



Leppington Stage 2 and 5 Frequently Asked Questions

CONTRIBUTIONS PLANNING

1 What are development contributions?

Section 7.11 of the *Environmental Planning and Assessment Act 1979* (formally Section 94), enables local councils or other consent authorities to levy contributions for public amenities and services required as a consequence of development.

The contributions collected will enable Council to deliver \$718M worth of essential infrastructure including open space, transport and drainage, that will service the community and assist the area in the transition from a rural residential area to a major town centre.

2 I am a developer, what contribution levies will I need to pay following the approval of a Development Application and/or Subdivision Certificate?

Monetary contributions determined under the Camden Growth Areas Contribution Plan will be calculated according to the estimated net increase in demand for the particular public amenities and public services that the particular development will generate. These services amenities and services include, roads, transport and drainage facilities and open space, community and cultural facilities.

For more information on how a contribution is calculated, visit <https://www.camden.nsw.gov.au/assets/pdfs/Planning/Development-Contributions/Growth-Areas/Camden-Growth-Areas-Contributions-Plan-Amendment-1-Main-Document.pdf>

3 Can a contribution be settled by dedicating land or undertake works?

Yes, developers may choose to provide, subject to the agreement of the Council, one or more infrastructure items identified in this plan as works-in-kind or provide another type of material public benefit (MPB) as means of satisfying development contributions required under the plan.

Land may be dedicated as part of a condition of development consent or alternatively a developer can enter into a works in kind agreement (WIKA) or a planning agreement (VPA) to undertake works in lieu of contributions.

4 What is a works in kind agreement (WIKA)?

Works-in-kind is where a developer delivers infrastructure identified in the Contributions Plan on behalf of Council.

If you are looking at entering into a WIKA with Council, please review Council's WIKA Policy, which you can access at [camden.nsw.gov.au/assets/pdfs/Planning/Development-Contributions/works-in-kind/Works-in-kind-2012.pdf](https://www.camden.nsw.gov.au/assets/pdfs/Planning/Development-Contributions/works-in-kind/Works-in-kind-2012.pdf)

Assessment and acceptance of such offers is determined in accordance with Council's Works in Kind/ Material Public Benefit Policy.

5 What is a Voluntary Planning Agreement, and can I enter in one with Council?

A Voluntary Planning Agreement (VPA) is an agreement entered into by a planning authority and a developer.

Under the agreement a developer agrees to provide or fund:

1. Public amenities and public services;
2. Affordable housing; and
3. Transport or other infrastructure.

If the applicant makes an offer to enter into a planning agreement, Council will, if it proposes to enter into the agreement, publicly notify the draft agreement and an explanatory note relating to the draft agreement together with the DA in accordance with the requirements of the EP&A Act.

6 Who can I contact for more information?

Silvija Hadzic, Senior Agreements Delivery Officer (02) 4654 7968