

memo

To Suzie Jattan, Senior Project Officer, Planning Panels Secretariat

From Holly Palmer, Senior Project Planner

Date 22 August 2019

Subject 2017SWC145 Request to amend condition of consent 4.1

File no SPP-17-00043 at 27 Boundary Road, 29, 31 and 33 Schofields Road, Schofields for a multi dwelling development

Dear Suzie,

With regard to the above development application which is being considered by the Sydney Planning Panel on Thursday, 29 August 2019, we request that Condition 4.1 is amended as shown below. The reason for the proposed change is to ensure that the amounts referenced are correct as at the date of consent. These amounts have changed recently in response to an increase in the consumer price index.

We request Condition 4.1 is replaced as below:

‘4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

4.1 Section 7.11 Contributions – Stage 1

4.1.1 The following monetary contributions pursuant to Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid for Stage 1. The amounts below are as at the date of this consent. They WILL BE INDEXED from the date of this consent to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) for Stage 1.

PLEASE NOTE: Payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. Payments of the full amount by credit card or EFTPOS are accepted. However, payments by credit card or EFTPOS over \$10,000.00 are levied a 3% surcharge on the whole amount and cannot be split between different credit or EFTPOS cards.

Contribution Item	Amount	Relevant C.P
i. Stormwater Quantity First Ponds Creek	\$ 1,798,294.00	20
ii. Stormwater Quantity Eastern Creek	\$ 1,110,366.00	20
iii. Stormwater Quality First Ponds Creek	\$ 73,057.00	20
iv. Stormwater Quality Eastern Creek	\$ 47,382.00	20
v. Traffic Management	\$ 807,651.00	20
vi. Open Space	\$ 4,823,762.00	20
vii. Community Facilities	\$ 65,158.00	20

viii.	E2 Conservation Zone	\$ 207,820.00	20
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The contribution(s) will be indexed according to the Australian Bureau of Statistics' Consumer Price Index (Sydney Housing) or Consumer Price Index (All Groups Sydney).

Copies of the following relevant Contributions Plan(s) may be inspected/purchased from Council's Customer Information Centre. Alternatively, Contributions Plans may be downloaded from Council's website:

S.7.11 CP No. 20 Riverstone and Alex Avenue Precincts.

The Section 7.11 contribution(s) have been based on the total and net developable areas and potential additional population nominated below. Should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Total Developable Area: 4.1787 hectares

First Ponds Creek Net Developable Area: 2.5137 hectares

First Ponds Creek Net Developable Area for stormwater quality: 0.6284 hectares

Eastern Creek Net Developable Area: 1.665 hectares

Eastern Creek Net Developable Area for stormwater quality: 0.4163 hectares

Additional Population: 640.9 persons.

4.2 Section 7.11 Contributions – Stage 2

- 4.2.1 The following monetary contributions pursuant to Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid for Stage 2. The amounts below are as at the date of this consent. They WILL BE INDEXED from the date of this consent to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) for Stage 2.

PLEASE NOTE: Payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. Payments of the full amount by credit card or EFTPOS are accepted. However, payments by credit card or EFTPOS over \$10,000.00 are levied a 3% surcharge on the whole amount and cannot be split between different credit or EFTPOS cards.

Contribution Item	Amount	Relevant C.P
i. Open Space	\$ 196,443.00	20
ii. Community Facilities	\$ 2,654.00	20
iii. E2 Conservation Zone	\$ 8,463.00	20

The contribution(s) will be indexed according to the Australian Bureau of Statistics' Consumer Price Index (Sydney Housing) or Consumer Price Index (All Groups Sydney).

Copies of the following relevant Contributions Plan(s) may be inspected/purchased from Council's Information Centre, or viewed/downloaded at www.blacktown.nsw.gov.au:

S.7.11 CP No. 20 Riverstone and Alex Avenue Precincts.

The Section 7.11 contribution(s) have been based on the potential additional population nominated below. Should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Additional Population: 26.1 persons.'

For the Panel's consideration.

Kind Regards,

Holly Palmer
Senior Project Planner

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