

Explanatory Note
Minister for Planning ABN 38 755 709 681
and
Kurri Autos Pty Ltd ACN 001 277 890
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 Kurri Autos Pty Ltd ACN 001 277 890 (the **Developer**).

Description of the Subject Land

The Planning Agreement applies to:

- Part Lot 8 in Deposited Plan 1181883, at Errol Crescent, Heddon Greta NSW 2321, which is shown hatched on the plan and marked "Annexure A" to the Planning Agreement (**Subject Land**).

Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land into approximately five residential lots and associated infrastructure, generally in accordance with the plan in Schedule 4 to the Planning Agreement and with Development Application DA 8/2017/530/1, which has been lodged with Cessnock 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 \$41,900 (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 *Cessnock Local Environment Plan 2011* (**LEP**). The contribution amount has been calculated on the basis that a contribution is payable per hectare of net developable area comprising the Development, at a rate of \$83,800 per hectare.

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

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