

Environment & Planning

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To: The Panel Secretariat
Joint Regional Planning Panel

From: Andy Nixey – Senior Town Planner
City of Ryde

Date: 27 October 2015

File: LDA2015/0214

Subject: 459 & 461-495 Victoria Road, Gladesville
JRPP Ref: 2015SYE069
Bunnings and Homemaker Centre Development
Proposed changes to Condition 32 and addition of conditions 32A and 32B

The purpose of this memo is to seek changes to recommended condition 32 and to add two further conditions in relation to Section 94 Contributions as follows:

1. **Changes to Condition 32 (Section 94):** The revised condition relates only to the contributions required for Stage 1 and also includes a credit for existing floorspace to be demolished as part of Stage 1 works.

Council also requests to alter this condition by inserting the following wording below the contribution table:

The components of the Section 94 levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by conditions 54 and 55, may be offset by works-in-kind in accordance with section 2.9 of the Section 94 Contribution Plan.

This is consistent with wording added by the JRPP to Council's standard Section 94 condition at the meeting on 15/10/15. It is therefore requested that condition 32 of LDA2015/0214 be amended to read as follows:

32. **Section 94 – Stage 1.** 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 for Stage 1:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$188,604.19
Open Space & Recreation Facilities	\$NIL
Civic & Urban Improvements	\$299,944.33
Roads & Traffic Management	\$65,903.20

Facilities	
Cycleways	\$25,544.57
Stormwater Management	\$91,066.24
Facilities	
Plan Administration	\$6,983.73

The total contribution is \$678,046.26

The components of the Section 94 levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by conditions 47 and 48, may be offset by works-in-kind in accordance with section 2.9 of the Section 94 Contribution Plan.

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. **Addition of Condition 32A (Section 94 – Stage 2)**: The new 32A condition relates to the contributions required for Stage 2 and includes a credit for existing floorspace to be demolished as part of Stage 2 works.

It is therefore requested that condition 32A of LDA2015/0214 be added to the consent as follows:

- 32A. **Section 94 – Stage 2**. 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 for Stage 2:

A – Contribution Type	B – Contribution Amount
Community & Cultural	\$120,195.73
Facilities	
Open Space & Recreation	\$NIL
Facilities	
Civic & Urban Improvements	\$191,123.91
Roads & Traffic Management	\$48,496.80

Facilities	
Cycleways	\$16,283.71
Stormwater Management	\$67,013.76
Facilities	
Plan Administration	\$4,427.67

The total contribution is \$447,541.58

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.

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- 3. Addition of Condition 32B (Section 94 – Stage 3):** The new 32B condition relates to the contributions required for Stage 3 and includes a credit for existing floorspace to be demolished as part of Stage 3 works.

It is therefore requested that condition 32B of LDA2015/0214 be added to the consent as follows:

32B. Section 94 – Stage 3. 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 for Stage 3:

A – Contribution Type	B – Contribution Amount
Community & Cultural	\$102,750.64
Facilities	
Open Space & Recreation	\$NIL
Facilities	
Civic & Urban Improvements	\$163,404.88
Roads & Traffic Management	\$36,678.40
Facilities	
Cycleways	\$13,917.08
Stormwater Management	\$50,682.88
Facilities	

Plan Administration \$3,801.96

The total contribution is \$371,235.84

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.

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SIGNED

**Andy Nixey
Senior Town Planner**