

# MEMO

Folder Number: DA/1063/2016

**To** SCCPP – Planning Panels  
Secretariat  
**From** Denise Fernandez  
Senior Development Assessment  
Officer

**Date** 4 December 2017

**Subject** 2017SWC047– DA/1063/2016 - 2-4 Cambridge Street, EPPING NSW 2121 –  
Conditions of Consent

Development Application 1063/2016 proposes the construction of a 23 storey shop top housing development containing a retail shop, commercial office space and residential apartments over basement parking.

The application is to be determined by the Sydney Central Commission Planning Panel on 6 December 2017.

It is noted that Council has recently adopted a new S94 / S94A Contributions Plan that covers the Epping Town Centre and the subject site. The new plan is effective as of 6 December 2017. To reflect the changes to the S94 Plan, Condition 14A/14B is to be amended as follows:

14. *A monetary contribution comprising **\$1,086,426.88** is payable to the City of Parramatta Council in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre). Payment must be by EFTPOS, bank cheque or credit card only.*

<b>Contribution Type</b>	<b>Amount</b>
<i>Plan Administration</i>	\$2,030.04
<i>Community Facilities</i>	\$84,496.18
<i>Drainage &amp; Water Quality</i>	\$18,694.95
<i>Open Space &amp; Recreation</i>	\$738,938.13
<i>Public Domain</i>	\$157,472.91
<i>Roads &amp; Shared Paths</i>	\$84,794.66
<b>Total</b>	<b>\$1,086,426.88</b>

*The contribution is to be paid to Council prior to the issue of a construction certificate.*



*The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.*

*The City of Parramatta Council Section 94 Development Contributions Plan (Former Hornsby LGA Land and Epping Town Centre) can be viewed on Council's website at: <https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>*

**NOTE:** *Council may accept works in kind in lieu of the monetary contribution and this is to be delivered via a Planning Agreement in accordance with accordance with Council's Planning Agreement Policy.*

**Reason:** *To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.*

It is noted that no specific detail was provided with regards to the amount for the Works-in-Kind (passenger lift and stairs). This is on the advice of Council's S94 / Land Use Planners whom stated that in accordance with 2.15 of the new Section 94 Contributions Plan for the Epping Town Centre, Council at its discretion may accept an alternative to a monetary contribution but which would be subject to an executed planning agreement in accordance with Council's Planning Agreement Policy.