

**MC-20-00005 – S7.11 condition 3.6.21 – 1 Conferta Avenue Tallawong (valid until 28 July 2021)**

**x.x** Section 7.11 Contributions under Section 7.17 Directions

x.x.x The following monetary contributions pursuant to *Section 7.11 of the Environmental Planning & Assessment Act 1979* must be paid. The amounts below are as 23 June 2021. 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 the first Occupation Certificate for the development for stages 1,3 and 5, either by Council or any accredited certifier.

Stage 2 payment of the indexed amounts must be made prior to the issue of a Construction Certificate either by Council or any accredited certifier.

**Accredited Certifiers to Note (Planning Circular PS 20-003)**

An application for an Occupation Certificate, if made to a private accredited certifier, needs to be accompanied by a certificate from the relevant council that any local infrastructure contributions or levies (under section 7.11 or s7.12 of the Act) have been made, if they are required to be made at any time before the issue of the occupation certificate.

**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.

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).

**Payment:**

- i) A monetary contribution that is required to be paid under this condition must be paid before the issue of the first occupation certificate in respect of any building to which this consent relates, except as provided by paragraph (ii).
- ii) If no construction certificate in respect of the erection of any building to which the consent relates has been issued on or before 25 September 2022, the monetary contribution must be paid before the issue of the first construction certificate after that date for any such building.

**Stage 1 – Sites 1A and 1B (prior to Occupation Certificate)**

<b>Contribution Item</b>	<b>Amount</b>
Stormwater Quantity Second Ponds Creek Land	\$556,858.00
Stormwater Quantity Second Ponds Creek Works	\$80,311.00
Stormwater Quality Second Ponds Creek	\$111,115.00
Traffic Management Rouse Hill Land	\$322,138.00
Traffic Management Rouse Hill Works	\$1,798,500.00
Open Space Rouse Hill Land	\$6,711,415.00
Open Space Rouse Hill Works	\$2,047,255.00
Community Facilities	\$26,119.00
Community Facilities Land	\$50,373.00

E2 Conservation Zone Land	\$121,268.00
E2 Conservation Zone Works	\$43,532.00
<b>Total</b>	<b>\$11,868,884.00</b>

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

Number of intended dwellings/apartments: 333 apartments  
Total Developable Area: 1.6250 hectares  
Additional population: 590.4 persons

**Stage 2 – Road only (prior to Construction Certificate)**

<b>Contribution Item</b>	<b>Amount</b>
Stormwater Quantity Second Ponds Creek Land	\$155,441.00
Stormwater Quantity Second Ponds Creek Works	\$22,418.00
Stormwater Quality Second Ponds Creek	\$31,016.00
<b>Total</b>	<b>\$208,875.00</b>

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

Total Developable Area: 0.4536 hectares

**Stage 3 – Site 2A (prior to Occupation Certificate)**

<b>Contribution Item</b>	<b>Amount</b>
Stormwater Quantity Second Ponds Creek Land	\$161,300.00
Stormwater Quantity Second Ponds Creek Works	\$23,263.00
Stormwater Quality Second Ponds Creek	\$32,186.00
Traffic Management Rouse Hill Land	\$150,047.00
Traffic Management Rouse Hill Works	\$837,716.00
Open Space Rouse Hill Land	\$3,126,083.00
Open Space Rouse Hill Works	\$953,583.00
Community Facilities	\$12,166.00
Community Facilities Land	\$23,463.00
E2 Conservation Zone Land	\$56,485.00
E2 Conservation Zone Works	\$20,277.00
<b>Total</b>	<b>\$5,396,569.00</b>

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

Number of intended dwellings/apartments: 164 apartments  
Total Developable Area: 0.4707 hectares  
Additional Population: 275 persons

**Stage 4 – Site 2D (prior to Occupation Certificate)**

<b>Contribution Item</b>	<b>Amount</b>
Stormwater Quantity Second Ponds Creek Land	\$213,765.00
Stormwater Quantity Second Ponds Creek Works	\$30,830.00
Stormwater Quality Second Ponds Creek	\$42,654.00
Traffic Management Rouse Hill Land	\$170,508.00
Traffic Management Rouse Hill Works	\$951,950.00

Open Space Rouse Hill Land	\$3,552,367.00
Open Space Rouse Hill Works	\$1,083,617.00
Community Facilities	\$13,825.00
Community Facilities Land	\$26,663.00
E2 Conservation Zone Land	\$64,188.00
E2 Conservation Zone Works	\$23,042.00
<b>Total</b>	<b>\$6,173,409.00</b>

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

Number of intended dwellings/apartments: 172 apartments

Total Developable Area: 0.6238 hectares

Additional Population: 312.5 persons

#### **Stage 5 – Sites 2B, 2C and 2E (prior to Occupation Certificate)**

<b>Contribution Item</b>	<b>Amount</b>
Stormwater Quantity Second Ponds Creek Land	\$396,106.00
Stormwater Quantity Second Ponds Creek Works	\$57,127.00
Stormwater Quality Second Ponds Creek	\$79,038.00
Traffic Management Rouse Hill Land	\$307,406.00
Traffic Management Rouse Hill Works	\$1,716,252.00
Open Space Rouse Hill Land	\$6,404,491.00
Open Space Rouse Hill Works	\$1,953,631.00
Community Facilities	\$24,925.00
Community Facilities Land	\$48,069.00
E2 Conservation Zone Land	\$115,722.00
E2 Conservation Zone Works	\$41,541.00
<b>Total</b>	<b>\$11,144,308.00</b>

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

Number of intended dwellings/apartments: 318 apartments

Total Developable Area: 1.1559 hectares

Additional Population: 563.4 persons

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:

S7.11 CP No. 22 – Rouse Hill (Works and Land)

Should the final plan of survey indicate any change in the total developable area or should amendments change the potential additional population, the information for this Section 7.11 Contribution(s) will be adjusted accordingly.