

Ultimate development of land at Bruton Street, Tocumwal

Planning Proposal PP-2024-989 (Infrastructure / Planning Agreement)

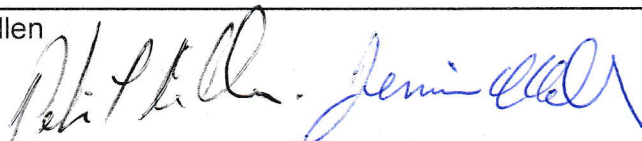
Site owners: P. & J. Cullen

Planning Authority: Berrigan Shire

The parties agree, in total and for the avoidance of doubt, that:-

1. This document is for the purpose of agreement upon infrastructure pertinent to the ultimate development of the subject land.
2. Following this page is a plan of the ultimate form of the development, as set out in the planning proposal. It is agreed that, over time, the land will be subdivided, formed and developed to achieve the ultimate developed form.
3. It is agreed that individual applications for, and approval of, planning permission and conditions made thereto will be the means to implement and achieve the ultimate developed form.
4. Such applications and approvals are to follow the completion of the planning proposal, which gives the planning authority ability to approve individual applications for subdivision and development towards the ultimate form, plan of the ultimate form of the development, as set out in the planning proposal
5. The infrastructure to be provided in the ultimate form includes (but is not limited to): -
 - a. Road reserves, road formation, kerb and channel, footpaths as set out on the plan of the ultimate form of the development, as set out in the planning proposal, and;
 - b. A local park reserve, plan of the ultimate form of the development, as set out in the planning proposal, and;
 - c. A sewer pump station, which at the date of this document is already in place and commissioned, plan of the ultimate form of the development, as set out in the planning proposal, similarly electricity and water supply is connected to that pump station,
 - d. An easement for sewer and drainage, 5 metres in width, plan of the ultimate form of the development, as set out in the planning proposal;
 - e. Appropriate costing per lot for related infrastructure (water, sewer etc) as per the Developer Contributions Plan 2017;
 - f. Any other infrastructure deemed relevant to the subdivision and agreed upon in the determination of applications for planning permission, set out in Clause 5 above.
 - g. Appropriate road and utility connectivity between the subject land and adjacent properties and infrastructure has been verbally discussed and broad understanding reached among the subject site owners and the planning authority staff. This will cause modifications to the road design for a north-to-south road to be created. This will be appropriately dealt with in the applications for planning permission to subdivide the subject site and while that causes a departure from the ultimate form plan used for the planning proposal LEP amendment, it is not contrary to the intention nor controls, but rather is a better outcome for both neighbouring land and also the orderly development of the residential area.

P. & J. Cullen


18/10/23

for Berrigan Shire Council



18/10/2024