

**Minister for Planning**  
ABN 38 755 709 681

and

**Bruce Keenan**

## **Planning Agreement**

Environmental Planning and Assessment Act 1979

A handwritten signature in black ink, appearing to read 'Bruce', with a long, sweeping horizontal line extending to the right.

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THIS deed is dated

2016

**PARTIES:**

**MINISTER FOR PLANNING** (ABN 38 755 709 681) of Level 15, 52 Martin Place, Sydney, New South Wales, 2000 (**Minister**)

**BRUCE KEENAN** of 12 O'Connors Road, Nulkaba, New South Wales 2325 (**Developer**)

**INTRODUCTION:**

- A** The Developer owns the Land.
- B** The Developer proposes to carry out the Development on the Land.
- C** The Developer has made a Development Application for the Development to the Consent Authority in respect of the Land.
- D** Clause 6.1 of the LEP provides that the Consent Authority must not grant Development Consent to the Development unless the Secretary has certified in writing to the Consent Authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure referred to in clause 6.1 of the LEP.
- E** The Developer has offered to enter into this deed with the Minister to secure the Development Contribution in order to enable the Secretary to provide the certification required by the LEP.

**IT IS AGREED:**

**1 DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this deed, unless the context clearly indicates otherwise:

**Act** means the *Environmental Planning and Assessment Act 1979* (NSW).

**Address for Service** means the address of each party appearing in Schedule 2 or any new address notified by any party to all other parties as its new Address for Service.

**Authority** means any Federal, State or local government or semi-governmental, statutory, judicial or public person, instrumentality or department.

**Business Day** means any day that is not a Saturday, Sunday, gazetted public holiday or bank holiday in Sydney, and concludes at 5 pm on that day.

**Consent Authority** means Cessnock City Council.

**Contribution Amount** means the amount of the monetary contribution to be paid by the Developer as described in Schedule 4.

**Development** means the subdivision of the Land into approximately seven residential lots generally in accordance with Development Application DA2015-439 which has been lodged with the Consent Authority.

**Development Application** has the same meaning as in the Act.

**Development Consent** has the same meaning as in the Act.

**Development Contribution** means the contributions to be provided by the Developer in accordance with Schedule 4.

**Explanatory Note** means the note exhibited with a copy of this deed when this deed is made available for inspection by the public pursuant to the Act, as required by the Regulation.

**GST** means any form of goods and services tax payable under the GST Legislation.

**GST Legislation** means the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

**Land** means the land described in Schedule 3 of this deed.

**LEP** means *Wyang Local Environmental Plan 2013*.

**Regulation** means the *Environmental Planning and Assessment Regulation 2000* (NSW).

**Secretary** means the Secretary of the Department of Planning and Environment from time to time (or nominee, whether nominated before or after the date of this deed).

**Tax** means a tax, duty (including stamp duty and any other transaction duty), levy, impost, charge, fee (including a registration fee) together with all interest, penalties, fines and costs concerning them.

## 1.2 Interpretation

In this deed unless the context clearly indicates otherwise:

- (a) a reference to **this deed** or another document means this deed or that other document and any document which varies, supplements, replaces, assigns or novates this deed or that other document;
- (b) a reference to **legislation** or a **legislative provision** includes any statutory modification, or substitution of that legislation or legislative provision and

any subordinate legislation issued under that legislation or legislative provision;

- (c) a reference to a **body** or **authority** which ceases to exist is a reference to either a body or authority that the parties agree to substitute for the named body or authority or, failing agreement, to a body or authority having substantially the same objects as the named body or authority;
- (d) a reference to the **introduction**, a **clause**, **schedule** or **annexure** is a reference to the introduction, a clause, a schedule or an annexure to or of this deed;
- (e) **clause headings**, the **introduction** and the **table of contents** are inserted for convenience only and do not form part of this deed;
- (f) the **schedules** form part of this deed;
- (g) a reference to a **person** includes a natural person, corporation, statutory corporation, partnership, the Crown or any other organisation or legal entity;
- (h) a reference to a **natural person** includes their personal representatives, successors and permitted assigns;
- (i) a reference to a **corporation** includes its successors and permitted assigns;
- (j) a reference to a right or obligation of a party is a reference to a right or obligation of that party under this deed;
- (k) an **obligation** or **warranty** on the part of 2 or more persons binds them jointly and severally and an obligation or warranty in favour of 2 or more persons benefits them jointly and severally;
- (l) a requirement to do any thing includes a requirement to cause that thing to be done and a requirement not to do any thing includes a requirement to prevent that thing being done;
- (m) **including** and **includes** are not words of limitation;
- (n) a word that is derived from a defined word has a corresponding meaning;
- (o) **monetary amounts** are expressed in Australian dollars;
- (p) the singular includes the plural and vice-versa;
- (q) words importing one gender include all other genders;
- (r) a reference to a thing includes each part of that thing; and

- (s) neither this deed nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting.

## **2 OPERATION AND APPLICATION OF THIS DEED**

### **2.1 Operation**

This deed will commence from the date this deed is signed by all the parties.

### **2.2 Planning agreement under the Act**

This deed constitutes a planning agreement within the meaning of section 93F of the Act.

### **2.3 Application**

This deed applies to:

- (a) the Land; and
- (b) the Development.

## **3 APPLICATION OF SECTIONS 94, 94A AND 94EF OF THE ACT**

The application of sections 94, 94A and 94EF of the Act are excluded to the extent stated in Schedule 1.

## **4 DEVELOPMENT CONTRIBUTION**

### **4.1 Developer to provide Development Contribution**

The Developer undertakes to provide to the Minister or the Minister's nominee, the Development Contribution in accordance with the provisions of Schedule 4 to this deed.

### **4.2 Acknowledgement**

The Developer acknowledges and agrees that the Minister:

- (a) has no obligation to use or expend the Development Contribution for a particular purpose and has no obligation to repay the Development Contribution; and
- (b) in circumstances where the Development Contribution is transferred to any Authority, has not made any representation or warranty that the

Development Contribution will or must be used for a particular purpose by that Authority.

## **5 DISPUTE RESOLUTION**

### **5.1 Written notice of dispute**

A party claiming that a dispute has arisen under or in relation to this deed must give written notice to the other party specifying the nature of the dispute.

### **5.2 Attempt to resolve**

On receipt of notice under clause 5.1, the parties must endeavour in good faith to resolve the dispute expeditiously using informal dispute resolution techniques such as mediation, expert evaluation or other techniques agreed by them.

### **5.3 Referral to Secretary**

Should the matter not be resolved under clause 5.2, the matter shall be referred to the Secretary whose determination of the disagreement shall be final and binding on the parties.

## **6 GST**

### **6.1 Definitions**

Words used in this clause that are defined in the GST Legislation have the meaning given in that legislation.

### **6.2 Intention of the parties**

The parties intend that:

- (a) Divisions 81 and 82 of the GST Legislation apply to the supplies made under and in respect of this deed; and
- (b) no additional amounts will be payable on account of GST and no tax invoices will be exchanged between the parties.

### **6.3 Reimbursement**

Any payment or reimbursement required to be made under this deed that is calculated by reference to a cost, expense, or other amount paid or incurred will be limited to the total cost, expense or amount less the amount of any input tax credit to which any entity is entitled for the acquisition to which the cost, expense or amount relates.

#### **6.4 Consideration GST exclusive**

Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this deed are GST Exclusive. Any consideration that is specified to be inclusive of GST must not be taken into account in calculating the GST payable in relation to a supply for the purposes of this clause 6.

#### **6.5 Additional Amounts for GST**

To the extent an amount of GST is payable on a supply made by a party under or in connection with this deed (the **GST Amount**), the Recipient will pay to the Supplier the GST Amount. However, where a GST Amount is payable by the Minister as Recipient of the supply, the Developer will ensure that:

- (a) the Developer makes payment of the GST Amount on behalf of the Minister, including any gross up that may be required; and
- (b) the Developer provides a Tax Invoice to the Minister.

#### **6.6 Non monetary consideration**

Clause 6.5 applies to non-monetary consideration.

#### **6.7 Assumptions**

The Developer acknowledges and agrees that in calculating any amounts payable under clause 6.5 the Developer will assume the Minister is not entitled to any input tax credit.

#### **6.8 No merger**

This clause will not merge on completion or termination of this deed.

### **7 ASSIGNMENT AND TRANSFER**

#### **7.1 Right to assign or novate**

- (a) Prior to a proposed assignment or novation of its rights or obligations under this deed, the party seeking to assign its rights or novate its obligations (**Assigning Party**) must seek the consent of the Minister and:
  - (i) satisfy the Minister (acting reasonably) that the person to whom the Assigning Party's rights or obligations are to be assigned or novated (**Incoming Party**) has sufficient assets, resources and expertise required to perform the Assigning Party's obligations under this deed insofar as those obligations are to be novated to the Incoming Party;

- (ii) procure the execution of an agreement by the Incoming Party with the Minister on terms satisfactory to the Minister (acting reasonably) under which the Incoming Party agrees to comply with the terms and conditions of this deed as though the Incoming Party were the Assigning Party; and
  - (iii) satisfy the Minister, acting reasonably, that it is not in material breach of its obligations under this deed.
- (b) The Assigning Party must pay the Minister's reasonable legal costs and expenses incurred under this clause 7.1.

## **8 CAPACITY**

### **8.1 General warranties**

Each party warrants to each other party that:

- (a) this deed creates legal, valid and binding obligations, enforceable against the relevant party in accordance with its terms; and
- (b) unless otherwise stated, it has not entered into this deed in the capacity of trustee of any trust.

### **8.2 Power of attorney**

If an attorney executes this deed on behalf of any party, the attorney declares that it has no notice of the revocation of that power of attorney.

## **9 GENERAL PROVISIONS**

### **9.1 No fetter**

Nothing in this deed shall be construed as requiring the Minister to do anything that would cause the Minister to breach any of the Minister's obligations at law and without limitation, nothing in this deed shall be construed as limiting or fettering in any way the discretion of the Minister in exercising any of the Minister's statutory functions, powers, authorities or duties.

### **9.2 Explanatory note**

The Explanatory Note must not be used to assist in construing this deed.

### 9.3 Expenses

- (a) The Developer must pay its own and the Minister's reasonable legal costs and disbursements in connection with the negotiation, preparation, execution and carrying into effect of this deed.
- (b) The Developer must pay for all costs and expenses associated with the giving of public notice of this deed and the Explanatory Note in accordance with the Regulation.
- (c) The Developer must pay all Taxes assessed on or in respect of this deed and any instrument or transaction required or contemplated by or necessary to give effect to this deed (including stamp duty and registration fees, if applicable).
- (d) The Developer must provide the Minister with bank cheques in respect of the Minister's costs pursuant to clauses 9.3(a) and (b):
  - (i) where the Minister has provided the Developer with written notice of the sum of such costs prior to execution, on the date of execution of this deed; or
  - (ii) where the Minister has not provided the Developer with prior written notice of the sum of such costs prior to execution, within 30 Business Days of demand by the Minister for payment.

### 9.4 Notices

- (a) Any notice, demand, consent, approval, request or other communication (**Notice**) to be given under this deed must be in writing and must be given to the recipient at its Address for Service by being:
  - (i) hand delivered; or
  - (ii) sent by email; or
  - (iii) sent by facsimile transmission; or
  - (iv) sent by prepaid ordinary mail within Australia.
- (b) A Notice is given if:
  - (i) hand delivered, on the date of delivery; or
  - (ii) sent by email during any Business Day, on that day provided the sender does not receive a delivery failure notice; or
  - (iii) sent by facsimile transmission during any Business Day, on the date that the sending party's facsimile machine records that the facsimile has been successfully transmitted; or

- (iv) sent by prepaid ordinary mail within Australia, on the date that is 2 Business Days after the date of posting.

## SCHEDULE 1

**Table 1 – Requirements under section 93F of the Act (clause 2.2)**

The parties acknowledge and agree that the table set out below provides for certain terms, conditions and procedures for the purpose of the deed complying with the Act.

| <b>REQUIREMENT UNDER THE ACT</b>                                                                                                                                                                                                                                                                                                                                                                                       | <b>THIS DEED</b>                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Planning instrument and/or development application</b> – (section 93F(2))<br><br>The Developer has: <ul style="list-style-type: none"> <li>(a) sought a change to an environmental planning instrument.</li> <li>(b) made, or proposes to make, a Development Application.</li> <li>(c) entered into an agreement with, or is otherwise associated with, a person, to whom paragraph (a) or (b) applies.</li> </ul> | <ul style="list-style-type: none"> <li>(a) No</li> <li>(b) Yes</li> <li>(c) No</li> </ul>        |
| <b>Description of land to which this deed applies</b> – (section 93F(3)(a))                                                                                                                                                                                                                                                                                                                                            | See Schedule 3                                                                                   |
| <b>Description of change to the environmental planning instrument to which this deed applies</b> – (section 93F(3)(b))                                                                                                                                                                                                                                                                                                 | Not applicable                                                                                   |
| <b>The scope, timing and manner of delivery of contribution required by this deed</b> – (section 93F(3)(c))                                                                                                                                                                                                                                                                                                            | See Schedule 4                                                                                   |
| <b>Applicability of sections 94 and 94A of the Act</b> – (section 93F(3)(d))                                                                                                                                                                                                                                                                                                                                           | The application of sections 94 and 94A of the Act is not excluded in respect of the Development. |
| <b>Applicability of section 94EF of the Act</b> – (section 93F(3)(d))                                                                                                                                                                                                                                                                                                                                                  | The application of section 94EF of the Act is excluded in respect of the Development.            |
| <b>Consideration of benefits under this deed if section 94 applies</b> – (section 93F(3)(e))                                                                                                                                                                                                                                                                                                                           | No                                                                                               |
| <b>Mechanism for Dispute Resolution</b> – (section 93F(3)(f))                                                                                                                                                                                                                                                                                                                                                          | See clause 5                                                                                     |
| <b>Enforcement of this deed</b> – (section 93F(3)(g))                                                                                                                                                                                                                                                                                                                                                                  | Not applicable                                                                                   |
| <b>No obligation to grant consent or exercise functions</b> – (section 93F(10))                                                                                                                                                                                                                                                                                                                                        | See clause 9.1                                                                                   |

Table 2 – Other matters

| REQUIREMENT UNDER THE ACT OR REGULATION                                                                                                                                                      | THIS DEED |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Registration of the Planning Agreement – (section 93H of the Act)                                                                                                                            | No        |
| Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a construction certificate is issued – (clause 25E(2)(g) of the Regulation) | No        |
| Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before an occupation certificate is issued – (clause 25E(2)(g) of the Regulation)  | No        |
| Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a subdivision certificate is issued – (clause 25E(2)(g) of the Regulation)  | No        |

**SCHEDULE 2**

**Address for Service (clause 1.1)**

**Minister**

**Contact:** The Secretary

**Address:** Department of Planning and Environment  
23-33 Bridge Street  
SYDNEY NSW 2000

**Facsimile No:** (02) 9228 6555

**Developer**

**Contact:** Mr Mark Leek

**Address:** ACM Landmark Pty Ltd  
Land Development Consultants  
Suite 3, 5 Edward Street  
CESSNOCK NSW 2325

PO Box 627  
CESSNOCK NSW 2325

**Email address  
or Facsimile  
No:** [admin@acmlandmark.com.au](mailto:admin@acmlandmark.com.au)

**SCHEDULE 3**

**Land (clause 1.1)**

**Lot proposed for development**

Lot 2 in Deposited Plan 579959 hatched on the plan annexed and marked "Annexure A" to this deed.

## SCHEDULE 4

### Development Contribution (clause 4)

#### 1 Development Contribution

- (a) The Developer undertakes to provide the Development Contribution in the manner set out in the table below:

| Development Contribution                                                                           | Value       | Timing                                       |
|----------------------------------------------------------------------------------------------------|-------------|----------------------------------------------|
| Contribution Amount<br>- Cash contribution<br>towards designated<br>State public<br>infrastructure | \$36,400.00 | Pursuant to clause 1.2<br>of this Schedule 4 |

- (b) The Minister and Developer acknowledge and agree that the Contribution Amount:
- (i) forms the Development Contribution under this deed; and
  - (ii) has been calculated on the basis that the net developable area comprised in the Development is 4,598.8 square metres and the contributions rate is \$79,153.00 per hectare of net developable area.

#### 2 Payment of Contribution Amount

Upon the date of execution of this deed, the Developer must deliver to the Minister two executed copies of this deed and the Contribution Amount in full.

**EXECUTED AS A DEED**

**Signed sealed and delivered** for and on behalf of the **Minister for Planning** in the presence of:

.....  
Signature of witness

.....  
Signature of the Minister for Planning or delegate

.....  
Name of witness in full

.....  
Minister for Planning or delegate

**Signed sealed and delivered** by **Bruce Keenan** in the presence of:

)  
)  
)



.....  
Signature of witness



.....  
Signature of Bruce Keenan



.....  
Name of witness in full

4. Jack played Watson, Regalstar Central for New South Wales, verify that this negative is a photograph made as a payment reward of a discount in my custody this little day of November, 1973.

24.5.15

התאחדות המורים והמורות

M. P. D.

D b 250020



