

Proposed Planning Agreement
Minister for Planning and Infrastructure and
Belford Land Corporation Pty Ltd as trustee for Belford Property Trust
Radford Park
Explanatory Note

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 Subdivision 2 of Division 6 of Part 4 of the *Environmental Planning and Assessment Act 1979* (“**the Act**”).

This explanatory note has been prepared jointly by the parties as required by clause 25E of the *Environmental Planning and Assessment Regulation 2000*.

Parties to the Planning Agreement

The parties to the Planning Agreement are Belford Land Corporation Pty Ltd (ACN 118 687 639) as trustee for Belford Property Trust (the “**Developer**”) and the Minister for Planning and Infrastructure (“**Minister**”).

The Developer intends to develop certain land at Radford Park at Branxton within the Singleton Local Government Area. A development application (DA 143/2011) has been made to Singleton Council under Part 4 of the Act for all 6 stages of the development. The Developer has made an offer to enter into the Planning Agreement in connection with that application.

Description of the Subject Land

The Planning Agreement applies to Lot 123 DP1165184, Lot 140 DP619407, Lot 22 DP861508 and Lot 13 DP595347 (“**the Land**”).

Description of the Proposed Development

The development involves approximately 166 large lot residential lots (“**Proposed Development**”). The Proposed Development is currently proposed to be developed in 6 stages over a number of years.

Summary of Objectives, Nature and Effect of the Planning Agreement

The Proposed Development is located within the Radford Park Rural Residential Release Area.

The Planning Agreement provides that the Developer will make a monetary contribution of \$108,066 (subject to indexation) for the purposes of the provision of designated State public infrastructure within the meaning of clause 39A of the *Singleton Local Environmental Plan 1996* (“**the LEP**”).

The amount of the monetary contribution has been calculated on the basis of an estimate of the net developable area comprised in the Proposed Development.

The monetary contribution will be payable on the execution of the Planning Agreement. The requirement for the timing of the payment is set out in Schedule 4 to the Planning Agreement.

The Planning Agreement is not required to be registered on title.

The objective of the Planning Agreement is to facilitate the delivery of the Developer's contributions towards the provision of infrastructure, facilities and services referred to in clause 39A of the LEP.

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

Assessment of the Merits of the Planning Agreement

The Planning Purpose of the Planning Agreement

In accordance with section 93F(2) of the Act, the Planning Agreement has the following public purpose:

- the provision of (or the recoupment of the cost of providing) public amenities or public services.

The Minister and the Developer have assessed the Planning Agreement and both hold the view that the provisions of the Planning Agreement provide a reasonable means of achieving the public purpose set out above. This is because it will ensure that the Developer makes appropriate contributions towards the provision of infrastructure, facilities and services referred to in clause 39A of the LEP.

How the Planning Agreement Promotes the Public Interest

The Planning Agreement promotes the public interest by ensuring that an appropriate contribution is made towards the provision of infrastructure, facilities and services to satisfy needs that arise from development of the Land.

How the Planning Agreement Promotes the Objects of the Act

The Planning Agreement promotes the objects of the Act by encouraging:

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

The Planning Agreement promotes the objects of the Act set out above by requiring the Developer to make a contribution towards the provision of infrastructure, facilities and services referred to in clause 39A of the LEP.

The Developer's offer to contribute towards the provision of State infrastructure will have a positive public impact as funds from the Developer will be available towards the provision of infrastructure, facilities and services referred to in clause 39A of the LEP.

Requirements relating to Construction, Occupation and Subdivision Certificates

The Planning Agreement does not specify requirements that must be complied with prior to the issue of a construction certificate, an occupation certificate or a subdivision certificate.

Interpretation of Planning Agreement

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