

This Planning Agreement relates to the land described as Lot 1 DP 1032820, Scenic Drive (1 Walmsleys Road), Bilambil Heights. This Planning Agreement applies to Planning Proposal PP20/0003 to enable future residential development and the consolidation, protection and enhancement of native vegetation.

This Planning Agreement under Section 7.4 of the Environmental Planning and Assessment Act 1979 (EPA Act) is a voluntary agreement under which the Developer undertakes to perform certain obligations in relation to environmental land for various public purposes.

The effect of the Planning Agreement is:

- Prohibits the Developer from lodging a Development Application to:
  - carry out Development on Environmental Land, other than under the Habitat Restoration Plan; or
  - subdivide the Land unless the effect of the subdivision is that the Environmental Land is all in one lot which also contains R1 zoned land which meets the minimum lot size development standard for land in that zone
- prevents the Developer from objecting to the rezoning of the Environmental Land to C2 Environmental Conservation and C3 Environmental Management
- requires the Developer to carry out works under a Habitat Restoration Plan approved by Council on the Environmental Land
- does not exclude EPA Act ss. 7.11, 7.12, or 7.24
- will be registered on the title to the Land
- provides for financial security
- imposes restrictions on dealing with the Land on the Developer