

Planning and Environment Notices

ENVIRONMENTAL PLANNING AND ASSESSMENT (LOCAL INFRASTRUCTURE CONTRIBUTIONS) AMENDMENT DIRECTION 2018

under the

Environmental Planning and Assessment Act 1979

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

ANTHONY ROBERTS, MP
Minister for Planning

Dated: 6/2/xviii

1 Name of Direction

This Direction is the *Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2018*.

2 When Direction takes effect

This Direction takes effect on and from its date of publication in the Gazette.

3 Consent authorities to which Direction is given

- (1) This Direction is given to the following councils:
 - (a) Blacktown City Council,
 - (b) Lake Macquarie City Council.
- (2) This Direction also applies to a Sydney planning panel, joint regional planning panel or local planning panel when exercising consent authority functions of one or more councils.

4 Amendment of *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*

The *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012* is amended as set out in Schedule 1.

Schedule 1 Amendments

[1] Clause 3

Omit “Sydney planning panel or joint regional planning panel” from clause 3 (2). Insert instead “Sydney planning panel, joint regional planning panel or local planning panel”.

[2] Clause 6D

Insert after clause 6C:

6D Raising cap in Riverstone East, Blacktown LGA, after 2018 amendment direction

- (1) This clause applies (instead of clause 6) to a development consent to the extent that the consent relates to rezoned land in Riverstone East (within Blacktown local government area) and authorises one or more dwellings on the land or subdivision of the land into residential lots.
- (2) A council or planning panel must not grant development consent that is subject to a condition requiring the payment of a monetary contribution that exceeds:
 - (a) if the contributions plan that applies to the development is an IPART reviewed contributions plan when development consent is granted – the amount specified in the table below for the relevant period, and
 - (b) in any other case – \$30,000 for each dwelling or each residential lot.
 (The relevant period is the period in which development consent is granted.)

	Relevant period	Maximum amount of contribution
1	1 January 2018 to 30 June 2018	\$35,000 for each dwelling or each residential lot

	Relevant period	Maximum amount of contribution
2	1 July 2018 to 30 June 2019	\$40,000 for each dwelling or each residential lot
3	1 July 2019 to 30 June 2020	\$45,000 for each dwelling or each residential lot
4	On and from 1 July 2020	An amount determined in accordance with the applicable contributions plan

- (3) In this clause, *rezoned land in Riverstone East* means the land identified by pink hatching and the letter “F” within Riverstone East Precinct on the North West Growth Centre Land Application Map (as land to which Blacktown Growth Centres Precinct Plan 2013 applies), adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* as at 22 August 2016.

Note. The relevant land application map sheets identifying the land within Riverstone East Precinct in the North West Growth Centre to which the above SEPP applies are LAP_004, LAP_008 and LAP_009.

[3] Clause 9

Insert at the end of clause 9 (1) (c):

- (d) *Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2018*.

[4] Schedule 1

Omit item 9 (b) (relating to Lake Macquarie local government area) and insert instead:

- (b) the Belmont Catchment in the *Lake Macquarie Section 94 Contributions Plan No. 1 – Citywide – Belmont Catchment Residential (2004) as Amended* (as at 1 December 2017), or

[5] Schedule 2

Omit item 6 (relating to Lake Macquarie local government area) and insert instead:

- (6) Land within Lake Macquarie Local Government Area identified as:
- (a) North Wallarah in the *Lake Macquarie Section 94 Contributions Plan No.5 – North Wallarah Peninsula (2004)*, or
 - (b) any of the following areas identified in the *Lake Macquarie City Council Development Contributions Plan – Glendale Contributions Catchment* (as at 1 December 2017): Glendale Central Urban Release Area, Glendale East Urban Release Area, Glendale West Urban Release Area and Warners Bay Urban Release Area, or
 - (c) Arcadia Vale Urban Release Area in the *Lake Macquarie City Council Development Contributions Plan – Toronto Contributions Catchment* (as at 1 December 2017).

[6] Schedule 2

Amend item 15 (relating to land within growth centres precincts) by inserting “(other than rezoned land within Riverstone East, as defined in clause 6D)” after “Riverstone East”.

[n2018-594]