

Explanatory Note

Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

Blacktown City Council ABN 18 153 831 768 of 62 Flushcombe Rd, Blacktown NSW 2148 (**Council**)

Stockland Development Pty Limited ABN 71 000 064 835 of Level 25, 133 Castlereagh Street, Sydney NSW 2000 (**Developer**)

Description of the Land to which the Draft Planning Agreement Applies

Lot 12 DP 1256003, Rosetta Street Schofields NSW 2762.

Description of Proposed Development

Construction of a staged integrated housing development consisting of 60 x 2 and 3 storey attached dwellings, 4 semi-detached dwellings, 1 dwelling house and 2 secondary dwellings, Community Title subdivision into 85 lots including 2 residue lots with private road, associated Civil, drainage, retaining walls and landscaping works.

Summary of Objectives, Nature and Effect of the Planning Agreement

Objectives of Planning Agreement

The objective of the Planning Agreement is to require monetary development contributions towards the provision of off-site stormwater treatment works in the North West Growth Area.

Nature of the Planning Agreement

The Planning Agreement is a planning agreement under s7.4 of the *Environmental Planning and Assessment Act 1979* (**Act**). The Draft Planning Agreement is a voluntary agreement under which Development Contributions are made by the Developer for various public purposes (as defined in s7.4(3) of the Act).

Effect of the Planning Agreement

The Planning Agreement:

- relates to the carrying out by the Developer of development on the Land
- includes the application of s7.11 of the Act to the Development
- includes the application of s7.12 of the Act to the Development
- includes the application of s7.24 of the Act to the Development
- requires monetary development contributions to be paid
- is to be registered on the title to the Land
- imposes restrictions on the Parties transferring the Land or part of the Land or assigning an interest under the agreement
- provides dispute resolution for a dispute under the agreement.

Assessment of the Merits of the Planning Agreement

The Planning Purposes Served by the Planning Agreement

The Planning Agreement:

- promotes and co-ordinates of the orderly and economic use and development of the Land to which the agreement applies
- provides and co-ordinates the provision of public infrastructure and facilities in connection with the Development
- provides increased opportunity for public involvement and participation in environmental planning and assessment of the Development.

How the Planning Agreement Promotes the Public Interest

The Planning Agreement promotes the public interest by promoting the objects of the Act as set out in s1.3(b),(d) and 1(j) of the Act.

For Planning Authorities:

Development Corporations - How the Planning Agreement Promotes its Statutory Responsibilities

N/A.

Other Public Authorities – How the Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

N/A.

Councils – How the Planning Agreement Promotes the Elements of the Council's Charter

The Planning Agreement promotes the elements of the Council's charter by:

- providing monetary contributions for public infrastructure for the community
- providing a means that allows the wider community to make submissions to the Council in relation to the agreement.

All Planning Authorities – Whether the Planning Agreement Conforms with the Authority's Capital Works Program

Monetary contributions will be used in the Council's Capital Works Program. As such, the Planning Agreement conforms to the Council's Capital Works Program.

All Planning Authorities – Whether the Planning Agreement specifies that certain requirements must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued

The Planning Agreement specifies that monetary development contributions must be made prior to the issuing of a Construction Certificate or Subdivision Certificate for the Development.