



New South Wales

Environmental Planning and Assessment Amendment (Development Levies) Regulation 2024

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following regulation under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP
Minister for Planning and Public Spaces

Explanatory note

The object of this regulation is to set the maximum percentage of development levy a consent authority may require an applicant to pay as a condition of development consent for development—

- (a) on certain land associated with the Western Sydney Aerotropolis in the City of Liverpool and the City of Penrith local government areas, and
- (b) on land in the Parkes Activation Precinct under *State Environmental Planning Policy (Precincts—Regional) 2021*, Chapter 3.

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1 Name of regulation

This regulation is the *Environmental Planning and Assessment Amendment (Development Levies) Regulation 2024*.

2 Commencement

This regulation commences on the day on which it is published on the NSW legislation website.

Schedule 1 Amendment of Environmental Planning and Assessment Regulation 2021

[1] Section 209 Maximum percentage of development levy—the Act, s 7.12(5)(b)

Insert at the end of section 209(1), Table—

Development on Aerotropolis development levy land in the local government area of the City of Penrith—		
(a)	up to and including \$200,000	Nil
(b)	more than \$200,000	5.6%
Development on Aerotropolis development levy land in the local government area of the City of Liverpool—		
(a)	up to and including \$200,000	Nil
(b)	more than \$200,000	4.6%
Development on land in the Parkes Activation Precinct under <i>State Environmental Planning Policy (Precincts—Regional) 2021</i> , Chapter 3—		
(a)	up to and including \$200,000	Nil
(b)	more than \$200,000	3%

[2] Section 209(6)

Insert in alphabetical order—

Aerotropolis development levy land means land identified as “Aerotropolis Core Precinct”, “Agribusiness Precinct”, “Badgerys Creek Precinct” and “Northern Gateway Precinct” on the Aerotropolis Boundary Map under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4, excluding—

- (a) land identified as “Sydney Science Park” on the Sydney Science Park Map under that chapter, and
- (b) land identified as “Area 2” on the Additional Permitted Uses Map under that chapter.