

Explanatory Note
Minister for Planning and Public Spaces (ABN 20 770 707 468)
and
NBP Estates Pty Ltd (ACN 628 741 640) as trustee of NBP Estates Trust
and
BFSF3 Pty Limited (ACN 630 474 467) as trustee of BFSF3 Superannuation Fund
and
Great River NSW Pty Ltd (ACN 630 263 553)

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 having regard to the Planning Agreements Practice Note issued under clause 25B of the *Environmental Planning and Assessment Regulation* 2000 and its contents have been agreed by the parties.

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 the following **Developer** entities:

- NBP Estates Pty Ltd (ACN 628 741 640) as trustee of NBP Estates Trust
- BFSF3 Pty Limited (ACN 630 474 467) as trustee of BFSF3 Superannuation Fund
- Great River NSW Pty Ltd (ACN 630 263 553).

Description of the Subject Land

The Planning Agreement applies to Lots 1 - 3 in Deposited Plan 1263486 known as 14-98 Old Castlereagh Road, Penrith 2750 (**Subject Land**).

Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land into approximately 93 lots (including four (4) residual lots for future development), earthworks, roads, stormwater infrastructure and landscaping generally in accordance with Development Application 9876 which has been lodged with the NSW Department of Planning, Industry and Environment (**Proposed**

Development). The Developer has made an offer to the Minister to enter into the Planning Agreement in connection with the Proposed Development.

An indicative plan of the Proposed Development is at the end of this explanatory note.

Summary of Objectives, Nature and Effect of the Planning Agreement

The Planning Agreement provides that the Developer will make a monetary contribution of \$200,000 per hectare of net developable area (subject to indexation in accordance with the Planning Agreement) (**Development Contribution**) for the purposes of the provision of designated State public infrastructure within the meaning of clause 34 of the *State Environmental Planning Policy (Penrith Lakes Scheme) 1989 (SEPP)*.

An instalment of the Development Contribution will be payable prior to the issue of each relevant subdivision certificate in accordance with Schedule 4 to the Planning Agreement.

The Developer is required to provide a \$200,000 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 designated State public infrastructure referred to in clause 34 of the SEPP.

No relevant capital works program by the Minister is associated with the Planning Agreement.

Assessment of Merits of Planning Agreement

The Public 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 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 an appropriate contribution towards the provision of infrastructure, facilities and services.

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.

The Developer's offer to contribute towards the provision of designated State public infrastructure will have a positive impact on the public who will ultimately use it.

Requirements relating to Construction, Occupation and Subdivision Certificates

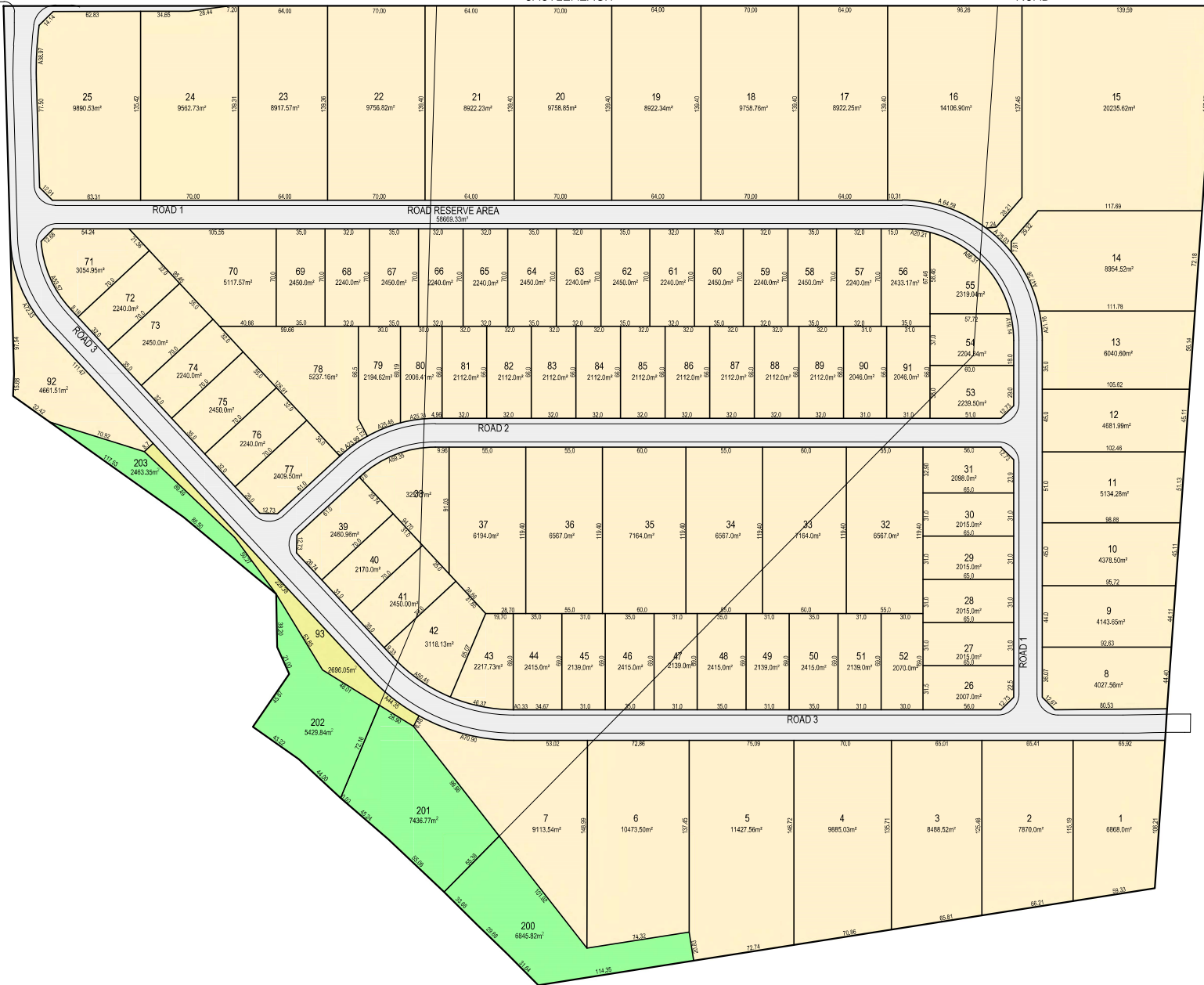
The Planning Agreement does not specify requirements that must be complied with prior to the issue of a construction certificate or an occupation certificate.

The Planning Agreement requires an instalment of the Development Contribution to be paid prior to the issue of the relevant subdivision certificate and therefore contains a restriction on the issue of a subdivision certificate within the meaning of section 6.15(1)(d) of the Act.

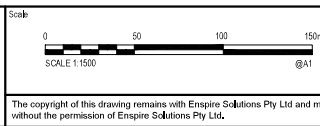
OLD

CASTLEREAGH

ROAD



REV	DATE	DESCRIPTION	MDH	ML	ML	MLH
1	18/12/2020	ISSUED FOR INFORMATION				



Project	NEPEAN BUSINESS PARK
Title	SUBDIVISION PLAN WITH INTERNAL BOUNDARIES

Scale	1:1500	Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION
Date	18/12/2020	Project Number/Drawing Number	200044-SK-0003
Size	A1	Revision	1
Datum			