

**Explanatory Note**  
**Minister for Planning and Public Spaces ABN 20 770 707 468**  
**and**  
**PIPP Pty Ltd ACN 624 372 292**  
**and**  
**The Trustees of the Roman Catholic Church for Diocese of Maitland**  
**Newcastle**  
**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**), PIPP Pty Ltd ACN 624 372 292 (**PIPP**), and The Trustees of the Roman Catholic Church for Diocese of Maitland Newcastle (the two latter parties being the **Developer**).

**Description of the Subject Land**

The Planning Agreement applies to:

- Part of Lot 1131 of Deposited Plan 1057179 known as John Renshaw Drive, Black Hill (**Subject Land**).

**Description of the Proposed Development**

The Developer is seeking to subdivide the Subject Land into 39 light industrial lots and 1 environmental conservation lot generally in accordance with Development Application No. 8/2018/539/1 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 \$33,518 per of net developable area (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 Environmental Plan 2011 (**LEP**).

The monetary contribution will be payable prior to:

- the issue of a Construction Certificate
- the issue of a Subdivision Certificate; or
- the commencement of any part of the Development that can proceed without a Construction Certificate or Subdivision Certificate;
- the issue of a Complying Development Certificate (if applicable)

for each stage of the Proposed Development, whichever occurs earlier, in accordance with Schedule 4 to the Planning Agreement. The Developer is not required to make any payments prior to the issue of a Construction Certificate that is only for Subdivision Work.

The Developer is required to provide a bank guarantee and register the planning agreement on title.

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 an occupation certificate.

The Planning Agreement requires each instalment of the Development Contribution to be paid prior to the issue of a subdivision certificate or construction certificate for each stage of the Proposed Development 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 a restriction on the issue of a construction certificate within the meaning of clause 146A of the Regulation.