

MEMORANDUM

To: Sydney North Planning Panel Members

From: Rebecca Lockart - Senior Town Planner, Assessment

Date: 4 August 2017

Subject: 459 & 461-495 Victoria Road, Gladesville –Bunnings
LDA2015/0214 – MOD2017/0078 – Panel No. 2017SNH039
Condition 32, 32A and 32B of draft conditions

The purpose of this memo is to advise the Sydney North Planning Panel of changes required to the Section 94 contributions payable for this development (condition 32, 32A and 32B in the draft conditions) as a result of release of new Consumer Price Index (CPI) figures.

The Section 94 contributions required for this development were calculated using the most recent CPI available at the time of preparing the report for this development – which was for the March 2017 quarter.

New CPI figures were released in late July 2017 that became effective on 1 August 2017 and as a result it is necessary to make an adjustment to the Section 94 contributions listed in conditions 32, 32A and 32B.

Accordingly, it is requested that conditions 32, 32A and 32B of MOD2017/0078 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 Occupation Certificate for Stage 1:*

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$169,678.80
Open Space & Recreation Facilities	\$-
Civic & Urban Improvements	\$269,746.29
Roads & Traffic Management Facilities	\$58,002.65
Cycleways	\$23,042.80
Stormwater Management Facilities	\$80,193.30
Plan Administration	\$6,220.45
The total contribution is	\$606,884.29

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>.

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 Facilities	\$111,294.00
Open Space & Recreation Facilities	\$-
Civic & Urban Improvements	\$176,923.75
Roads & Traffic Management Facilities	\$43,037.15
Cycleways	\$15,114.00
Stormwater Management Facilities	\$59,502.30
Plan Administration	\$4,074.55
The total contribution is	\$409,945.75

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.

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32A. **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 Facilities	\$127,797.75
Open Space & Recreation Facilities	\$-
Civic & Urban Improvements	\$203,161.77
Roads & Traffic Management Facilities	\$47,554.01
Cycleways	\$17,355.25
Stormwater Management Facilities	\$65,747.22
Plan Administration	\$4,680.82
The total contribution is	\$466,296.82

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.

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Rebecca Lockart
Senior Town Planner