

File no: JRPP-16-03311
Your ref: 2016SYW118

15 December 2017

Suzie Jattan
Sydney Planning Panel

By Email: Suzie.Jattan@planning.nsw.gov.au

Dear Suzie,

JRPP-16-03311 23-27 Schofields Road, Schofields - Condition 5.7 Section 94 Contributions

With regard to the above development application, we advise that Condition 5.7 Section 94 Contributions is now out of date following the CPI increase as at 26 October 2017. To reflect the value of the section 94 contributions as at the date of the Panel's public meeting to be held on 18 December 2017, we request that Condition 5.7 is replaced as follows:

5.7 Section 94 Contributions

- 5.7.1 The following monetary contributions under Section 94 of the Environmental Planning & Assessment Act 1979 must be paid. The amounts below are as at the date of this consent. They WILL BE INDEXED from the date of this consent to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Construction Certificate (for building works) either by Council or any accredited certifier, whichever occurs first.

PLEASE NOTE: Payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED. Payments of the full amount by credit card or EFTPOS are accepted. However, payments by credit card or EFTPOS over \$10,000.00 are levied a 3% surcharge on the whole amount and cannot be split between different credit or EFTPOS cards.

Contribution Item	Amount	Relevant CP
Stormwater Quantity Eastern Creek	\$2,235,205	20
Stormwater Quality Eastern Creek	\$95,388	20
Traffic Management	\$647,811	20

Open Space	\$8,335,858	20
Community Facilities	\$112,599	20
E2 Conservation Zone	\$359,131	20

These contributions are based upon the following parameters as specified in the Contributions Plan.

No. of intended dwellings / apartments:	650 apartments
Total Developable Area:	3.4530 hectares
Total Stormwater Quality Developable Area:	0.8633 hectares
Total Additional Population:	1,141 persons

These contributions are permitted to be paid in stages as identified in Condition 2.2 above. Payment must be made prior to the issue of a Construction Certificate (for building works) for each relevant stage. The payment of staged contributions is based upon the following parameters:

Stage 1A

No. of intended dwellings / apartments:	119
Total Developable Area:	0.7141 hectares
Stormwater Quality Developable Area:	0.1785 hectares
Additional Population:	219.5 persons

Stage 1B

No. of intended dwellings / apartments:	137
Total Developable Area:	0.5418 hectares
Stormwater Quality Developable Area:	0.1355 hectares
Additional Population:	234 persons

Stage 2

No. of intended dwellings / apartments:	138
Total Developable Area:	0.8079 hectares
Stormwater Quality Developable Area:	0.2020 hectares
Additional Population:	231.4 persons

Stage 3

No. of intended dwellings / apartments:	256
Total Developable Area:	1.1869 hectares
Stormwater Quality Developable Area:	0.2967 hectares
Additional Population:	456.1 persons

The contribution(s) will be indexed according to the Australian Bureau of Statistics' Consumer Price Index (Sydney Housing) or Consumer Price Index (All Groups Sydney).

Copies of the following relevant Contributions Plan(s) may be inspected / purchased from Council's Customer Information Centre. Alternatively, Contributions Plans may be downloaded from Council's website:

Section 94 CP No. 20 Riverstone and Alex Avenue Precincts

The Section 94 Contribution(s) have been based on the total developable area, total stormwater quality developable area, and/or the additional population

nominated. Should the final plan of survey indicate any change in the total developable area and total stormwater quality developable area, or should amendments change the potential additional population, the information for this Section 94 Contribution(s) will be adjusted accordingly.

If you would like to discuss this matter further, please contact our Senior Project Planner, Holly Palmer on 9839 6927.

Yours faithfully,



Alan Middlemiss
A/Manager Development Assessment