



File no: MOD-25-00011 to SPP-23-00037

16 June 2025

Universal Property Group Pty Ltd  
137 Gilba Road  
Girraween NSW 2145

Dear Sir/Madam,

**Property: 1578, 1580, 1584, 1586 Windsor Road, Vineyard**

**Proposal: Modification to Notice of Determination No. SPP-23-00037 under  
Section 4.56 of the Environmental Planning and Assessment Act 1979**

Reference is made to the Section 4.56 application (MOD-25-00011) lodged with us on 20 January 2025 requesting a modification to Notice of Determination No. SPP-23-00037, dated 12 November 2024.

Please be advised that we have considered your request and, under Section 4.56 of the Environmental Planning and Assessment Act 1979, you are advised that the above determination is modified in the following manner.

**Condition 7.1.1 is deleted and replaced with the following condition:**

7.1.1 Before the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works), whichever occurs first, contributions under Section 7.11 of the Environmental Planning & Assessment Act 1979 must be paid.

These payments contribute to the provision of the local infrastructure specified in the contribution/s plan specified below.

The amounts below are as at 10 June 2025. They WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.

**PLEASE NOTE:** Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card attract a % surcharge as detailed in Council's Goods and Services Pricing Schedule.

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

**Section 7.11 contributions payable for Stage 1B:**

<b>Contribution Item</b>	<b>Amount</b>
Stormwater Quantity First Ponds Creek	\$3,004,921.00
Stormwater Quality First Ponds Creek	\$389,332.00
Traffic Management	\$814,749.00
Open Space	\$3,281,206.00
Community Facilities	\$44,322.00
E2 Conservation Zone	\$141,363.00
Total	\$7,675,893.00

The Section 7.11 contribution(s) have been based on the total developable area and the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly.

Developable area: 4.0074 hectares  
Additional population: 358.6 persons

**Section 7.11 contributions payable for Stage 2:**

<b>Contribution Item</b>	<b>Amount</b>
Stormwater Quantity First Ponds Creek	\$274,143.00
Stormwater Quality First Ponds Creek	\$35,519.00
Traffic Management	\$74,331.00
Open Space	\$592,923.00
Community Facilities	\$8,009.00
E2 Conservation Zone	\$25,545.00
Total	\$1,010,470.00

Developable Area: 0.3656 hectares  
Additional population: 64.8 persons

The Section 7.11 contribution(s) have been based on the total developable area and the potential additional population nominated below. Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the Section 7.11 contribution(s) will be adjusted accordingly

The contribution(s) will be indexed according to index specified in the contributions plan.

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](http://www.blacktown.nsw.gov.au):

Section 7.11 Plan No. 20 – Riverstone and Alex Avenue Precincts

The above modification has been made under Section 4.56 of the *Environmental Planning and Assessment Act 1979*. In seeking this modification, we are satisfied that the development is substantially the same development as originally approved in SPP-23-00037.

**Please note that no approval has been granted for the subdivision of Lot 2 DP 795119 as part of this modification application.**

Please also note that all other conditions of SPP-23-00037 remain unaltered and therefore must be complied with.

**Rights of Appeal:**

If you are dissatisfied with this decision, Section 8.9 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Section 8.2 of the *Environmental Planning and Assessment Act 1979* provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged within 28 days and determined within six (6) months of the date on which you received this notice.

Note: To enable the Section 8.2 review to be considered within the six (6) months time frame prescribed by under the *Environmental Planning and Assessment Act 1979*, it is advisable to lodge the application for review under Section 8.2 within 28 days to facilitate the statutory timeframes.

Section 8.2 does not apply to a determination of an application to modify a complying development certificate, a determination in respect of designated development, a determination in respect of integrated development, a determination made by the council under section 4.33 in respect of an application by the Crown, or a determination that is taken to have been made because the council has failed to determine an application.

Note. Section 8.5 applies to a review under this section.

If you would like to discuss this matter further, contact our Senior Town Planner, Luma Araim, on 9839 6000.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alan Middlemiss', written in a cursive style.

Alan Middlemiss  
Coordinator Planning Assessment