

Environment & Planning

To:	The Panel Secretariat Joint Regional Planning Panel	Our Values
From:	Sanju Reddy – Senior Town Planner City of Ryde	Professionalism Teamwork Leadership Ethics Pride Recognition
Date:	28 October 2013	
File:	LDA2013/0106	
Subject:	8 Khartoum Road – JRPP Ref: 2013SYE034 Proposed changes to Conditions 26 (Section 94 Contribution) & Condition 84 (Road dedication).	

The purpose of this memo is to seek changes to recommended Condition No. 26 and No. 84 in Attachment 1 as follows:

1. Changes to Condition 26: Council requests an amendment to this condition in order to adjust the Section 94 contributions amount as a result of recent changes to the Consumer Price Index (CPI) on 23 October 2013. Section 94 Contribution applies to the proposed development as included under condition 26 of the proposed conditions of consent. Recently (after the report was finalised for JRPP agenda) the new CPI figures applicable for the September 2013 quarter has been released which has the effect of slightly increasing the Section 94 contribution amount recommended in the above condition.

Therefore in accordance with Council's Contributions Plan, it is requested that condition 26 of LDA2013/0106 be amended to read as follows:

26. **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 **Construction Certificate:**

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$438,578.81
Open Space & Recreation Facilities	\$0
Civic & Urban Improvements	\$429,678.40
Roads & Traffic Management Facilities	\$461,028.08
Cycleways	\$59,306.10
Stormwater Management Facilities	\$53,663.17
Plan Administration	\$15,888.75
The total contribution is	\$1,458,143.31

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>.

2. **Changes to Condition 84:** Council seeks an amendment to this condition in order to address a concern raised by the applicant that the condition may unnecessarily hold up occupation of the building if there was a delay in the dedication of the road to Council.

The relevant condition No. 84 currently reads as follows:

Road Dedication. *The dedication of the new type 2 Road to Council as public Road, prior to issue of any Occupation Certificate. The dedication and associated administrative registration where applicable shall be borne by the applicant and should only be initiated after Council has provided written confirmation of a satisfactory final inspection of the completed public infrastructure works.*

It is recommended that Condition No. 84 be amended to read as follows:

84. **Road Dedication.** The developer must dedicate the new Type 2 Road to Council. Prior to the issue of any Occupation Certificate, the developer is to provide written confirmation to Council that the plan of subdivision has been lodged with Land and Property Information (LPI). The lodgement shall only occur after Council has provided written confirmation of a satisfactory final inspection of the completed public infrastructure works. The dedication and associated administrative and registration costs shall be borne by the applicant.



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