
Schedule 21 – Schedule of State Works and Surrounding Works

1 GENERAL

- (a) Capitalised terms used in this Schedule 21 which are not defined below or in Clause 1 of this Agreement are defined in Part G (Glossary) of Schedule 12 (Design Specifications) of this Agreement.
- (b) Table 1 sets out the Scheduled State Works as at the date of Contractual Close.
- (c) Table 2 sets out the Surrounding Works which must be accounted for by Project Co in accordance with Clause 10.8 of this Agreement.
- (d) Project Co must ensure that the construction of the DBFM Works is fully coordinated with the State Works and the Surrounding Works. This includes coordination of the DBFM Works with the construction of the State Transport Infrastructure Works and the Utility Infrastructure Works including in respect of:
 - (i) Site arrangements for the works outlined in plan 6 (Indicative State Transport Infrastructure Works Location Plan) included in Schedule 11 (Site Plans) of this Agreement;
 - (ii) ensuring that the DBFM Works seamlessly abut or connect to (as applicable) the State Transport Infrastructure Works and the Utility Infrastructure Works as and where intended (i.e. there are no gaps in scope and the works interface is tidy, neat and level (as applicable)); and
 - (iii) the timing of the DBFM Works being fully coordinated with the timing of the State Transport Infrastructure Works and the Utility Infrastructure Works, including scheduling the DBFM Works so that critical dependencies are identified and managed by all parties.

2 STATE WORKS

In accordance with Clause 16 of this Agreement, Project Co must comply with the following obligations:

- (a) Project Co must coordinate the DBFM Works with the State Works to ensure that the design and construction interfaces are proactively managed and resolved in the spirit of a partnering approach, as further described in Schedule 5 (Design Development) of this Agreement;
- (b) for each of the State Works, Project Co must facilitate access for the State, State Associates and its contractors (as applicable) and their equipment to and through the Construction Site to enable the:
 - (i) Scheduled State Works to be undertaken in the manner intended and at the required time; and
 - (ii) Unscheduled State Works to be undertaken in the manner intended and at the required time, including by accommodating the Unscheduled State Works within the DBFM Works Program in accordance with Clause 16 of this Agreement;
- (c) Project Co must make enquiries from the State to fully understand the nature of access required and the effects on the scheduling and undertaking of the DBFM Works. The progress of the State Works and the design and construction interfaces must be a standing item on the agenda for each monthly meeting of the Contract Management Team;
- (d) Project Co must schedule the DBFM Works to take into account the timing for completion of the various activities comprising the State Works to avoid any requirement for rework or additional works by Project Co or any of the contractors delivering the State Works;

- (e) Project Co must liaise with the State and State Associates, including the contractors delivering the State Works, (as applicable) for awareness of design details, construction methodology, scheduled activities and project timelines in relation to the State Works and the DBFM Works, including at the interface between these;
- (f) Project Co must attend coordination and interface meetings as required to manage interfaces between the DBFM Works and the State Works;
- (g) Project Co must attend any practical completion inspections in relation to those parts of the State Works which interface with the DBFM Works;
- (h) Project Co acknowledges that the State Works may impact on:
 - (i) Project Co's Construction Traffic Management Plan, Site Access and Interface Protocols, Construction Management Plan and Quality Management Plan;
 - (ii) access to the Construction Site, including by increased levels of traffic and reduced levels of access to the Construction Site, including as a result of a traffic lane closures which restrict, but do not prevent, access along Victoria Park Drive;
 - (iii) Project Co's temporary Site fencing and hoardings, which may need to be adjusted to accommodate construction access for the State Works; and
 - (iv) Project Co's plant, machinery and equipment, which may need to be moved to accommodate construction access for the State Works;
- (i) Project Co commits to working with the State to develop and implement clear communication protocols with the State Associates responsible for delivering the State Works; and
- (j) the actions and support listed in Table 1 do not limit Project Co's obligations under this Agreement.

3 SURROUNDING WORKS

- (a) Project Co must manage all interfaces between the DBFM Works and the Surrounding Works.
- (b) Project Co acknowledges that the Surrounding Works may impact on:
 - (i) Project Co's Construction Traffic Management Plan and Construction Management Plan; and
 - (ii) access to the Construction Site, including by increased levels of traffic and reduced levels of access to the Construction Site.
- (c) The actions and support listed in Table 2 do not limit Project Co's obligations under this Agreement.

Table 1: State Works requiring access to the Construction Site

State Works	Description	Timing of State Works	Actions and support required from Project Co
Swan River Pedestrian Bridge (SRPB)	<p>Construction of a new pedestrian footbridge on the western boundary of the Site to facilitate pedestrian access from East Perth to the Stadium and Sports Precinct.</p> <p>Whilst the construction site for the SRPB will not form part of the Construction Site during the period of the construction of the SRPB, the Main Roads contractor will require an access route from Victoria Park Drive across the Construction Site to the construction site for the SRPB for the duration of the construction period for the SRPB.</p>	<p>Construction start: December 2014</p> <p>Completion: 28 February 2017</p>	<ul style="list-style-type: none"> • Maintain the access route identified on plan 12 (and plans 12.1 to 12.8) contained in Schedule 11 (Site Plans) of this Agreement for the Main Roads contractor for the duration of the construction period for the SRPB. • If Project Co requires the access route described above to be moved, construct and maintain a convenient access route from Victoria Park Drive across the Construction Site to the car park adjacent to the proposed Head Lease area that seamlessly links with the access route constructed by the Main Roads contractor from the car park to the construction site for the SRPB. The access route must be capable of carrying the same loads as the previous access route. • Access for the Main Roads contractor to extend the access road from the car park adjacent to the proposed Head Lease area to the construction site for the SRPB and allow the Main Roads contractor to use that access road without interference. • Following commissioning of the SRPB, it will be connected to temporary pathways which connect across the Construction Site to the existing Shared Use Path along the Swan River foreshore and be open and accessible for public use. Project Co is required to accommodate this in the planning and delivery of the DBFM Works, including appropriate fencing and separation from the DBFM Works.
MRWA Bridge 9401 (comprising the	Construction of MRWA Bridge 9401 to form a new pedestrian underpass under Victoria Park Drive that links the Rail	Preliminary schedule:	<ul style="list-style-type: none"> • Schedule the Off-Site Infrastructure Works in connection with the

State Works	Description	Timing of State Works	Actions and support required from Project Co
<p>main structure of the Pedestrian Underpass)</p>	<p>Passenger Assembly Areas. The wing walls associated with the Pedestrian Underpass may extend into the Site.</p> <p>The scope of the State Transport Infrastructure Works excludes those elements of the Pedestrian Underpass which are to be constructed by Project Co as part of the DBFM Transport Infrastructure Works and Off-Site Infrastructure Works, including as set out in Section A7.4(c)(i) of Schedule 12 (Design Specifications) of this Agreement.</p>	<p>Construction start: July 2014</p> <p>Completion: October 2015</p>	<p>Pedestrian Underpass in the DBFM Works Program to occur after completion of the MRWA Works to MRWA Bridge 9401 to avoid damage and re-works.</p> <ul style="list-style-type: none"> • Access to the Construction Site for the purpose of undertaking the construction works.
<p>Victoria Park Drive (VPD) new roundabout</p>	<p>New two-lane roundabout on Victoria Park Drive to serve the Bus Hub and facilities off it, as well as a re-aligned shared path to provide access to a new train station that will serve the Stadium and Sports Precinct (Stadium Station), which is to be constructed as part of the State Transport Infrastructure Works.</p> <p>Whilst these works are primarily located off the Construction Site, depending on the final design of the roundabout some works may fall within the Construction Site or require access to the Construction Site in the vicinity of the roundabout truncations.</p>	<p>Preliminary schedule:</p> <p>Construction start: January 2017</p> <p>Completion: December 2017</p>	<ul style="list-style-type: none"> • Project Co must work with the State during preparation of Project Co's traffic and access modelling to assist with determining the most functional location and form for the VPD roundabout. • Access to the Construction Site for the purpose of undertaking the construction works. • Construct and accommodate additional access routes through the Construction Site to allow for the loss of access to the Construction Site as a result of the State Works being undertaken.
<p>Stadium Station (including station concourses which connect to the Rail Passenger Assembly Areas)</p>	<p>Construction of the Stadium Station with six (6) platforms which will replace the existing Belmont Park Train Station. The works include construction of two (2) train station concourses to connect the rail platforms to the Rail Passenger Assembly Areas either side of MRWA Bridge 9401 (comprising the main structure of the Pedestrian Underpass).</p> <p>These works exclude the Rail Passenger Assembly Areas which are to be constructed by Project Co.</p> <p>The PTA contractor will require access to the Construction Site for lay down and construction works areas to execute the works.</p>	<p>Commencement: Transfer of the relevant part of the Construction Site to Project Co (no later than 31 March 2017).</p> <p>Completion: June 2017</p>	<ul style="list-style-type: none"> • Whilst the construction of the Stadium Station will commence much earlier, the area marked on plan 12 (and plans 12.1 to 12.8) in Schedule 11 (Site Plans) of this Agreement will be transferred to Project Co no later than 31 March 2017, which brings it within the Scheduled State Works regime. From that date, Project Co is required to provide the PTA contractor with access to that area of the Construction Site for continued lay down and construction work. • Project Co must liaise with PTA to ensure the required system interfaces are provided with the PTA's systems, including the CCTV system interface, as set

State Works	Description	Timing of State Works	Actions and support required from Project Co
			<p>out in Section E15.5.8(g)(iii) of Schedule 12 (Design Specifications) of this Agreement.</p>
<p>Service Utilities</p>	<p><u>HV supply</u></p> <p>Western Power will design and deliver two separate 12MVA power cables on each side of Victoria Park Drive from the Rivervale sub-station [not disclosed]. As part of its works within each of these switch rooms Western Power will provide and install two 12MVA isolators, a metering unit, and an interconnector. The State will provide and install a single RM6 Schneider circuit breaker to switch room 1.</p> <p><u>Potable and fire water supply</u></p> <p>The Water Corporation will provide potable and fire water supply to the Site via a new distribution main. The State will install a new DN 560mm PE distribution main in the western side road reserve verge of Victoria Park Drive. The connection point for the new distribution water main will be from an existing Water Corporation water main located in the Mirvac residential site and then terminating approximately 700 metres north in the Stadium USCZ. A DN 315 offtake will be provided for the Stadium potable and fire water.</p> <p>The connection point will be on the Site in the Stadium USCZ, as indicated on plan 11 (Stadium USCZ) contained in Schedule 11 (Site Plans) of this Agreement.</p> <p><u>Private Wastewater Main</u></p> <p>The State will install the Private Wastewater Main in the western side road reserve verge of Victoria Park Drive</p> <p>The connection point will be on the Site in the Stadium USCZ, as indicated on plan 11 (Stadium USCZ) contained in Schedule 11 (Site Plans) of this Agreement.</p>	<p>Construction start: February 2014</p> <p>Completion: 2 January 2015</p> <p>Construction start: July 2014</p> <p>Completion: 30 October 2014</p> <p>Construction start: July 2014</p> <p>Completion: October 2014</p>	<ul style="list-style-type: none"> • Access to the Construction Site and the HV Switch Rooms for the purpose of undertaking the construction, installation and connection works. • Access to the Construction Site for the purpose of undertaking the construction, installation and connection works. • Access to the Construction Site for the purpose of undertaking the construction, installation and connection works. • Access to the Construction Site for the conduit phase for the purpose of undertaking the construction, installation and connection works. • Access to the Construction Site for the cabling phase for the purpose of running cable through the conduits and to connect to the relevant connection points in the Stadium, which may include installing the relevant service provider's active infrastructure in communication rooms and racks.

State Works	Description	Timing of State Works	Actions and support required from Project Co
	<p><u>Information and Communications</u></p> <p>Two independent ICT conduit alignments will be provided. One alignment will be in the western side road reserve verge of Victoria Park Drive from the southern end of the Stadium USCZ to the north western site boundary of the Mirvac residential site. A second ICT alignment will be along Victoria Park Drive from the Graham Farmer Freeway, south to a point at the northern end of the Stadium USCZ. From both directions along Victoria Park Drive the State will arrange for the installation of twin 100 mm diameter in-ground ducts.</p> <p>The State will install appropriate fibre optic cabling in these conduits for Project Co to access in order for Project Co to effect and maintain its required (as set out in this Agreement) internet and offsite connections.</p> <p><u>Gas supply</u></p> <p>ATCO Gas will provide distribution mains from its specified connection point to the Stadium USCZ in Victoria Park Drive. The distribution mains to be sized to achieve the pressures and peak load profiles required for the Stadium and the Head Lease area.</p>	<p><u>Conduit phase:</u></p> <p>Construction start: July 2014</p> <p>Completion: October 2014</p> <p><u>Cabling phase:</u></p> <p>Construction start: 1 May 2016</p> <p>Completion: 31 August 2016</p> <p><u>Connection phase:</u></p> <p>Start: 1 September 2016</p> <p>Completion: 30 September 2017</p> <p>Construction duration: 12 months following the date that Project Co provides the information required, as described in the next column, commencing on the date that the information is provided.</p>	<ul style="list-style-type: none"> • Access to the Construction Site for the purpose of undertaking the construction, installation and connection works. • Project Co to confirm pressures and peak demand profiles associated with the Stadium and Sports Precinct for future gas infrastructure.
<p>Group 3 FF&E and group 4 FF&E (sanitary accessories)</p>	<p>During the D&C Phase, the State will provide the following sanitary accessories to Project Co for Project Co to install as part of the DBFM Works:</p> <ul style="list-style-type: none"> (i) toilet roll holders; (ii) hand towel dispensers with integral waste receptacles; (iii) soap dispensers; (iv) glove dispensers; (v) hair net dispensers; (vi) kitchen towel dispensers; (vii) multi-liner receptacles; (viii) sharps receptacles; and (ix) hand sanitiser dispensers. 	<p>Provision of sanitary items:</p> <p>By no later than December 2016.</p>	<ul style="list-style-type: none"> • Project Co must integrate into the DBFM Works and install the sanitary accessories.
<p>Stadium Operator fit-out and Group 3 FF&E and Group 4 FF&E</p>	<p>Loose items of Group 3 FF&E and Group 4 FF&E required for the purposes of the Stadium Activities.</p> <p>The installation of these items is anticipated to be after the Date of Technical Completion.</p>	<p>Preliminary schedule:</p> <p>Access for planning purposes:</p> <p>D&C Phase</p>	<ul style="list-style-type: none"> • Project Co must provide access to the Construction Site prior to the Date of Technical Completion for planning purposes.

State Works	Description	Timing of State Works	Actions and support required from Project Co
	It is anticipated that access to the Site will be required by the State and the Stadium Operator during the D&C Phase for planning purposes.		
Distributed antenna system	Surveying for the distributed antenna system in the Stadium.	Surveying to occur during the following: Start date: 1 October 2016 Completion: 30 September 2017	<ul style="list-style-type: none"> Project Co must provide access in order for the distributed antenna system contractors to survey the DBFM Works for the purposes of designing the distributed antenna system.

Table 2: Surrounding Works

Surrounding Works	Description	Timing of Surrounding Works	Actions and support required from Project Co
Victoria Park Drive road and rail bridges modifications	Modifications to road and rail bridges on Victoria Park Drive including extensions and modifications to the existing MRWA Bridge 1449 which carries Victoria Park Drive over the railway, including modification of the existing southern abutment to become a pier. The extension north (Bridge 1737) and the extension south (Bridge 1449A, which includes the former 1449) is necessary to accommodate six (6) tracks and associated station platforms and the Pedestrian Underpass.	Indicative schedule: For extensions and modifications to the existing MRWA Bridge 1449: Construction start: July 2014 Completion: October 2015	
Modifications to existing footbridge over Graham Farmer Freeway	Modifications to the existing MRWA footbridge No. 9211 as a consequence of the widened Rail Reserve, modifications to the Graham Farmer Freeway on-ramp lane configurations and the connection of this footbridge into the proposed Belmont Park Racecourse development and the Sports Precinct.	Indicative schedule: Construction start: July 2014 Completion: October 2015	<ul style="list-style-type: none"> • Project Co must liaise with Main Roads to understand finished levels. • Access to the Construction Site for the purpose of undertaking the construction works.
Stormwater and sub-soil drainage works within the northern corridor of the Rail Reserve between chainages 1400 and 2600. Stage 1	Modifications to existing and new stormwater and sub-soil drainage systems within the northern corridor of the Rail Reserve between the Goongoongup Rail Bridge and the eastern extent of the reserve near Goodwood Parade including the modified track work, associated with the construction of the Stadium Station. The works include construction of underground stormwater collection and drainage tanks within the expanded Rail Reserve construction of a drainage sump within the Rail Reserve.	Indicative schedule: Construction start: May 2014 Completion: April 2015	<ul style="list-style-type: none"> • Project Co must liaise with PTA to understand finished levels.
Stormwater and sub-soil drainage works within the southern corridor of the Rail Reserve between chainages 1100 and 3300. Stage 2 & 3	Modifications to existing and new stormwater and sub-soil drainage systems within the southern corridor of the Rail Reserve between the Goongoongup Rail Bridge and the eastern extent of the reserve near Goodwood Parade including the modified track work associated with the construction of the Stadium Station. The works include: <ul style="list-style-type: none"> • construction of underground stormwater collection and drainage tanks within the expanded Rail Reserve and adjacent to the southern Rail Passenger Assembly Area; and • construction of a drainage sump within the Rail Reserve. 	Indicative schedule: Construction start: January 2015 Completion: April 2016	<ul style="list-style-type: none"> • Project Co must liaise with PTA to understand finished levels.

Other State Transport Infrastructure Works	As described in Section A9.3 of Schedule 12 (Design Specifications) of this Agreement.		
New Hotel - Crown Perth complex	Proposed redevelopment of a portion of the 'southern nine' of the former Burswood Park Golf Course directly adjacent to the existing Crown Perth complex (southern-most 3 holes) as a new hotel.		
Belmont Park Racecourse redevelopment	Proposed redevelopment of the Belmont Park Racecourse to deliver nominally 600,000+m ² of residential, 80,000+m ² of office and 40,000+m ² of retail space.		
The Springs, Rivervale development	Development of medium to high density residential including townhouses and apartments, and a mix of commercial opportunities.		