

Explanatory Note

Minister for Planning

and

Orlit Proprietary Limited (ACN 007 535 435)

and

AVJennings Properties Limited (ACN 004 601 503)

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 Orlit Proprietary Limited (ACN 007 535 435) and AVJennings Properties Limited (ACN 004 601 503) (collectively the **Developer**) and the Minister for Planning (the **Minister**).

Description of the Subject Land

The Planning Agreement applies to:

- Lot 1 DP168292
- Lot 3 DP208596

as described in Schedule 3 of the Planning Agreement (the **Subject Land**).

The Subject Land is located at Pacific Highway, Hamlyn Terrace NSW 2259.

Description of the Proposed Development

The Developer is seeking to undertake staged residential subdivision of the Subject Land and further land contained in Lot 86 Deposited Plan 1196717 into approximately 144 residential lots, 2 drainage reserve lots, 1 residue lot and 1 public park lot generally in accordance with Development Application DA395/2015 which has been lodged with Central Coast Council (**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 \$93,710 per hectare of net developable area of the Subject Land (subject to indexation and calculation of net developable area in accordance with the Planning Agreement) in connection with the Proposed Development for the purposes of the provision of designated State public infrastructure within the meaning of clause 6.1 of the Wyong Local Environmental Plan 2013 (LEP) with the exception of any lot created which is equal to or larger than 450 square metres on Lot 1 Deposited Plan 168292.

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 subdivision certificate 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 for \$20,000 on execution of the agreement and to register the Planning Agreement on the title to the Subject 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 designated State public infrastructure within the meaning of clause 6.1 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 designated State public infrastructure.

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 designated State public infrastructure to satisfy needs that arise from development of the Subject 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 designated State public infrastructure.

The Developer's offer to contribute towards the provision of designated State public infrastructure will have a positive public impact as funds from the Developer will be available towards the provision of designated State public infrastructure referred to in Clause 6.1 of the LEP.

Requirements relating to Construction, Occupation and Subdivision Certificates

The Planning Agreement requires payment of the monetary contribution 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 Regulation.

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