

Explanatory Note
Minister for Planning and Public Spaces ABN 20 770 707 468
and
Combined Projects (Wickham St) Pty Ltd ACN 609 501 402
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 and Public Spaces ABN 20 770 707 468 (the **Minister**) and Combined Projects (Wickham St) Pty Ltd ACN 609 501 402 (**Developer**).

Description of the Subject Land

The Planning Agreement applies to:

- Auto Consol 11240-184 in respect of parcels known as Lot 1 of Deposited Plan 126737, known as 96-102 Princes Highway, Arncliffe NSW, and Lot 20 of Deposited Plan 1228044
- Lot 1 of Deposited Plan 314129, known as 130 Princes Highway, Arncliffe NSW;
- Lot 21 of Deposited Plan 1228044, known as 132 Princes Highway, Arncliffe NSW;
- Lot 22 of Deposited Plan 1228044, known as 132 Princes Highway, Arncliffe NSW;
- Lot 23 of Deposited Plan 1228044, known as 140 Princes Highway, Arncliffe NSW;
- Lot 52 of Deposited Plan 1228056, known as 132 Princes Highway, Arncliffe NSW; and
- Lot 50 of Deposited Plan 1228056, known as 7 Charles Street, Arncliffe NSW,

(together referred to as the **Subject Land**).

Description of the Proposed Development

The Developer is seeking to demolish the existing structures on the Subject Land and construct a ten-storey mixed use development comprising a residential flat building containing 182 residential units, ground floor commercial space, three basement levels of car parking, communal open space and a two lot stratum subdivision, generally in accordance with Development Application 2018/196 which has been lodged with Bayside 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 \$9,119 per residential lot (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 7.1 of Rockdale Local Environmental Plan 2011 (**LEP**).

The monetary contribution will be payable prior to the issue of each relevant Subdivision Certificate or Construction Certificate, whichever is the earlier to occur, in accordance with Schedule 4 to the Planning Agreement.

The Developer is required to provide a bank guarantee in accordance with Schedule 5 to 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 7.1 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 7.1 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 7.1 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 7.1 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 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 or construction certificate (whichever is the earlier to occur), and therefore contains a restriction on the issue of a subdivision certificate within the meaning of section 6.15(1)(d) of the Act and also a restriction on the issue of a construction certificate within the meaning of section 146A of the Regulation.