

Explanatory Note

Proposed Planning Agreement for Development Application 37/2006 – 192 Lot Subdivision, Lot 1 DP 1160223 and Lot 58 DP 753851, Browns Lane, Hills Plain, Tamworth

Introduction

The purpose of this Explanatory Note is to provide a plain English summary to support the notification of the proposed planning agreement (the "**Planning Agreement**") prepared under section 93F of the *Environmental Planning and Assessment Act 1979* (the "**Act**").

This Explanatory Note relates to the Planning Agreement proposed to be entered into by the parties described below in respect of land at Hills Plain, in the Local Government Area of Tamworth Regional Council.

Parties to the Proposed Planning Agreement

The parties to the Planning Agreement are Tamworth Land Company Pty Ltd (the "**Developer**") and the Minister for Planning and Infrastructure (the "**Minister**").

The Developer has made an offer to the Minister to enter into the Planning Agreement to ensure that satisfactory State infrastructure is available to serve the proposed development.

Description of the Subject Land

The land to which the Planning Agreement applies is located at Hills Plain, in the Local Government Area of Tamworth Regional Council. The Planning Agreement applies to the following land (the "**Land**"):

- Lot 1 Deposited Plan 1160223; and
- Lot 58 Deposited Plan 753851

Description of the Development Application

The Developer proposes a 192 lot residential subdivision of the Land ("**Development**").

Summary of Objectives, Nature and Effect of the Proposed Planning Agreement

The Planning Agreement provides that the Owner will provide a contribution towards regional infrastructure which will be required as a consequence of the Development of \$1000 per residential lot (or \$667 for each residential lot for which the levy is paid before 30 June 2011), on the terms of the Planning Agreement ("**the Contribution**"). It is intended that these funds will contribute towards regional roads serving the Development.

The objective of the Planning Agreement is to facilitate the payment of the Contribution to the Minister. The Planning Agreement requires the Contribution to be paid within 10 business days of the date of the Planning Agreement.

Nothing in the Planning Agreement specifies that certain requirements are required to be complied with in order to permit the issue of a Construction Certificate, Occupation Certificate or Subdivision Certificate in relation to the development.

The Planning Agreement once executed will allow the Director General of Planning and Infrastructure to determine whether satisfactory arrangements for State public infrastructure have been made.

In accordance with Clause 1.8A of *Tamworth Regional Local Environmental Plan 2010*, the relevant environmental planning instrument for Development Application 0016/2011 is *Parry Local Environmental Plan 1987*. Clause 41 of the *Parry Local Environmental Plan 1987* provides that Tamworth Regional Council (as the relevant consent authority) cannot grant consent for the Development Application unless the Director-General has certified in writing that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure.

Assessment of the Merits of the Proposed Planning Agreement

The Planning Agreement promotes the public interest by making provision for the Owner to make contributions towards regional infrastructure.

By requiring the Owner who will benefit from the development, to make contributions towards regional infrastructure, the orderly and economic use and development of land is promoted by the Planning Agreement.

The Planning Agreement serves the planning purpose of timely provision of infrastructure by recouping some of the costs of providing regional infrastructure.

No relevant capital works program by the Minister is associated with this agreement.

Promotion of the Objects of the Act

By providing contributions towards the provision of regional infrastructure, the Planning Agreement promotes the following object of the Act:

- the promotion and co-ordination of the orderly and economic use and development of land.

The contributions made under the Planning Agreement will promote this object by allowing regional roads serving the Development to be appropriately developed.

Interpretation of Planning Agreement

This Explanatory Note is not to be used to assist in construing the Planning Agreement.