

Explanatory Note for Draft Planning Agreement

Minister for Planning

and

Mirvac Homes (NSW) Pty Limited (ACN 006 922 998)

Vincenzo Pisciuoneri and Elizabeth Pisciuoneri

Frank Galluzzo and Maria Galluzzo

Samuel Galluzzo

Diamonte Pty Ltd (ACN 079 130 153)

Eva Bernatovic and Jozo Bernatovic

Teresa Friscic and Rok Friscic

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 section 93F 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 the Minister for Planning (the **Minister**) and:

- Mirvac Homes (NSW) Pty Limited (ACN 006 922 998);
- Vincenzo Pisciuoneri and Elizabeth Pisciuoneri;
- Frank Galluzzo and Maria Galluzzo;
- Samuel Galluzzo;
- Diamonte Pty Ltd (ACN 079 130 153);
- Eva Bernatovic and Jozo Bernatovic; and
- Teresa Friscic and Rok Friscic.

Description of the Subject Land

The Planning Agreement applies to land at Raby Road, Gledswood Hills (the **Land**), described as:

- Lot 101 DP 1193881;
- Lot 102 DP 1193881;
- Lot 1 DP 1193163;
- Lot 2 DP 1193163;
- Part Lot 3 DP 1193163;
- Lot 401 DP 1196627;
- Lot 402 DP 1196627; and
- Lot 302 DP 1193883.

Description of the Proposed Development

The Developer is seeking to develop the Land for residential purposes (**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 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 6.1 of the *Camden Local Environmental Plan 2010 (LEP)*.

The Planning Agreement provides that the Developer will make a monetary contribution at a rate of \$158,244 per hectare (as at 1 July 2014) of net developable area for the purposes of the provision of designated State public infrastructure within the meaning of clause 6.1 of the LEP.

The amount of the monetary contribution will be paid in instalments calculated on the basis of an estimate of the net developable area for each development application. The instalments are payable prior to the issue of each relevant subdivision certificate as set out in Schedule 4 to the Planning Agreement.

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.

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 6.1 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 6.1 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 6.1 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 or an occupation certificate.

The Planning Agreement requires payment of the monetary contribution to be paid prior to the issue of the relevant subdivision certificate and therefore contains a restriction on the issue of a subdivision certificate within the meaning of section 109J(1)(c1) of the Act.