

Explanatory Note

Minister administering the *Environmental Planning and Assessment Act 1979* (ABN 20 770 707 468)

and

Stannic Securities Pty Ltd (ACN 000 345 906)

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 Stannic Securities Pty Ltd (ACN 000 345 906) (the **Developer**).

Description of the Subject Land

The Planning Agreement applies to Lots 41 and 45 in Deposited Plan 7091 known as 109 and 121 Minnesota Road, Hamlyn Terrace 2259 (**Subject Land**).

Description of the Proposed Development

The Developer is seeking to subdivide the Subject Land into approximately 125 residential lots and construct associated roads and infrastructure, to give effect generally to the plan at the end of this explanatory note, being:

- a) Stage 1 broadly in accordance with Development Application DA/3743/2022 lodged with Central Coast Council and any Development Consent granted to that application, including the subdivision of part of the Land to create approximately 41 residential lots and associated roads and infrastructure; and
- b) Stage 2, including subdivision of the remainder of the Land to create approximately 84 residential lots, two (2) residue lots, one (1) drainage lot and associated roads and infrastructure, proposed to be carried out by the Developer in accordance with further Development Application(s) for that part of the Land,

(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 \$115,893.12 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 *Central Coast Local Environmental Plan 2022 (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

See following pages.



34 DP 7091

43 DP 7091

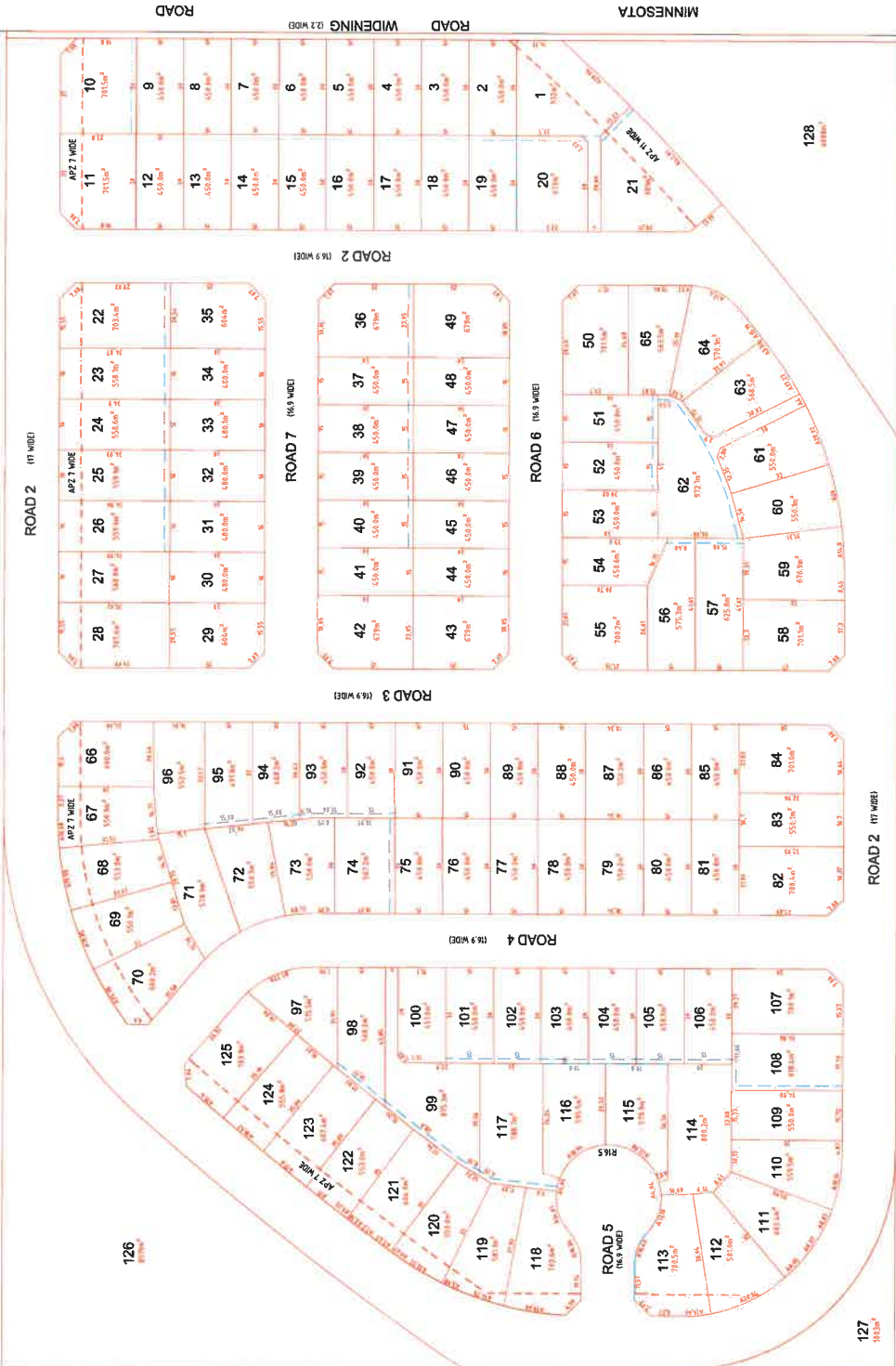
44 DP 7091

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FUTURE ROAD (PER DCP)
FUTURE ROAD (PER DCP)
ORDERLY LAYOUT (PER DCP)



- NOTES:
1. BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE MINNESOTA DEPARTMENT OF TRANSPORTATION (DOT) AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE BOUNDARIES AND EASEMENTS ARE APPROXIMATE ONLY.
 2. MHA CORRECTIONAL INSTITUTIONS IN THIS PLAN HAVE BEEN DERIVED BY THE MINNESOTA DEPARTMENT OF CORRECTIONS AND REFORMATORY INSTITUTIONS (MDCRI).
 3. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF SITE ANALYSIS & SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.

LEGEND

- PROPOSED ASSET PROTECTION ZONE
- APZ
 - PROPOSED EASEMENT TO
 - DRAIN WATERS TO WIDE (A)

DATE	BY	REVISIONS
10/15/2020	K.W.	1. INITIAL LAYOUT
10/15/2020	K.W.	2. ORDERLY LAYOUT
10/15/2020	K.W.	3. ORDERLY LAYOUT
10/15/2020	K.W.	4. ORDERLY LAYOUT
10/15/2020	K.W.	5. ORDERLY LAYOUT
10/15/2020	K.W.	6. ORDERLY LAYOUT
10/15/2020	K.W.	7. ORDERLY LAYOUT
10/15/2020	K.W.	8. ORDERLY LAYOUT
10/15/2020	K.W.	9. ORDERLY LAYOUT
10/15/2020	K.W.	10. ORDERLY LAYOUT

THE POSITION OF SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND HAVE BEEN OBTAINED FROM THE MINNESOTA DEPARTMENT OF TRANSPORTATION (DOT) AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE BOUNDARIES AND EASEMENTS ARE APPROXIMATE ONLY.

ORDERLY LAYOUT (PER DCP)

ORDERLY LAYOUT (PER DCP)

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ORDERLY LAYOUT (PER DCP)

ORDERLY LAYOUT (PER DCP)

CLIENT: YERAMBA ESTATES

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Central Coast (916) 433-1235
www.beveridgewilliams.com.au

DETAILS:
PROPOSED SUBDIVISION OF
LOTS 41 & 45 DP 7091
109-121 MINNESOTA ROAD
HAMLYN TERRACE

SCALE	SHEET	ORIGINAL	DATE	BY	REVISIONS
1" = 100'	1	1" = 100'	10/15/2020	K.W.	1. INITIAL LAYOUT
1" = 100'	2	1" = 100'	10/15/2020	K.W.	2. ORDERLY LAYOUT
1" = 100'	3	1" = 100'	10/15/2020	K.W.	3. ORDERLY LAYOUT
1" = 100'	4	1" = 100'	10/15/2020	K.W.	4. ORDERLY LAYOUT
1" = 100'	5	1" = 100'	10/15/2020	K.W.	5. ORDERLY LAYOUT
1" = 100'	6	1" = 100'	10/15/2020	K.W.	6. ORDERLY LAYOUT
1" = 100'	7	1" = 100'	10/15/2020	K.W.	7. ORDERLY LAYOUT
1" = 100'	8	1" = 100'	10/15/2020	K.W.	8. ORDERLY LAYOUT
1" = 100'	9	1" = 100'	10/15/2020	K.W.	9. ORDERLY LAYOUT
1" = 100'	10	1" = 100'	10/15/2020	K.W.	10. ORDERLY LAYOUT

PROJECT NO.	2001297
DRAWING NO.	SUB-001
VERSION	1
SHEET	1 OF 2

