

Explanatory Note
Minister administering the *Environmental Planning and Assessment Act 1979* (ABN 20 770 707 468)
And
Land Specialists Pty Ltd (ACN 606 318 076)
And
Land Specialists Estates NSW Pty Ltd (ACN 642 515 320)
And
Roger Mark Davies
And
Grant Stephen Davies
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 and its contents have been agreed by the parties.

Parties to the Planning Agreement

The parties to the Planning Agreement are the Minister administering the *Environmental Planning and Assessment Act 1979* (ABN 20 770 707 468) (the **Minister**) and Land Specialists Pty Ltd (ACN 606 318 076), Land Specialists Estates NSW Pty Ltd (ACN 642 515 320), Roger Mark Davies and Grant Stephen Davies (together, the **Developer**).

Description of the Subject Land

The Planning Agreement applies to Lot 35 in Deposited Plan 1288491, known as 35 Government Road, Cessnock, NSW 2325 (**Subject Land**).

Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land into approximately 328 residential lots and one (1) drainage reserve and carry out associated infrastructure, generally in accordance with DA 8/2021/21939/1 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.

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 \$97,889 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 6.1 of the *Cessnock Local Environmental Plan (LEP)*.

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 \$20,000 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 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 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

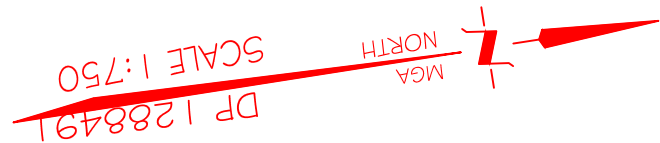
The Planning Agreement does not specify requirements that must be complied with prior to the issue of a construction certificate or an occupation certificate.

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.

Indicative Plan of the Proposed Development

NOTE: ALL BEARINGS, DISTANCES, AREAS AND EASEMENTS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF A PLAN OF SUBDIVISION

Parcel Table				
No.	Bearing	Chord	Radius	Ac.
2	S 86°22'55"	11.73	45.00	11.746
3	S 85°51'5"	1.465		
4	S 26°00'05"	3.337	45.00	3.338
5	S 85°51'5"	1.465		
6	S 89°31'25"	9.008	27.00	9.051
7	S 26°01'50"	2.064	40.00	2.064
8	S 73°48'00"	14.925	40.00	15.013
9	S 00°59'00"	2.880	40.00	2.881
10	S 13°12'55"	10.864	42.00	10.917
11	S 21°23'55"	16.478	16.00	16.699
12	S 53°32'45"	10.594	38.50	10.813
13	S 24°51'55"	11.222	26.50	11.367
14	S 26°12'15"	7.447	20.50	7.489



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		SHEET DATE N/A	CONTOURS N/A			
		PLAT DATE 17/11/2023	DRAWN/CMD BY IMC / AD			
		FILENAME N:\37208 Land Spot\Drawings\37208 M.dwg		CLIENT LAND SPECIALISTS Pty Ltd		

