, environmental conservation lands, and associated infrastructure.	Lot 1 DP 1198484 Lot 3 DP 1206864 Lot 621 DP 1202855 Lot 744 DP 1204699 Lot 3, 6 and 7 DP 1222727 Lot 80-82 DP 1237780 Lot 8450 DP 1250919	The Planning Agreement prescribes a range of public benefits in the form of land dedication, capital works and cash contributions that include the following: <ul style="list-style-type: none"> • Open Space Land, • Recreation Facilities, • Community Facilities Land and Capital Works, and • Road Works. It also prescribes the dedication of 119.24ha of conservation land and payment of endowment fund monies approximately \$1 million (plus indexation) relating to this environmental corridor.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			51 & 52 DP 1259976 Lot 1300 DP 1267341 1347 & 1348 DP 1267341 Lot 1 DP 182756 Lot 219 DP 755218 Lot 126 DP 1242869 Lot 1120 DP 1197657 Lot B DP 306673 Lot 13 DP 129157 Lot 2 DP 346776 Lot 2-3 DP 1263594 Lot 2 DP 663728 Lot 1 DP 360725 Lot 21 DP 129159 Lot 1 DP 301305	The agreement also requires the developer to maintain, for five years, the following facilities once completed: <ul style="list-style-type: none"> • on site neighbourhood park, • on site sports facility and dog exercise park, • north and south local parks, • town common sports facility and multi courts area, and • multipurpose centre.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
			Lot A DP 306673 Lot 22 DP 129159 Lot 1 DP 346776 Lot 3 DP 1029952	
21/01/2015 Current	Hydrox Nominees Pty Limited and Lake Macquarie City Council	DA/251/2013 Staged development - Building products warehouse and showroom, bulky goods premises, restaurant, signage, demolition and consolidation/subdivision.	Part lot 10 and lots 11-14 DP 1013486 known as 4B South Street, Windale	The Planning Agreement requires the Developer to provide biodiversity offset land near Wakefield Road, Ryhope including: <ul style="list-style-type: none"> • acquire and transfer to Council various unformed roads land (4.35ha) • undertake maintenance works on the proposed Environmental Conservation Land (ECL) which includes the preparation of a Vegetation Management Plan (VMP) for a minimum of three years, or until the land reaches a Stable State (as defined in the planning agreement) • assist Council in the preparation of a Plan of Management (PoM) for the offset site, and • pay an endowment fund of \$429,000 (plus indexation) to Council to support the ongoing management of the biodiversity offset lands.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
				Under the Planning Agreement Council is required to reclassify the roads land from Operational land to Community land once it has been transferred to Council, to support its proposed end use as a biodiversity offset.
06/02/2017 Current	Metromix Pty Limited and Lake Macquarie City Council	MISC/43/2011 Extension of the Teralba quarry. Extraction and transporting of material, and site rehabilitation.	Lot 1 and 2 DP 224037, Teralba	The Planning Deed makes provision for the Developer to pay a haulage contribution to Council for the renewal and repair of parts of Rhondda Road, Wakefield Road, Northville Drive, Railway Street, William Street, Short Street, York Street, and Toronto Road, Teralba. The haulage contribution paid to Council is at a rate of \$0.066 (plus indexation) per tonne per kilometre of materials hauled.
13/08/2018 Current	Hammersmith Management Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan	Lot 1 DP 1180029 Lot 2 DP 1050996 Part of Lot 9 DP 4647 Part of Lot 1 DP 1180029 (west of Government Road) Lot 2 DP 1156170 Part of Lot 6000 DP 1238670	The Planning Agreement requires the Landowner to improve or maintain the biodiversity values of the Offset Land for a period of 10 years (or as otherwise agreed between the parties) from the date a construction certificate is granted for subdivision work on the Land. Once that maintenance period is complete, the Landowner will dedicate the Offset Land to Council. When the land is dedicated to Council, the Landowner will pay a monetary contribution to Council for the maintenance in perpetuity of the

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
				Offset Land from the date is dedicated. The Landowner has also agreed to register a BioBanking agreement for land within Lot 2 DP 1050996 and to acquire and retire biodiversity credits in connection with the Development of the Land.
27/07/2020 Current	NS DR Properties Pty Ltd and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan	Lot 1 DP 228896, 83 Cherry Road, Eleebana	<p>The Planning Agreement prescribes that the developer transfer to Council land for the public purpose of conserving the natural environment.</p> <p>It also prescribes the developer:</p> <ul style="list-style-type: none"> • Prepare of a Management Plan, • Undertake a Maintenance Period of 5 years, and • Pay a Monetary Contribution of \$49,000 (plus indexation) to Council to support the ongoing management of the land.
26/02/2007 Completed	Foundation Hill Business Park Pty Limited and Lake Macquarie City Council	DA/2416/2005 Commercial development and car parking	Lot 1 DP 234825 being 95 Pacific Highway, Charlestown and Lot A DP 403810 being 20 Frederick Street, Charlestown	The Planning Agreement provides for the Developer to pay to Council a monetary contribution of \$302,530.72 in lieu of providing 22 car parking spaces required as a result of the development on the development site. The Developer is also required to pay approximately \$4,537.96 for Administration costs.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
28/11/2007 Completed	TIA Properties Pty Limited and Lake Macquarie City Council	DA/2/2006 Commercial premises over 4 storeys	Lot 1 DP 624885 being 250 Pacific Highway, Charlestown	The Planning Agreement provides for the developer to pay to Council a \$98,748 monetary contribution in lieu of providing three car parking spaces on the development site.
29/05/2008 Completed	GPT RE Limited and Lake Macquarie City Council	DA/231/2007 Redevelopment and extension of Charlestown Square including the demolition of part of the existing southern car park; construction of new multi-deck car parks below a 2-level southerly extension of the retail centre; creation of a new southern plaza with cafes, restaurants, commercial services; re-construction of the Pearson Street frontage with multi-use 2/3 storey buildings and a northern plaza.	Lots 2 & 3 DP 1090261 Lot 1000 in DP 773666 Lots 1 & 2 DP 727770 Lots 3 & 4 DP 248597 Lot 1 DP 47292	The Planning Agreement prescribes that the developer provide the following public benefits: <ul style="list-style-type: none"> • 3,200-square-metres public car park at Charlestown; • 46 place child care centre at Highfields; • playing field at St John's Oval, Charlestown; • landscaping and new amenities at Charlestown Oval as well as \$500,000 towards landscape design; • community room and youth facility; • north and south piazza; • bus shelters at Charlestown Square; • \$80,000 towards public domain improvements; • \$50,000 toward public art; • \$10,000 toward conservation of the Pickering Collection; • new roads, bus and pedestrian facilities near Charlestown Square; • remediation of Winding Creek; Charlestown; and

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
				<ul style="list-style-type: none"> \$500,000 is provided for Charlestown Open Space Endowment Fund.
29/05/2008 Completed	BB Retail Capital Pty Limited and Lake Macquarie City Council	DA/2744/2005 Bulky good showrooms, restaurant and demolition of existing structures.	Lot 4 DP 612897 Lot 241 DP 841489	The Planning Agreement provides for the developer to undertake the installation of traffic signals and associated road works in accordance with the Lake Macquarie Section 94 Contributions Plan No 6 2007- Hillsborough Road. Estimated cost of works included in this agreement is \$2,021,058.
07/01/2009 Subsequently amended	Fabcot Pty Ltd and Lake Macquarie City Council	DA/1313/2007 Shopping centre, incorporating a supermarket, specialty shops, and car parking.	Lots 37 – 39 DP 5688 Lot A DP 356808 Lot 41 DP 5688 Lot 2 DP 529225 Lot 421 - 423 DP 785216 Lot 1 DP 1138514 Lot 1 DP 206729 Lot B DP 416407 Lot 1 DP 1135836	The Planning Agreement provides for the following: <ul style="list-style-type: none"> a land exchange resulting in the transfer of an additional 1,330-square-metres of land to Council; construction of car parking spaces including kerb and guttering, paving, landscaping, lighting and car park stormwater works; and provision of two bus shelters.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
03/03/2009 Completed	Stannic Securities Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan	Lot 991 DP 1039353 at 270 Fishery Point Road, Bonnells Bay.	The Planning Agreement prescribes that the developer dedicates to Council an area of conservation land and provides a management plan for that area. The developer shall be responsible for the rehabilitation and maintenance of that area for a period of three years.
05/02/2010 Completed	Fabcot Pty Ltd and Lake Macquarie City Council	DA/1313/2007 Shopping centre, incorporating a supermarket, specialty shops, and car parking.	Lots 37 – 39 DP 5688 Lot A DP 356808 Lot 41 DP 5688 Lot 2 DP 529225 Lot 421 - 423 DP 785216 Lot 1 DP 1138514 Lot 1 DP 206729 Lot B DP 416407 Lot 1 DP 1135836	The Planning Agreement provides for the following: <ul style="list-style-type: none"> • a land exchange resulting in the transfer of an additional 1,330-square-metres of land to Council; • construction of car parking spaces including kerb and guttering, paving, landscaping, lighting and car park stormwater works; and • provision of two bus shelters.
26/08/2009 Completed	Trilogy ELD Pty Limited and Lake Macquarie City Council	DA/618/2009 Demolish a sub-station and toilet block and	Lot 1 DP 405436 Lot A DP 369184, being 24C and 24D	The Planning Agreement provides for the developer to pay to Council a \$60,000 monetary contribution in lieu of providing four car parking spaces on the development site and for administration costs.

Date of agreement	Names of the parties	Description of the development	Land to which it applies	Short description of the agreement
		construct a single storey commercial premises.	Macquarie Street Belmont	
03/06/2008 Completed	North Lakes Pty Limited and Lake Macquarie City Council	Change to the Lake Macquarie Local Environmental Plan 2004.	Lot 300 DP 1109030 Part lot 700 DP10879538, and Provision Lot as described in the planning agreement.	The Planning Agreement prescribes that the developer transfer to Council 102.44ha of land for conservation purposes.
17/05/2010 Expired	Templar Charlestown Pty Limited Lake Macquarie City Council	DA/1604/2008 The demolition and removal of existing buildings, structure and vegetation. The erection of a 7 storey retail and commercial building, including car parking.	Lots A and B DP 387434 Lot A DP 370812 Lot 111 DP 578809	The Planning Agreement provides for the developer to pay to Council a monetary contribution of \$455,482.45 (plus indexation) in lieu of providing some of the car parking spaces required as a result of the development on the development site (181 - 193 Pacific Highway, Charlestown and 49 and 51 Ridley Street, Charlestown). The developer is also required to pay approximately \$6,832.24 (plus indexation) for administration costs.