

# MEMO

## *Environment & Planning*

**To** : Lisa Foley – Panel Secretariat  
Joint Regional Planning Panel

**From** : Sandra Bailey – Team Leader Major Developments

**Date** : 1 August 2012

**SUBJECT** : 2012SYE038 – LDA2012/0114

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The purpose of this memo is to notify the Panel that Council proposes a change in respect of condition 82. This condition details the required Section 94 Contribution applicable to 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 25 July 2012 for the June 2012 quarter. This has had the effect of increasing the Section 94 contribution required in condition 82. Accordingly, it is requested that condition 82 of LDA2012/0114 be amended to read as follows:

82. **Section 94.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any Occupation Certificate:

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	\$493,130.48
Open Space & Recreation Facilities	\$1,978,194.74
Civic & Urban Improvements	\$254,466.67
Roads & Traffic Management Facilities	\$273,105.95
Cycleways	\$35,179.80
Stormwater Management Facilities	\$31,143.90
Plan Administration	\$9,486.93
<b>The total contribution is</b>	<b>\$3,074,708.47</b>

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) –

and may result in contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.