

PRESCRIBED CONDITIONS FOR ASSOCIATED WORKS

SUBURB BELCONNEN SECTION 54 Block 45 (Mixed-Use Sales)

APPROVED

14-Nov-2025
Development and
Implementation
CED

1. This lease is conditional upon the lessee designing and constructing at the lessee's cost, works associated with the lease that are to become assets of either the **City and Environment Directorate (CED) (previously** Transport Canberra & City Services (TCCS)), Icon Water Limited, or Evoenergy. Icon Water in all matters associated with the operation of the Water and Sewerage networks. Construction materials are to be treated in accordance with the 'Development Control Code for Best Practice Waste Management in the ACT'. Waste collection and management must also comply with EAN24 or the applicable code at the time of development, demonstrating alignment with all relevant legislation, standards and CED requirements. All works to be handed over to CED including roads, stormwater and landscape works shall be designed in accordance with the current version of the 'Municipal Infrastructure Design Standards' and constructed to the current version of 'Municipal Infrastructure Technical Specifications'.
2. The associated works required are design and construction of:
 - a. Watermain and DN50 tie, including spring hydrants and stop valves, designed to meet FRT3 fire flow requirements in accordance with Icon Water standards and AS3500.1.
 - b. Sewer infrastructure works, including DN150 sewer tie-in, connection to trunk mains, traffic management, and handover to Icon Water. Note: DN150 is sufficient for residential use up to 60 dwellings. If commercial components are introduced, upgrade to DN225 may be required. Confirmation must be obtained from Icon Water. A contingency of \$28,000 (Incl GST and 40% contingency) should be allowed if DN225 is required. All works are to be undertaken in accordance with Icon Water standards and the Municipal Infrastructure Technical Specifications.
 - c. Driveway works, including the design and construction of a HD2 (Heavy Duty) driveway, for a central driveway access point on Swanson Court, with relocation of one stormwater sump. Where feasible, the existing stormwater manhole should be replaced or relocated with an R-Type double sump inlet to improve network performance and accommodate the 50-metre pipe stretch. Removal/replacement of two verge trees, must be in accordance with TCCS Urban treescapes requirements. All works are to be undertaken in accordance with TCCS current version of the 'Design Standards for Urban Infrastructure Works' and constructed to TCCS current version of the 'Standard Specifications for Urban Infrastructure Works'.
 - d. Reinstatement of concrete footpaths impacted by driveway and utility tie-in works, to match existing verge treatments.
 - e. Reinstatement of bitumen road pavement along Swanson Court and Benjamin Way where trenching or service connections are required.
 - f. Reinstatement of concrete kerb sections impacted by driveway construction and stormwater tie-in works.
 - g. Reinstatement of topsoil and grass on verges disturbed during construction, in accordance with the approved Landscape Management and Protection Plan (LMPP).
 - h. Replacement of existing verge trees (if required) on Swanson Court, with a suitable street tree species approved by TCCS Urban Treescapes, ensuring compliance with clearance requirements to underground infrastructure. Tree

removal must comply with Urban Forest Act Approval Criteria Section 3(1)(b). Prior to removal, the proponent must enter into a Canopy Contribution Agreement (CCA) with the ACT Government and submit a Landscape Composite Verge Plan including a completed CCA Table and detailed tree planting specifications.

- i. Verge works including landscaping, stormwater tie-ins, and public realm upgrades as required by CED (TCCS).
- j. Any other works as required by an approved DA and design acceptance by CED (TCCS), Icon Water and Evoenergy; and

Including all ancillary works and fittings required to complete the associated works.

This site is not under NCA's jurisdiction and these conditions have not been circulated to NCA.

3. All works at the site must be managed in accordance with the document titled Stage 2 Site Investigation Report Rev 05 (dated 31 October 2025), Block 45 Section 54 Belconnen by Stantec Consulting Services Inc.

The Environment Protection Authority (EPA) has reviewed the report titled "Detailed Site Investigation Block 45, Section 54, Belconnen" dated 23 April 2020 by Lanterra Consulting Pty Ltd.

The EPA has assessed the report and supports the consultant's findings that the site is "suitable for land uses permitted under the CZ2: Business Zone" from a contamination perspective subject to the following conditions:

- A site-specific unexpected finds protocol (UFP) must be prepared by a suitably qualified environmental consultant and implemented during site development works. The UFP must include, amongst other things, appropriate procedures for the identification, assessment, management, validation and disposal of potential contamination at the site and contractor induction procedures into the use of the UFP.

Note: Where remediation and validation is required at the site under the UFP the site validation report must be forwarded to the EPA for review and endorsement prior to occupancy of the site.

- All soil subject to disposal from the site must be assessed in accordance with the EPA's Information Sheet 4 - Requirements for the reuse and disposal of contaminated soil in the ACT.
- No soil is to be disposed from site without the EPA's approval.

This letter of endorsement must be read in conjunction with the above report.

This should not be taken as a warranty by the EPA or the Territory that the land is fit for any particular purpose.

Please note that where the above report has been submitted in accordance with a condition of a development approval, the report along with this letter of endorsement must be lodged with the ACT Environment, Planning and Sustainable Development Directorate using their eDevelopment system.

4. The lessee shall engage a Chartered Engineer and/or Landscape Architect to design and supervise construction of relevant associated works. For the purposes of this lease,

'Chartered Engineer' and 'Landscape Architect' means persons prequalified with ACT Government for value of works appropriate for this project.

5. Swanson Court and Benjamin Way surrendered by the block and the surrounding soft landscaped and paved areas are public assets under the control of CED (TCCS) and will be required to remain open to pedestrian and vehicular traffic throughout the construction period. No construction works or movement of construction traffic will be permitted to be carried out within the public domain without a CED(TCCS) approved 'Landscape Management and Protection Plan' prepared in accordance with 'Reference Document 04'. The 'Landscape Management and Protection Plan' will address all issues related to CED (TCCS) including provisions for public safety, construction access, protection and reinstatement of existing infrastructure and soft landscape assets including grass, shrubs, and trees.
6. The lessee shall ensure that all site related vehicles, including staff and delivery vehicles and those involved in associated off-site works, are accommodated on the block or in an area approved by the Territory. Any building activities that may require the short-term utilisation of unleased Territory land adjacent to the development site are to be approved by Licensing and Compliance Section of the City Services in Land Management and Planning Division in CED (TCCS). An 'Application to Use a Public Place for construction activities' must be accompanied by the approved 'Landscape Management and Protection Plan' when it is submitted.
7. A detailed 'Parking Plan' illustrating how all construction/demolition vehicles and equipment and construction workers' vehicles will be accommodated within the site. This plan is to be submitted to and approved by the responsible development co-ordination and approval Branch, CED (TCCS) prior to the commencement of any works on site. Failure to obtain an Approved Parking Plan or failure to adhere to an 'Approved Parking Plan' by the developer or their agents/employees will see a formal stop work order being issued by Utilities, Land & Lease Regulation Section of Construction Services Branch (or its equivalent) within CED.

All civil related works are to be certified by a chartered engineer, while all landscape related works are to be certified by a Registered Landscape Architect (RLA). The design submission shall be provided with a design report and design certification, together with associated supporting documentation verifying and validating the design submission to 'AS/NZS ISO 9001: 2016', the CED (TCCS) 'Ref 06A - Requirements for Design Review Submission - Infill Developments' and quality system requirements for roadworks, concrete footpaths, paving, Traffic Control Devices, stormwater drainage and public landscaping works shall be submitted to, and a 'Letter of Design Review' obtained from, Development Coordination Branch (or its equivalent), CED (TCCS) prior to the commencement of construction works. The designer must include proposed demolition of existing public assets including removal of trees. Any proposal to remove territory trees (on unleased land) must be discussed and endorsed by CED (TCCS Urban Treescapes). No trees are to be removed from the verge of any block prior to the issue of the 'Letter of Design Review'. The submission should comply with the requirements of the current version of the 'Municipal Infrastructure Design Standards' and the "Municipal Infrastructure Technical Specifications good design practice and planning intent. It is the responsibility of the lessee to provide a Dilapidation Report and advise the Development Coordination Branch, CED (TCCS) of any pre-existing damage to paved and unpaved verges, roads, and road verge areas. The existing trees on Swanson Court and Benjamin Way will be replaced with the designated street tree, or an approved alternative street tree species suitable for the available space, In addition the proposed tree removals and replacements are discussed with and approved in writing by CED (TCCS) Urban Treescapes The required minimum clearances to other infrastructure (above and below ground) must be carefully considered prior to tree removal or tree

APPROVED

14-Nov-2025
Development and
Implementation
CED

damaging activities so that there are no unanticipated conflicts or constraints to prevent new street tree planting.

8. All landscape works on unleased territory land are required to be designed and supervised by a suitably qualified landscape architect registered with the Australian Institute of Landscape Architects (Registered Landscape Architect RLA). Landscape design drawings are to fully show all proposed landscape works, including planting species and details, and is to include grassing specification and all typical detail sections for both soft and hard treatments. The consultant is to ensure that all clearances from existing street and open space trees to structures are in accordance with CED (TCCS) and planning standard clearance requirements.

APPROVED

14-Nov-2025
Development and
Implementation
CED

9. The lessee remains responsible for the reinstatement of any damage caused by the lessee to existing infrastructure outside the block boundary. All reinstatement works shall comply with the requirements of the current version of 'Municipal Infrastructure Design Standards' and the 'Municipal Infrastructure Technical Specifications', and good design practice and planning intent. Civil works shall be certified by a prequalified Chartered Engineer, and Landscape works shall be certified by a Registered Landscape Architect (RLA).
10. Any works constructed on the verge including public utility services are not to unduly impact on tree feeder root systems. All verges are to be protected in accordance with the approved 'Landscape Management and Protection Plan'. Minimum clearances to trees from excavation for these works will be in accordance with plans approved by the Senior Director Development Coordination Branch, CED (TCCS) during the processing of the relevant Development Application.
11. Any design and documentation for water supply and sewerage works shall be submitted to and approved by Icon Water prior to the commencement of construction of the associated works. The design and documentation shall be in accordance with 'current Icon Water Standards available online, the CED (TCCS) 'Municipal Infrastructure Technical Specifications' and any revision of these documents. The developer is not to commence work on water supply and sewer mains until the design has been approved by Icon Water. The developer is to provide Work As Executed drawings as required by Icon Water.
12. The relocation or removal of existing EvoEnergy electrical infrastructure (not including CED (TCCS) streetlight assets) will be carried out by EvoEnergy at the lessee's expense. The lessee will be responsible to liaise with EvoEnergy in relation to the installation / extension of the electricity networks to electrically service the proposed development and may be required to fund the associated costs for these works. It may be necessary for EvoEnergy to install a substation on the site to provide electricity supply. The requirement to include a substation on site will be determined by EvoEnergy when the proponent submits the electrical load details of the development to EvoEnergy. A 5x7m space must be allocated on the block for a padmount substation, positioned as close as possible to the road verge to align with HV network availability.
13. The lessee may be required to install additional or non-standard earthing (if a substation is found to be within 100 meters of any special location or other safety risk e.g., child-care centre, children's play equipment, public pool, lake, for the safety of all facility users, particularly children).
14. The lessee is reminded that EvoEnergy may have other existing electricity assets on the site and a Location Advice should be obtained from Before You Dig Australia (BYDA) (telephone 1100) prior to commencement of any construction activities. Additionally,

prior to any excavation, the proponent must contact BYDA to identify all telecommunications infrastructure in the vicinity.

15. The lessee shall lodge a 'Deed of Unconditional Undertaking', using the prescribed proforma, in the amount of **\$1,108,800** (One Million and One Hundred and Eight Thousand and Eight Hundred Dollars) including GST prior to the execution of the lease. The undertaking may be reduced (if requested) to **\$65,000** (Sixty-Five Thousand Dollars) including GST on Practical Completion of all the works if supported by CED (TCCS) and Icon Water. The remainder of the undertaking will be released on Final Completion of every part of the associated works.
16. The lessee will be responsible for practical completion of works within 48 months of the commencement of the lease and prior to the occupation of the premises.
17. If the associated works are not completed within the time specified for Practical Completion in Clause 16 above, or defects not rectified within the time specified for Final Completion, then the City and Environment Directorate (CED) (Environment, Planning and Sustainable Development Directorate (EPSDD)) may exercise its right in accordance with the 'Deed of Unconditional Undertaking' to the extent to which money derived from the 'Deed of Unconditional Undertaking' is deemed to be necessary for the completion and rectification of the associated works. Such money shall be forfeited to CED (EPSDD).
18. The lessee shall, prior to and during the construction of the associated works, seek and arrange for the inspection and approval of the works by CED (TCCS) and Icon Water representatives, in accordance with those authorities' procedures. The lessee shall have a competent representative present on the site at all periods during which there are any activities relating to the execution of the associated works.
19. Practical Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Project Director, Infrastructure Planning and Technical Studies of Development & Implementation Coordination CED (EPSDD), the 'Certificates of Operational Acceptance' issued by CED (TCCS), and the 'Provisional Certificate of Operation' issued by Icon Water.
20. Final Completion of the associated works shall be deemed to have occurred when the lessee lodges with the Project Director, Infrastructure Planning and Technical Studies of Development & Implementation Division (or its equivalent) CED (EPSDD), the 'Certificates of Final Acceptance' issued by CED (TCCS), and the 'Certificate of Operation' issued by Icon Water. The 'Certificate of Final Acceptance' will be issued by the respective agencies on satisfactory completion of defects at the end of the Defects Liability Period (DLP). The DLP for all assets to be handed over to CED (TCCS including soft landscape works (trees, shrubs, grass) shall be 52 weeks commencing from the issue of the 'Certificate of Operational Acceptance'. The soft landscape works shall be subjected to a minimum of 52 weeks Consolidation Period before applying for the issue of the 'Certificate of Final Acceptance' for these works. Twelve (12) months DLP applies to Icon Water Limited works.
21. Work-as-Executed Quality Records for the roadworks, stormwater, driveways, streetlights and landscape works are to be in accordance with CED (TCCS) 'Standard Requirements for Documentation – Reference Documents 7, 8 and 11' and lodged with the Development Co-ordination Branch (or its equivalent), CED (TCCS) with the application for a 'Certificate of Operational Acceptance'.
22. Work-as-Executed Quality Records for the sewers and water supply mains are to be in accordance with Icon Water requirements. Work as Executed drawings and records asset

APPROVED

14-Nov-2025
Development and
Implementation
CED

data lists are to be submitted to Icon Water with the application for the 'Provisional Certificate of Operation'.

23. The lessee shall take out and keep current insurance policies in respect of all the normal risks involved in its construction of the associated work. These include, but are not limited to, public liability insurance, workers compensation insurance and professional indemnity insurance.

APPROVED

14-Nov-2025

Development and
Implementation
CED

24. The insurance policies shall be taken out in the name of the lessee or its primary contractor and the interests of the Commonwealth, Icon Water and the Territory noted on the policies.

25. The site investigation report together with the results of the contamination land search and any further advice by EPA must be taken into consideration in the works specified through these prescribed conditions for associated works on unleased Territory Land.

26. A Temporary Traffic Management (TTM) plan approval from the Manager of CED (TCCS Traffic Management & Safety, Roads ACT), must be obtained prior to commencement of Works. This plan must be prepared by a suitably qualified person and address, as a minimum, measures to be employed at all times during construction activities to manage all traffic, including construction and regular traffic in and around the site, provision of safe pedestrian movement around the site, the provision of parking for construction workers, and associated temporary traffic control devices. The TTM must be coordinated with the CED (TCCS approved LMPP).

27. Correspondence to CED (EPSDD) should be addressed to:
Executive Branch Manager
Development and Implementation, Infrastructure Planning & Technical Studies
City and Environment Directorate
GPO Box 158 Canberra ACT 2601
Tel: 6207 1923
Fax: 6207 1925
Email: urbanprojects@act.gov.au

28. Correspondence to EvoEnergy regarding electricity should be addressed to:
Kedar Vedanti
Technical Team Leader
EvoEnergy Distribution
Postal Address: GPO Box 366 Canberra ACT 2601
Location Address: Cnr Oakden & Anketell Streets Greenway ACT 2900
Tel: 6293 5880
Fax: 6293 5851

29. Correspondence to Icon Water Limited regarding Water and Sewerage should be addressed to:
Team Leader, Developer Services
Icon Water
GPO Box 366 CANBERRA CITY ACT 2601
Tel: 6180 6013
Email: HydraulicAssetAcceptance@iconwater.com.au

30. Correspondence to CED (TCCS) should be addressed to:
Building Design and Development Branch (or its equivalent)
, City and Environment Directorate

GPO Box 158 Canberra ACT 2601

Tel: 6205 0019
Email: TCCS.DCDevelopmentCoordination@act.gov.au

APPROVED
33
14-Nov-2025
Development and
Implementation
CED

Correspondence to EPA should be addressed to:
Office of the Environment Protection Authority (EPA)
City and Environment Directorate

Phone: 02 207 5642 | Email: EPAPlanningLiaison@act.gov.au
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601
www.act.gov.au/accessCBR

34. This Site is Not under NCA's Jurisdiction and these Conditions have not been circulated to NCA.
Correspondence to the NCA should be addressed to:
Director, Statutory Planning and Heritage
Email: WorksApproval@nca.gov.au
Tel: (02) 6271 2888