

Annexure A Plan showing Land



Annexure B Public Access Land

The Public Access Land is comprised as follows:

- (a) A total combined area of at least 0.3 hectares of public open space (**Public Open Space**);
- (b) The Public Open Space may be provided in the form of one local Park or a number of smaller Parks but at least one of the parks must meet the following minimum requirements:
 - (i) frontage to a Public Road to ensure visibility and ease of access to members of the public; and
 - (ii) opportunities for deep soil planting or sufficient soil depth to support large trees, as specified in Table 5 of Part 4P of the Apartment Design Guide, to promote cooling benefits of green infrastructure and to provide natural shade; and
 - (iii) appropriate recreation facilities to cater for a range of ages and abilities; and
 - (iv) all of the Public Open Space is within the Land.
- (c) The Public Open Space:
 - (i) Will not be dedicated to Council or any other authority;
 - (ii) Will be maintained by the Landowner for the life of the Development;
 - (iii) Will be designed as part of a future design competition;
 - (iv) Will be included in any calculation of communal open space for residents of the Development;
 - (v) Will be accessible by residents of the Development, and the general public.

Requirement for Development Consent

The Landowner will ensure that the Public Open Space will be carried out:

- (a) in accordance with the relevant Development Consent and all Approvals and the requirements of all Laws, including without limitation, work health and safety legislation; and

- (b) in a good and workmanlike manner and so that they are diligently progressed until completion; and
- (c) to the extent that there is any inconsistency between this agreement and any Approval the terms of the Approval shall take precedence.

Costs of Works

All costs of the Works must be borne by the Landowner.

Annexure C Plan showing Indicative Road and Infrastructure Upgrades

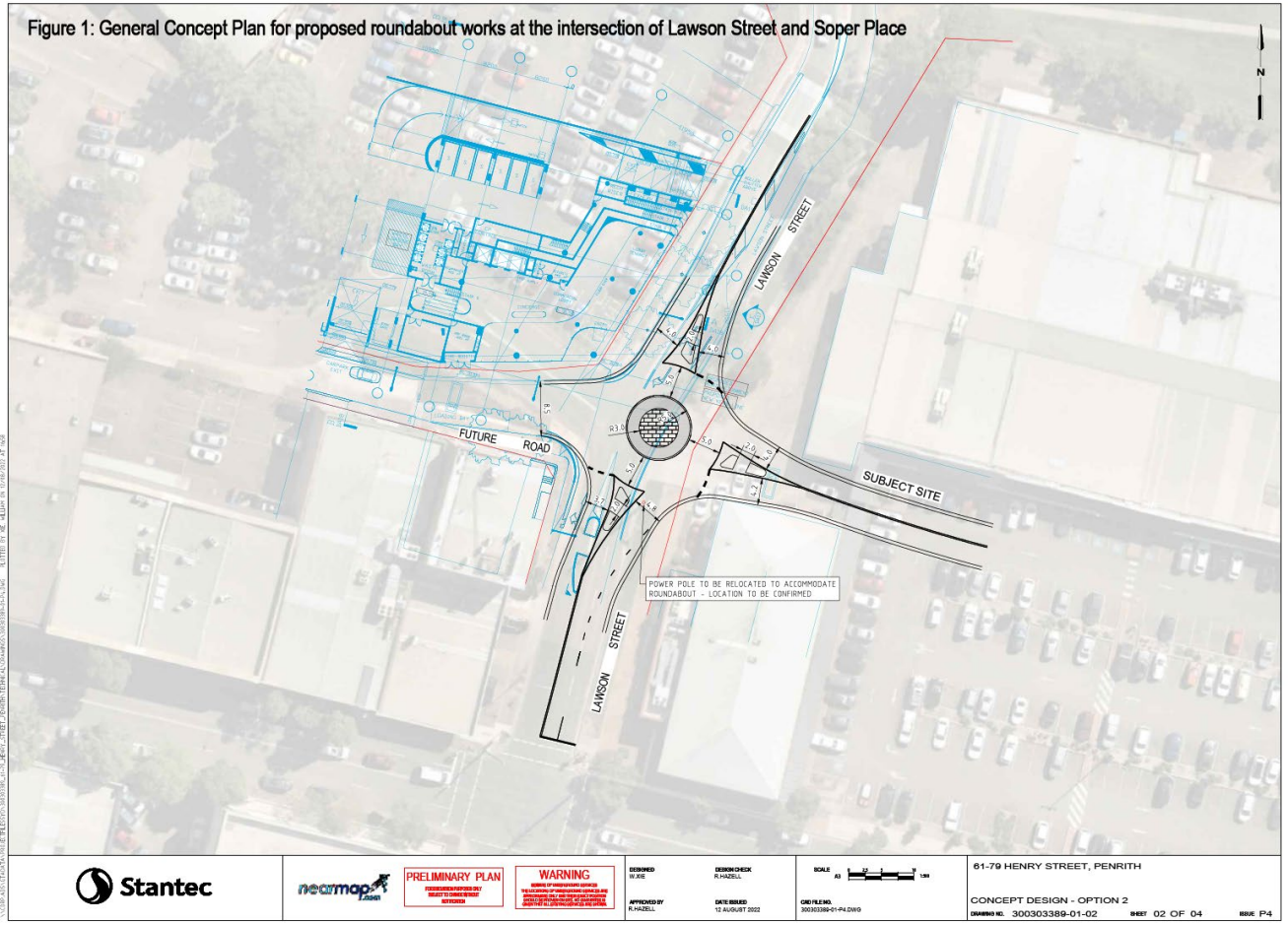
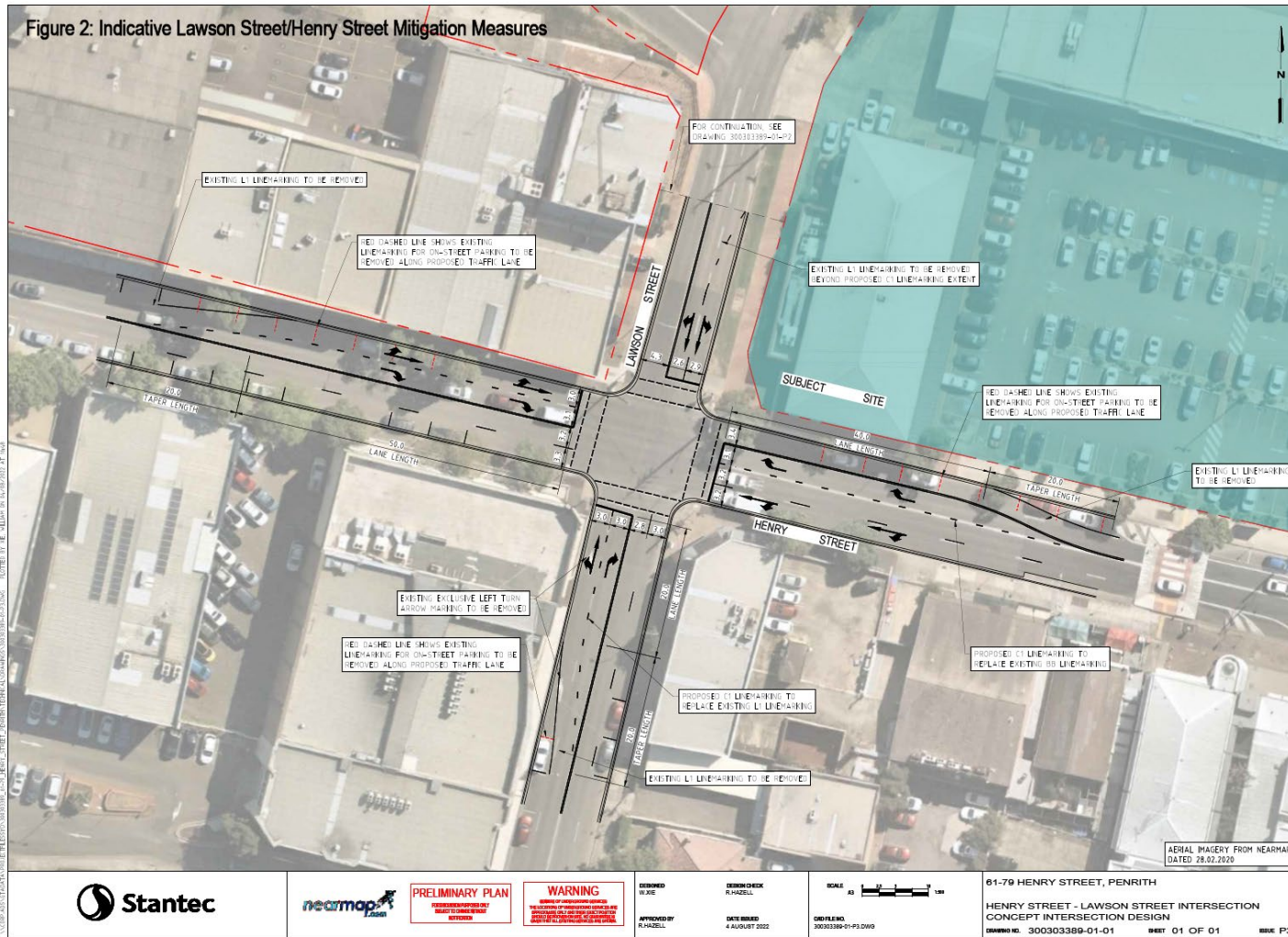


Figure 2: Indicative Lawson Street/Henry Street Mitigation Measures



Annexure D Dwellings the subject of the Affordable and Diverse Housing Contribution

The minimum design requirements for dwellings the subject of the Affordable and Diverse Housing Contribution are as follows:

1. With respect to the Affordable Housing component of the Affordable and Diverse Housing Contribution, the Developer must provide a dwelling mix of 1, 2 and 3 bedrooms as follows:
 - (a) no more than 40% of the Affordable Housing dwellings provided under the Affordable and Diverse Housing Contribution being 1 bedroom; and
 - (b) at least 20% of the total Affordable Housing dwellings provided under the Diverse Housing Contribution being 3 or more bedroom dwellings.
2. Any dwellings that are proposed for Housing for Seniors must:
 - (a) meet the design principles in Part 5, Division 6 of the Housing SEPP.
3. Any dwellings that are proposed for Housing for People with a Disability must:
 - (a) meet the Standards in Schedule 4 of the Housing SEPP.
4. The Developer will ensure that the dwellings the subject of the Affordable and Diverse Housing Contribution will be constructed in accordance with the relevant Development Consent and all Approvals and the requirements of all Laws and in a good workmanlike manner.