

Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Direction 2011

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, in pursuance of section 94EF of the *Environmental Planning and Assessment Act 1979*, give the following Direction.



Minister for Planning

Dated: 14 JAN 2011

1 Name of Direction

This Direction is the *Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Direction 2011*.

2 When Direction takes effect

This Direction takes effect on 24 January 2011.

3 Councils to which Direction is given

- (1) This Direction is given to the following councils (“relevant councils”):
- (a) Blacktown City Council,
 - (b) Camden Council,
 - (c) Campbelltown City Council,
 - (d) Hawkesbury City Council,
 - (e) The Hills Shire Council,
 - (f) Liverpool City Council.
- (2) This Direction also applies to Sydney West Joint Planning Panel and any other joint regional planning panel (“relevant panel”) when exercising consent authority functions of one or more of the relevant councils.

4 Condition that must be imposed

A relevant council (or relevant panel) must impose the following condition on the grant of development consent to any development within the Western Sydney Growth Areas Special Contributions Area for which a special infrastructure contribution is required to be made under the *Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011*:

A special infrastructure contribution is to be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011 (as in force when this consent becomes operative).

More information

Information about the special infrastructure contribution can be found on the Department of Planning's website:

<http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/tabid/75/language/en-US/Default.aspx>

Please contact the Department of Planning regarding arrangements for the making of a payment.

5 Pending development applications

This Direction extends to development applications made to a relevant council, but not finally determined, before this Direction takes effect.

6 Revocation of existing directions

- (1) Any direction that was given, before this Direction takes effect, to a relevant council under section 94EF of the *Environmental Planning and Assessment Act 1979* in relation to development on land within the Western Sydney Growth Areas Special Contributions Area is revoked.

Note. The Western Sydney Growth Areas Special Contributions Area includes the land that comprised the former Special Contributions Areas for the North West and South West Growth Centres.

- (2) The revocation of a direction does not affect:
 - (a) the operation of any condition of a development consent imposed in accordance with the terms of the direction, and
 - (b) anything done in accordance with such a condition or a determination under section 94EE of the *Environmental Planning and Assessment Act 1979* to which the condition refers, and
 - (c) the power of the Minister to impose a condition under section 94EF (3) of the *Environmental Planning and Assessment Act 1979* on the grant of development consent in accordance with the terms of the direction.
- (3) Section 94EF of the *Environmental Planning and Assessment Act 1979* continues to apply with respect to a condition of a development consent that is imposed in accordance with the terms of a direction revoked by this clause.

7 Definitions

In this Direction:

Sydney West Joint Planning Panel means the joint regional planning panel constituted by the *Joint Regional Planning Panels Order 2009* with the name “Sydney West Joint Planning Panel”.

Western Sydney Growth Areas Special Contributions Area means the land described in Schedule 5A to the *Environmental Planning and Assessment Act 1979* as the land shown edged heavy black on the map marked “Western Sydney Growth Areas – Special Contributions Area” deposited in the head office of the Department.
