

PUBLIC DOMAIN WORKS CLARIFICATIONS & EXCLUSIONS SCHEDULE

Date: 30 November 2020

This schedule has been prepared to supplement the Public Domain Reference Design and Performance Specification dated 27 November 2020 (**Reference Design**) and is intended to clarify details which are either unclear or incomplete in the Reference Design.

The Reference Design and this schedule details the Public Domain Works (**Works**) that forms part of the Voluntary Planning Agreement Offer dated 18 November 2020 (**Offer**). Should there be any ambiguity between this schedule and the Reference Design then this schedule will take precedence.

Clarifications

The following items are clarifications to the Works as documented in the Reference Design:

- a) The Public Domain Development Application for the Works will be prepared by the Developer in consultation with Council's design team and will be subject to landowners consent prior to lodgment with the consent authority;
- b) The Public Domain Development Determination once issued by the consent authority shall take precedence over the Reference Design;
- c) The Works budget includes all necessary Statutory and Authority fees and charges;
- d) All services servicing the Works are assumed to be reticulated to and from existing infrastructure, including but not limited to power/sewerage/water/data/CCTV;
- e) The Reference Design have been developed to avoid and assumes no impacts or modifications to authorities existing infrastructure. (Ensuring tree installation, excavation encroachments, level adjustments, culvert modifications and storm water connections do not affect existing infrastructure);
- f) The Reference Design has been developed to avoid and assumes no impacts or modifications to adjoining properties and existing buildings, including but not limited to Thurlow Fisher House and Canterbury Bankstown Civic Building;
- g) Soft landscaping to be provided in accordance with 9 plants/m²;
- h) The design has allowed for a total of 12 new trees (200-300 liters - TR01 & TR02) to be installed as per Walker Corporation Design Milestone (WC-DM-04);
- i) Conduit pathways have been allowed for in accordance with WC-DM-05 (CCTV and security design) with the Works boundary;
- j) Six (6) external grade GPO's have been allowed within the Works
- k) Paving is to be consistent with the Reference Design however colour, exact format and paving pattern are to be determined through the next phase of design

Exclusions

The following items are excluded from the Public Domain Works Reference Design. To the extent that any of the items below require a variation to the Works or the Reference Design, this will be at Council's cost and subject to obtaining Council's consent in accordance with the terms of the VPA:

- a) Modifications to adjoining properties and existing buildings, including but not limited to Thurlow Fisher House and Canterbury Bankstown Civic Building;
- b) Obtaining any required adjoining landowners' consent to the Works as documented in the Reference Design, including any variations to the Works required by such adjoining landowners;
- c) Obtaining third party approvals and/or amending existing easement instruments benefitting or burdening adjoining land and/or the Works site;
- d) Works arising from consent conditions for the Public Domain Development Application not currently documented within the Reference Design unless otherwise noted in this document;
- e) Upgrade or modifications to existing suspended structures (stormwater culvert and basement structure) whether within or outside of the boundary of the Works;
- f) New culverts located at the end of Appian Way which are to be constructed by Council prior to the Public Domain Works commencing;
- g) Alterations or embellishments to the existing flood inlet structure located on the northern side of Appian way;
- h) All integrated lighting elements to seating and benches;

- i) EPA requirements not currently identified in the Reference Design;
- j) Bicycle path graphic (PV06);
- k) Testing, treatment and disposal of hazardous / contaminated materials other than General Solid Waste;
- l) Works outside of the Public Domain boundary, including interfaces to Rickard Road, BLaKC Driveway and The Mall not currently documented within the Public Domain Reference Design and Performance Specification;
- m) Loose Furniture Fitments & Equipment (café tables and chairs - TA01);
- n) Supply and installation of any tree anchors;
- o) Water features and misting systems;
- p) Catenary lighting; and
- q) any other variations directed by Council to the Works or the Reference Design;

Walker Corporation (WC) Design Milestones

The Design Milestones set out below identify the key points at which the Developer shall present design documentation and samples for review and approval of Council:

- **WC-DM-01 - Existing Services and Investigation**
The Developer will engage a surveyor to carry out a site survey of local existing services lines (line and level), pits (RL's) and other features for coordination with Public Domain Works by 31 January 2021. Council shall provide all available existing leasing, infrastructure and building information ensuring the Reference Design is developed in accordance with known constraints by 20 January 2021. The developer will provide a pre-commencement dilapidation survey during the investigation works.
- **WC-DM-02 – Circulation and Commercial Activation Zone**
The Developer will engage a consultant to undertake a review of the pedestrian and vehicle movements throughout the area of Public Domain Works and issue a report to the parties by 28 February 2021. This report shall provide details on projected pedestrian numbers, directional and DDA advice, advice of primary pedestrian circulation routes and traffic movements for service vehicles.
- **WC-DM-03 – Paving Prototype and User Testing**
The Developer will provide Council a preferred paving contractor's quotation including a design (dimensioned) and a list of typical samples of specified stone materials by 15 March 2021. If the Council directs the Developer to proceed with a paving prototype, it must do so by 30 March 2021 and the costs shall be treated as a variation by the Council and submitted by the Developer on an open book basis.
- **WC-DM-04 – Tree Procurement**
The Developer shall submit a draft procurement plan to source the tree species as outlined in Reference Design by 31 March 2021 and enter into a Plant Procurement Contract following the Approval of the Public Domain Development Application. All trees are to comply with AS-2303 tree stock for landscape use.
- **WC-DM-05 – CCTV and Security Design**
The Developer will engage a consultant to provide a design for CCTV and security around the Public Domain Works by 31 March 2021. The design shall be coordinated with Council's relevant engineer and will not exceed (3) three workshops prior to the design being finalised.
- **WC-DM-06 – Design coordination of Shade Structure**
If directed by Council, the Developer will engage a consultant to undertake the design of a shade structure within the Public Domain Works area. Council must provide such a direction by 31 March 2021. The costs shall be treated as a variation by the Council and submitted by the Developer on an open book basis. The Developer has made no allowance for the design or construction elements associated with these works and if directed the costs shall be treated as a variation by the Council and submitted by the Developer on an open book basis.
- **WC-DM-07 – Wayfinding and Signage Design**
The Developer shall coordinate the wayfinding and signage design with Council's internal design team. No allowances have been made for any external consultants to complete this scope of works. The Developer has provisioned an allowance of \$50,000 for this scope which includes statutory, directory, identification, wayfinding and heritage interpretation signage. To the extent that the cost of the design and construction of wayfinding and signage exceeds this amount, the costs will be treated as a variation by the Council and submitted by the Developer on an open book basis.

- **WC-DM-08 – Fixed Furniture Design**

The Developer will further progress the design and brief of the furniture scope of works within the Public Domain Reference Design. The Developer has provisioned an allowance of \$200,000 (SE02, BE01, SE01) for this scope, which will include any custom timber element, stone/concrete seating and shroud over proposed flood inlet. To the extent that the cost of the design and construction of the fixed furniture exceeds this amount, the costs will be treated as a variation by the Council and submitted by the Developer on an open book basis.

- **WC-DM-09 – Lighting Design**

The Developer will engage a consultant to design and scope the lighting element within the Public Domain Reference Design. This design will address smart and multi-functional pole integration throughout the scope of works and provide a lighting study using 5-meter poles.

Canterbury Bankstown Council (CBC) Design Milestones

The Design Milestones set out below identify the key points at which the Canterbury Bankstown Council shall provide further design documentation or direction to inform the Detailed Design (as defined under the VPA):

- **CBC-DM-01 – Civic Drive Traffic Direction**

The Council will provide the Developer a direction on the traffic finalised and agreed vehicular movement strategy on Civic Drive and Appian Way by no later than 8 February 2021. The Reference Design assumes the closure of Appian Way. Should Council provide a direction to the contrary, the costs will be treated as a variation by the Council and submitted by the Developer on an open book basis.

- **CBC-DM-02 – Confirm Leasing Agreements and Direction with Adjoining Landowners and Commercial Tenants**

The Council will provide the Developer a direction and strategy on the adjoining landowners affected by the Works as documented in the Reference Design by 28 February 2021.

- **CBC-DM-03 – Arborist Assessment**

Council shall confirm by 1 March 2021 whether any existing trees on Appian Way are to be retained or reused. If so, the Council shall engage an arborist to confirm the health of the trees.

- **CBC-DM-04 – Public Art**

Council to manage, at Council's cost, the design, procurement and construction of any public art and provide the Developer proposed locations in which art work will be installed by 30 March 2021. The locations are shown indicatively within the Reference Design and hatched as a future provision. The Developer has made an allowance for structural footings to accommodate the future installation of public artwork in the locations nominated. Should the location of the public artwork differ from the locations shown on the Reference Design, the costs will be treated as a variation by the Council and submitted by the Developer on an open book basis.