

Explanatory Note
Minister for Planning and Infrastructure
And

John Raymond Dabson, Inkeri Dabson, Andra Maree Dabson, Michael David Dabson, Simon Bruce Dodson and Priscilla Ruth Dodson

Draft Planning Agreement

Introduction

The purpose of this explanatory note is to provide a plain English summary to support the notification of the draft 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* (the **Regulation**).

Parties to the Planning Agreement

The parties to the Planning Agreement are **John Raymond Dabson, Inkeri Dabson, Andra Maree Dabson, Michael David Dabson, Simon Bruce Dodson and Priscilla Ruth Dodson** (the **Developer**) and the Minister for Planning and Infrastructure (the **Minister**).

Description of the Subject Land

The Planning Agreement applies to:

- Lot 1 DP 329367 and Lot 14 DP 129157, known as 103-109 Avondale Road, Cooranbong

Description of the Proposed Development

The Developer is seeking subdivide Lot 1 DP 329367 and Lot 14 DP 129157, known as 103-109 Avondale Road, Cooranbong into 7 allotments comprising 5 residential allotments and two residual allotments as particularised in Development Application No. DA2012/1892 made to City of Lake Macquarie Council on 28 December 2012, (**Proposed Development**) and has made an offer to the Minister to enter into the Planning Agreement in connection with the Proposed Development.

Summary of Objectives, Nature and Effect of the Planning Agreement

The Planning Agreement provides that the Developer will make a monetary contribution of \$24,148.00 for the purposes of the provision of designated State public infrastructure within the meaning of clause 62 of the *Lake Macquarie Local Environmental Plan 2004* (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.

If the monetary contribution is not paid on execution of the Planning Agreement, the Developer is required to be pay the contribution by the Payment Sunset Date and the Developer is

required to provide a Bank Guarantee and register the Planning Agreement on the title to the Land in accordance with section 93H of the Act.

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 62 of the LEP.

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

Assessment of Merits of 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 62 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 62 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 62 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.