

8 September 2023



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The General Manager
Lithgow City Council
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Attention: Jim Sheehan

Dear Jim,

Development Application DA157/22– COMMUNITY CENTRE (NEIGHBOURHOOD SAFER PLACE)

LOT 1 DP 1106591 - WOLGAN ROAD WOLGAN VALLEY NSW 2790

I refer to Council's above consent issued on 7 March 2023. Application is now made in accordance with Clause 4.55(1A) of the Environmental Planning and Assessment Act 1979 to modify the consent. The requested amendment is to delete Condition 13 so that development contributions are no longer required.

Development contributions are routinely required in accordance with Council's Section 94A (Section 7.12) Development Contributions Plan 2015. Contributions are collected for the purpose of funding a works schedule that includes recreation facilities, rural roads, village improvements and civic improvements. The Plan identifies significant capital works such as Lithgow Aquatic Centre Redevelopment and CBD Revitalisation Program as key works to be funded by the contributions. Contributions are calculated on estimated cost of works and justified based on predicted population growth. Part C7 of the Plan provides for exemptions for development by or on behalf of Council or the NSW Government.

The proposed development the subject of the above development consent will act as both a community hall and neighbourhood safer place during times of bushfire and other emergencies. The facility will be operated by the Wolgan Valley Association, a not-for-profit incorporated organisation. Construction of the facility will be funded by State and Commonwealth grants. The proposed uses of the facility are congruent with the types of community and emergency facilities often provided by Council or NSW Government. An exemption from contributions is justified as the facility will not result in additional population growth and will provide community and emergency services.

I trust the above information is satisfactory for Council to assess the requested amendment to the consent.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "B. Carmady".

Brad Carmady