

Explanatory Note

Planning Agreement (VPA-49) associated with State Significant Development Application SSD-10446 at 275 Adams Road, Luddenham

This Explanatory Note has been prepared in accordance with the Section 205 of the Environmental Planning and Assessment Regulation 2021

Draft Planning Agreement

The purpose of this Explanatory Note is to provide a plain English summary to support the notification of a draft Voluntary Planning Agreement (**Planning Agreement**) under section 7.4 of the *Environmental Planning and Assessment Act 1979 (Act)*. The draft Planning Agreement includes contributions for works associated with the carrying out of State significant development application SSDA 10446.

This Explanatory Note has been prepared jointly between the parties in accordance with clause 205 of the *Environmental Planning and Assessment Regulation 2021 (Regulation)*.

This Explanatory Note is not to be used to assist in construing the Planning Agreement.

Parties

Name	CFT No. 13 Pty Limited atf Coombes Family Trust No. 13
ABN	32 528 255 331
Short form name	Developer
Notice details	Coombes Property Group, Level 5, 2 Grosvenor Street, Bondi Junction, New South Wales 2022

Name	Liverpool City Council
ABN	84 181 182 471
Short form name	Council
Notice details	Ground Floor, 33 Moore Street, Liverpool, New South Wales 2170

Description of the Land to which the draft Planning Agreement applies.

The draft Planning Agreement applies to the following lot:

275 Adams Road, Luddenham 2745 NSW, Lot 3 DP 623799 (Development Site).

Description of the Proposed Development Application

The proposal is a State Significant Development application (SSD-10446) for the construction and operation of a resource recovery facility with capacity to receive and process up to 600,000 tonnes per annum of general solid waste (non-putrescible), comprising of construction and demolition waste and commercial and industrial waste for recycling.

Summary of Objectives, Nature and Effect of the draft Planning Agreement

Objectives of draft Planning Agreement

The objective of the draft Planning Agreement is to enable the determination of SSD-10446 and provide Council with a monetary contribution to be used towards a Public Purpose.

Nature of draft Planning Agreement

The draft Planning Agreement is an agreement under s 7.4(1)(b) of the *Environmental Planning and Assessment Act 1979 (Act)*. The draft Planning Agreement is a voluntary agreement under which

Development Contributions (as defined in clause 11 and Schedule 1 of the draft Planning Agreement) are made by the Developer for various public purposes (as defined in s7.4(2) of the Act).

Effect of the draft Planning Agreement

The draft Planning Agreement:

- relates to the carrying out by the Developer of Development on the Development Site,
- requires the Developer to provide the Development Contribution;
- is to be registered on the title to the Development Site;
- imposes restrictions on the Parties assigning an interest under the agreement,
- provides two dispute resolution methods for a dispute under the agreement, being expert determination and mediation;
- provides that the agreement is governed by the law of New South Wales.

Assessment of the Merits of the draft Planning Agreement

The Planning Purposes Served by the draft Planning Agreement

The draft Planning Agreement:

- promotes and co-ordinates the orderly and economic use and development of the land to which the agreement applies;
- addresses the need for waste and resource recovery infrastructure to meet the projected demand associated with future development activities within the Aerotropolis and surrounding areas;
- provides an environmentally beneficial means of dealing with non-putrescible solid wastes by recycling waste received and contributing to meeting of NSW government recycling targets;
- provides ongoing employment of about 70 people (FTE) once at full production; and
- facilitates the money for the public purposes.

How the draft Planning Agreement promotes the Public Interest

The draft Planning Agreement promotes the Public Interest by addressing and promoting the objects of the Act as set out in s1.3.

For Planning Authorities:

Development Corporations - How the draft Planning Agreement promotes its statutory responsibilities.

N/A

Other Public Authorities – How the draft Planning Agreement promotes the objects (if any) of the Act under which it is constituted

In accordance with section 7 of the Local Government Act 1993, the draft Planning Agreement

- facilitates engagement with the local community by councils, councillors and other persons and bodies that constitute the system of local government; and
- promotes a system of local government that is accountable to the community and that is sustainable, flexible and effective.

Councils – How the draft Planning Agreement promotes the elements of the Council's Charter

The draft Planning Agreement promotes the elements of the Council's charter (now s8 of the Local Government Act 1993) by:

- providing value for residents and ratepayers;
- gives councils the ability to provide goods, services and facilities and to carry out activities, appropriate to the current and future needs of local communities and the wider public; and
- is consistent with the principle of ecologically sustainable development.

All Planning Authorities – Whether the draft Planning Agreement conforms with the Authority's Capital Works Program

N/A

All Planning Authorities – Whether the draft Planning Agreement specifies that certain requirements must be complied with before a construction certificate, an occupation certificate or a subdivision certificate is issued

The draft Planning Agreement requires:

- (a) the registration of the planning approval on the title of the Development Site to be within 6 months of the agreement commencing;
- (b) the Development Contribution to be paid before any construction certificate is issued for the Development.