

Explanatory Note

Minister for Planning ABN 38 755 709 681 and

Central Pitt Town No 2 Pty Ltd (ACN 618 062 589) in its capacity as trustee of The Central Pitt Town No 2 Unit Trust and

Central Pitt Town No 3 Pty Ltd (ACN 618 062 641) in its capacity as trustee of The Central Pitt Town No 3 Unit Trust and

Central Pitt Town 8 Pty Ltd (ACN 619 101 709) in its capacity as trustee of The Central Pitt Town 8 Unit Trust

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 7.1 of Part 7 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 Central Pitt Town No 2 Pty Ltd (ACN 618 062 589) in its capacity as trustee of The Central Pitt Town No 2 Unit Trust, and Central Pitt Town No 3 Pty Ltd (ACN 618 062 641) in its capacity as trustee of The Central Pitt Town No 3 Unit Trust and Central Pitt Town 8 Pty Ltd (ACN 619 101 709) in its capacity as trustee of The Central Pitt Town 8 Unit Trust (collectively, the **Developer**).

Description of the Subject Land

The Planning Agreement applies to:

- Lot 15 of Deposited Plan 793787 known as 102 Hall Street, Pitt Town NSW 2756, Lot 2 of Deposited Plan 572111 known as 35 Wells Street, Pitt Town NSW 2756 and Lot 1142 of Deposited Plan 635487 known as 45 Wells Street, Pitt Town NSW 2756 (collectively, the **Subject Land**).

Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land into 28 residential lots and associated infrastructure generally in accordance with Development Application 0522/17 (as amended) which has been lodged with Hawkesbury City 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 Planning Agreement provides that the Developer will make a monetary contribution of \$272,275.00 (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 6.8 of *Hawkesbury Local Environmental Plan 2012 (LEP)*. The contribution amount has been calculated on the basis that a contribution is payable for 25 of the proposed lots (an exemption was applied for 3 lots which contained an existing dwelling) comprising the Development at a rate of \$10,891 per lot.

The monetary contribution will be payable upon the execution of the Planning Agreement.

The Developer is not 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 6.8 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 7.4(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 6.8 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 6.8 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 6.8 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, an occupation certificate or subdivision certificate.