

MEMO

Environment & Planning

To : Angela Kenna – Panel Secretariat
Joint Regional Planning Panel

From : Sandra Bailey – Team Leader Major Developments

Date : 31 October 2011

SUBJECT : 2011SYE067 – LDA2011/0303

The purpose of this memo is to bring the Panels attention to changes required in respect of condition 37. This condition details the required Section 94 Contribution applicable for the development. Council's Section 94 Contribution Plan requires the amount to take into consideration the CPI increase for each quarter. New CPI figures were released on 27 October 2011 for the September quarter which has the effect of increasing the Section 94 contribution required in condition 37. Accordingly, it is requested that condition 37 of LDA2011/0303 be amended to read as follows:

37. Section 94 Contribution – A contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of the **Construction Certificate**.

A	B
Community and cultural Facilities	\$217,752.52
Open Space and Recreation Facilities	\$518,065.82
Civic and Urban Improvements	\$187,828.31
Roads and Traffic Management Facilities	\$25,673.13
Cycleways	\$16,001.76
Stormwater Management Facilities	\$49,984.10
Plan Administration	\$4,315.69
The total contribution is	\$1,019,621.32

This contribution is a contribution under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in the Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 11/12/2007.

The above amount, if not paid within the quarter that the consent is granted, shall be adjusted for inflation by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) on the basis of contribution rates that are applicable at the time of payment.