

# Memorandum

City of Ryde

Environment & Planning

**To:** The Panel Secretariat  
Joint Regional Planning Panel

**From:** Sandra Bailey  
Team Leader Major Development

**Date:** 27 October 2014

**File:** LDA2014/299

**Subject:** 66-82 Talavera Road Change to condition 28  
(Section 94 calculation)

**Our Values**

Professionalism  
Teamwork  
Leadership  
Ethics  
Pride  
Recognition

The purpose of this memo is to seek changes to condition number 28.

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. New CPI figures were released on 22 October 2014 after the report to the JRPP was finalised. This figures had the effect of increasing the Section 94 contribution required by condition 28. Accordingly, it is requested that condition 28 of LDA2014/299 be amended to read as follows:

**28. 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**:

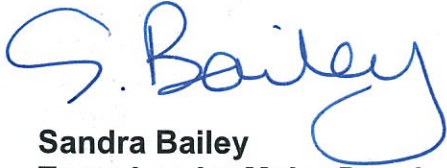
<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	\$214,085.71
Open Space & Recreation Facilities	\$0
Civic & Urban Improvements	\$209,741.61
Roads & Traffic Management Facilities	\$220,546.15
Cycleways	\$28,960.61
Stormwater Management Facilities	\$25,674.69
Plan Administration	\$7,685.70
<b>The total contribution is</b>	<b>\$706,694.46</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>.



**Sandra Bailey**  
**Team Leader Major Development**