

Environment & Planning

To:	The Panel Secretariat Joint Regional Planning Panel	Our Values
From:	Andy Nixey – Senior Town Planner City of Ryde	Professionalism Teamwork Leadership Ethics Pride Recognition
Date:	27 October 2014	
File:	LDA2014/0258	
Subject:	74-78 Belmore Street, Ryde – JRPP Ref: 2014SYE085 Proposed changes to Condition 18 (Section 94 Contribution)	

The purpose of this memo is to seek changes to recommended Condition No. 18 as follows:


1. Changes to Condition 18: 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 22 October 2014. Section 94 Contribution applies to the proposed development as included under condition 18 of the proposed conditions of consent. Recently (after the report was finalised for JRPP agenda) the new CPI figures applicable for the September 2014 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 18 of LDA2014/0258 be amended to read as follows:

18. **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	\$1,030,803.28
Open Space & Recreation Facilities	\$2,537,625.40
Civic & Urban Improvements	\$863,097.44
Roads & Traffic Management Facilities	\$117,732.64
Cycleways	\$73,538.56
Stormwater Management Facilities	\$233,752.17
Plan Administration	\$19,831.84
The total contribution is	\$4,876,381.33

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>.

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