

## Explanatory Note

### Minister for Planning ABN 38 755 709 681 and Wadalba Property Invest Pty Ltd (ACN 612 102 753)

### 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 Minister for Planning ABN 38 755 709 681 (the **Minister**) and Wadalba Property Invest Pty Ltd (ACN 612 102 753) (the **Developer**).

#### Description of the Subject Land

The Planning Agreement applies to:

- Lot 70 in Deposited Plan 7091 (**Subject Land**).

The Subject Land is located at 53-73 Warnervale Road, Warnervale NSW 2259.

#### Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land into approximately 58 residential lots, generally in accordance with Development Application DA 644/2017, which has been lodged with Central Coast Council (**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 Registered Proprietor of the Subject Land, Jason Galea, Joseph Galea and Mary Pauline Galea have entered in to a contract of sale with the Developer for the sale of Subject Land.

The Planning Agreement provides that the Developer will make a monetary contribution of \$166,790.63 for the purposes of the provision of designated State public infrastructure within the meaning of clause 6.1 of the *Wyang Local Environmental Plan 2013* (**LEP**).

The monetary contribution amount has been calculated on the basis of \$97,203.00 per hectare of net developable area (subject to indexation in accordance with the Planning Agreement) with the net developable area being 1.7159 hectares.

The monetary contribution will be payable on execution 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 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) transport or other infrastructure relating to land

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 as the Development Contribution is payable on execution of the Planning Agreement.