

Explanatory Note
Minister for Planning ABN 38 755 709 681
and
AVJennings Properties Limited (ACN 004 601 503)
Bitova Pty Limited (ACN 071 155 818)
Rathdrum Properties Pty Limited (ACN 123 510 001)
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 the Minister for Planning ABN 38 755 709 681 (the **Minister**) and AVJennings Properties Limited (ACN 004 601 503), Bitova Pty Limited (ACN 071 155 818) and Rathdrum Properties Pty Limited (ACN 123 510 001) (collectively, the **Developer**).

Description of the Subject Land

The Planning Agreement applies to:

Lot	Deposited Plan	Folio Identifier	Street address
1	247082	1/247082	37 Warnervale Road, Warnervale 2259
2	247082	2/247082	39 Warnervale Road, Warnervale 2259
3	247082	3/247082	41 Warnervale Road, Warnervale 2259
1	385242	1/385242	15-35 Warnervale Road, Warnervale 2259
1	1101086	1/1101086	107-171 Virginia Road, Warnervale 2259
2	1101086	2/1101086	107-171 Virginia Road, Warnervale 2259
73	7091	73/7091	95-105 Virginia Road, Warnervale 2259
74	7091	74/7091	107-171 Virginia Road, Warnervale 2259
75	7091	75/7091	107-171 Virginia Road, Warnervale 2259
76	7091	76/7091	107-171 Virginia Road, Warnervale 2259

Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land in approximately four stages comprising:

- (a) Stage 1 involving the subdivision of the Subject Land into approximately 108 residential lots generally in accordance with the plan at Annexure A to the planning agreement and Development Application No. 561/2017 lodged with Wyong Shire Council (now known as Central Coast Council);
- (b) Stage 2 involving the subdivision of the Subject Land into approximately 25 residential lots and 5 residue lots generally in accordance with the plan at Annexure B to the planning agreement and Development Application No. 1002/2017 lodged with Wyong Shire Council (now known as Central Coast Council);
- (c) Stage 3 involving the subdivision of the Subject Land into approximately 83 residential lots, 5 super lots and 1 residue lot generally in accordance with the plan at Annexure B to the planning agreement and Development Application No. 1002/2017 lodged with Wyong Shire Council (now known as Central Coast Council);
- (d) Stage 4 involving the subdivision of the Subject Land into approximately 3 residue lots generally in accordance with the plan at Annexure B to the planning agreement and any future development applications lodged with Wyong Shire Council (now known as Central Coast Council),

being the **Proposed Development**. The Developer 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 \$97,203 per hectare of net developable area for any part of the Land to which a Subdivision Certificate application relates (subject to indexation in accordance with the Planning Agreement) for the purposes of the provision of designated State public infrastructure within the meaning of clause 6.1 of *Wyong Local Environment Plan 2013 (LEP)*.

The monetary contribution for each Stage will be payable prior to the issue of the relevant Subdivision Certificate for that Stage in accordance with Schedule 4 to the Planning Agreement.

The Developer is required to provide a bank guarantee.

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 LEP.

No relevant capital works program by the Minister is associated with the Planning 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 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 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 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 each instalment of the Development 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.