

Explanatory Note
Minister for Planning ABN 38 755 709 681
and
Glenn Stewart Hogeveen
and
Stephen Richard Hogeveen
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 Glenn Stewart Hogeveen and Stephen Richard Hogeveen (the **Developer**).

Description of the Subject Land

The Planning Agreement applies to:

- Lot 1 of Deposited Plan 301305 known as 109a Avondale Road, North Cooranbong (**Subject Land**).

Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land in two stages, into approximately 9 residential lots and associated infrastructure, generally in accordance with the plan in Schedule 7 and Development Application (DA No.336/2018) which has been lodged with Lake Macquarie 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 undertakes to provide to the Minister, or the Minister's nominee, the Development Contribution being an amount of \$46,844.20 on commencement of the Voluntary Planning Agreement.

The Minister and Developer acknowledge and agree that the amount of \$46,844.20 is the Development Contribution for the purposes of the Voluntary Planning Agreement and has

been calculated on the basis that the net developable area for the Development is 0.559 hectares and the rate per net developable hectare is \$83,800.

This monetary contribution is for the purposes of the provision of designated State public infrastructure within the meaning of clause 6.1 of Lake Macquarie Local Environmental Plan 2014 (LEP).

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 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) 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 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 does not specify requirements that must be complied with prior to the issue of a subdivision certificate.