

File no: C23/45288

Date: 7 September 2023

Ben Nguyen
Ben.Nguyen@facs.nsw.gov.au

Dear Sir/Madam,

Lot 41,42 & 43 DP 32163 – 52-56 Pank Parade Blacktown – Section 7.11 contributions for a construction of 12 units.

I refer to your enquiry regarding the Section 7.11 contributions (S7.11) for the proposed development as mentioned above.

The subject property is located within the catchment areas of Section 7.11 Contributions Plan No. 19 – Blacktown Growth Precinct. Our records indicate that S7.11 contributions are payable on this land.

The following monetary contributions under Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid prior to the issue of any Construction Certificate or Subdivision Certificate, whichever occurs first.

The current indexed contributions are:

S7.11 Contribution	Amount
Stormwater Quality	\$17,435.00

These contributions are based upon the following parameters as specified in the contributions plan.

Developable Area: 0.1669 hectares

Please note that the contributions are subject to quarterly indexation using the Consumer Price Index (CPI) to the **date of payment**. The next CPI is expected to be issued by the Australian Bureau of Statistics on **25 October 2023**, at which time these figures will be re-indexed, amending the amount payable.

Copies of contributions plans may be inspected/purchased from our Customer Information Centre at 62 Flushcombe Road, Blacktown. Alternatively, contributions plans may be viewed or downloaded from our website:

www.blacktown.nsw.gov.au/Plan-build/Stage-2-plans-and-guidelines/Section-7.11-Plans-Planning-Agreements-and-Works-in-Kind/Section-7.11-contributions-plans

Should you require any further information regarding this matter, please contact Evanya Dolling on 9839-6397.

Yours faithfully,



Jennifer Rodger
Co-Ordinator Contributions

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Archived: Monday, 11 September 2023 12:11:40 PM

From: Jared Spies

Sent: Fri, 11 Aug 2023 05:56:47 +0000ARC

To: Rajlaxmi Kshirsagar

Cc: Carolyn Howell

Subject: RE: Blacktown City Council comments on proposed seniors housing development at 62 - 66 Pank Parade, Blacktown

Sensitivity: Normal

Hi Rajlaxmi,

I sent your request below to our S7.11 Contributions team for consideration. They have advised that they are satisfied to levy contributions through the identified requirements pathway you have indicated in your email.

On this basis, please reach out to Jenny Rodger on Jenny.Rodger@blacktown.nsw.gov.au to obtain a quote for the contributions.

Kind regards,



Jared Spies

Senior Development Assessment Planner

9839 5943

PO Box 63 Blacktown NSW 2148

blacktown.nsw.gov.au

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From: Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@facs.nsw.gov.au>

Sent: Thursday, 10 August 2023 1:28 PM

To: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>

Cc: Carolyn Howell <Carolyn.Howell@facs.nsw.gov.au>

Subject: RE: Blacktown City Council comments on proposed seniors housing development at 62 - 66 Pank Parade, Blacktown

Hi Jared,

The environmental impacts of proposed seniors housing activity will be assessed through a Division 5.1 assessments referred to as a Review of Environmental Factors (REF) and an activity determination (approval) and identified requirements (similar to conditions of consent) will be issued. NSW Land and Housing Corporation will include an identified requirement (condition) in the activity determination requiring payment of the local infrastructure contribution for Stormwater Treatment based on quote provided by Blacktown City Council before commencement of construction. Once the activity determination is issued a 'Decision to Proceed letter' will be sent to the council and the Activity determination with identified requirements, REF that includes full response to Council's submission, approved plans and supporting documents will be available on the NSW Planning Portal.

In view of the above, we would like Blacktown Council to reconsider LAHC's proposal about payment of contribution in lieu of providing water quality systems, in accordance with the Part J of Blacktown DCP.

Please do not hesitate to contact me in case of any questions.

Thanks.

Kind regards,

Rajlaxmi Kshirsagar (She/her)

Planning Officer

Portfolio Service | Delivery South | Land and Housing Corporation

Department of Planning and Environment

M 0447437764 | E Rajlaxmi.Kshirsagar@facs.nsw.gov.au

www.dpie.nsw.gov.au

Level 15, 4 Parramatta Square
Parramatta NSW 2150



From: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>

Sent: Wednesday, 9 August 2023 5:31 PM

To: Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@facs.nsw.gov.au>

Subject: RE: Blacktown City Council comments on proposed seniors housing development at 62 - 66 Pank Parade, Blacktown

Hi Rajlaxmi,

Since you propose to carry out the development without consent, in the absence of a development consent for a development application we cannot levy a S7.11 contribution as the mechanism to do so is through a condition of consent.

Therefore we can only accept the water quality device in this instance.

Kind regards,



Jared Spies
Senior Development Assessment Planner

9839 5943
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@facs.nsw.gov.au>

Sent: Tuesday, 8 August 2023 1:19 PM

To: Dennis Bagnall <Dennis.Bagnall@blacktown.nsw.gov.au>

Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>; Jenny Rodger <Jenny.Rodger@blacktown.nsw.gov.au>

Subject: RE: Blacktown City Council comments on proposed seniors housing development at 62 - 66 Pank Parade, Blacktown

Hi Dennis,

Thank you for your email.

The S7.11 contributions are applicable to **development with consent**.

Subdivision 3 Local infrastructure contributions

7.11 Contribution towards provision or improvement of amenities or services (cf previous s 94)

- (1) If a consent authority is satisfied that development for which **development consent** is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring—
- (a) the dedication of land free of cost, or
 - (b) the payment of a monetary contribution,
- or both.

NSW Land and Housing Corporation (a social housing provider as per definition in Housing SEPP 2021) is carrying out seniors housing on the site as 'Development without consent' under Division 8, Part 5, Chapter 3 of the Housing SEPP 2021. Therefore, the development contributions are not applicable.

I would like to note that NSW Land and Housing Corporation intends to pay the contributions voluntarily in lieu of providing water filtration system. Please see my latest email to Jared as attached.

Looking forward to your response.

Thanks.

Kind regards,

Rajlaxmi Kshirsagar (She/her)

Planning Officer

Portfolio Service | Delivery South | Land and Housing Corporation

Department of Planning and Environment

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The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Department of Planning and Environment



From: Dennis Bagnall <Dennis.Bagnall@blacktown.nsw.gov.au>

Sent: Tuesday, 8 August 2023 10:24 AM

To: Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@facss.nsw.gov.au>

Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>; Jenny Rodger <Jenny.Rodger@blacktown.nsw.gov.au>

Subject: Blacktown City Council comments on proposed seniors housing development at 62 - 66 Pank Parade, Blacktown

Hi Rajlaxmi,

I refer to your email below to Jared Spies, specifically the highlighted section.

Your development application has been referred to me to provide comments on whether the LAHC are exempt from paying contributions. I note your comments and was wondering if you could provide a link or something else for me to sight. This would also be helpful for us for future DAs from the LAHC.

If you can get back to me asap, I'll provide my comments to Jared quickly.

Regards,



Dennis Bagnall

Manager Developer Contributions

9839 6461 | 0401 066 114

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From: Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@facs.nsw.gov.au>
Sent: Wednesday, 5 July 2023 4:58 PM
To: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>
Subject: FW: Blacktown City Council comments on proposed seniors housing development at 62 - 66 Pank Parade, Blacktown
Importance: High

Hi Jared,

I hope this email finds you well. Thank you for providing the comments on proposed seniors housing development at 62-66 Pank Parade, Blacktown.

The council requires to provide WSUD chamber and a MUSIC model to ensure the water quality target has been achieved. The subject land is within Blacktown Growth Centre where Section 7.11 Contributions Plan apply. As per the part J – Water Sensitive Urban Design and Integrated Water Cycle Management within Blacktown DCP 2015, the water quality requirements can be met through the provision of contributions in accordance with this contribution plan. We would appreciate your advice if Blacktown Council would accept the contribution in lieu of providing the water quality filtration chamber and MUSIC model. **We note that LAHC is exempt from paying contributions otherwise for “Development carried out without consent” under Part 5 self-approval pathway.**

Your advice is highly appreciated.

Looking forward to your reply.

Thanks.

Kind regards,

Rajlaxmi Kshirsagar (She/her)
Planning Officer
Portfolio Service | Delivery South | Land and Housing Corporation
Department of Planning and Environment
M 0447437764 | E Rajlaxmi.Kshirsagar@facs.nsw.gov.au
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Rajlaxmi

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