

MEMORANDUM TO THE JRPP

TO: JOINT REGIONAL PLANNING PANEL REPRESENTATIVES

FROM: GAVIN CHERRY – DEVELOPMENT ASSESSMENT COORDINATOR

SUBJECT: MEMO REGARDING REDUCED TRAFFIC CONTRIBUTION
DEVELOPMENT APPLICATION 891/2010/JP – PROPOSED BUNNINGS
BULKY GOODS RETAIL DEVELOPMENT
No. 14 VICTORIA AVENUE, CASTLE HILL

DATE: 04 AUGUST 2010

COPIES TO: MANAGER - DEVELOPMENT ASSESSMENT
GROUP MANAGER - ENVIRONMENT & PLANNING SERVICES

In response to further discussions with the applicant on 30 July 2010, the following amended condition of consent was proposed for inclusion within the recommendation for approval concerning Development Application 891/2010/JP:-

"40. Cash Contribution Requirements

A cash contribution to the sum of \$100,000.00 in restricted reserve is to be submitted to Council prior to the issue of the Construction Certificate. This contribution is for the replacement of the roundabout at the intersection of Victoria Avenue and Salisbury Road, Castle Hill with traffic signals.

The cash contribution is to be reimbursed to the applicant if these works have not been undertaken by 31 December 2014.

Note: Council's Manager – Infrastructure Planning will be required to appropriately modify the apportionment during the next five (5) years as a result of any future approved developments in the vicinity of the intersection."

Rationale:

The reduction of the contribution from \$400,000.00 to \$100,000.00 results from further negotiations with the applicant to contribute towards a reasonable apportionment of the costs incurred to upgrade the Salisbury Avenue and Victoria Avenue intersection. The original figure while representing apportionment towards 50% of the anticipated increased traffic volumes within the locality, was not considered to reasonably consider existing traffic demands and potential re-development of adjacent sites in the future. A future Section 94(A) Contribution Plan will encompass a larger area with scope to include many more development sites in the Light Industry 4(b) zone precinct. The proportion of traffic generated will therefore be proportionally less than that used in the original assessment, therefore requiring a lower contribution to the future traffic signals.

As the applicant has now agreed to the reduced apportionment of \$100,000.00, and the development site is not covered by an applicable Section 94 Contribution Plan to fund

the required works, acceptance of a of \$100,000.00 contribution is considered satisfactory.

A handwritten signature in dark ink, appearing to read 'Gavin Cherry', with a stylized, cursive script.

GAVIN CHERRY
DEVELOPMENT ASSESSMENT COORDINATOR