

MEMORANDUM

TO: Sydney North Planning Panel

FROM: Shaun Garland – Team Leader Development Assessment (Central)

SUBJECT: **Panel Reference: 2017SNH066**
Application No.: DA0307/17 (Bunnings)
Address: 950-950A Pacific Highway & 2 Bridge Street, Pymble

This memo is to correct a minor error in the draft s.94 contribution condition and the numbering within draft condition set. Below is the draft condition which contains a red strike through that part of the condition to be deleted. The yellow highlighted section is that which has been added to the condition. The change reflects the draft condition, as modified by the Applicant, at the SNPP meeting on 17 October 2018. Further, due to a formatting error, the s.94 condition wasn't numbered. The s.94 condition follows draft condition 52 consequently it is suggested that the condition be given the number 52a as part of the draft condition set.

Development contributions – centres

This development is subject to a development contribution calculated in accordance with Ku-ring-gai Contributions Plan 2010, being a s94 Contributions Plan in effect under the Environmental Planning and Assessment Act.

The Applicant is to provide a total of \$1,041,930.20 in contributions for Pymble Town Centre and Pymble Business Park Key Community Infrastructure: New Roads and Sydney North Planning Panel 2017SNH066.

Roads Modifications, comprised as follows:

- (a) \$545,658.54 as works in kind in respect of ~~those works required to be carried out by condition 30(b) and (c)~~ the provisions of a pedestrian crossing facilities over the Pacific Highway at Bridge Street; and
- (b) \$496,271.66 as a monetary contribution.

The works in kind referred to in paragraph (a) of this condition must be completed prior to the issue of any Occupation Certificate for the development. If the Applicant does not make the works in kind contribution referred to in paragraph (a) of this condition, then in lieu thereof the Applicant shall make a monetary contribution of \$545,658.54.

The monetary contributions required by this condition shall be paid to Council prior the issue of any Construction Certificate, Linen Plan, Certificate of Subdivision or Occupation Certificate whichever comes first in accordance with Ku-ring-gai Contributions Plan 2010.

The monetary contributions specified above are subject to indexation and will continue to be indexed to reflect changes in the consumer price index and housing price index until they are paid in accordance with Ku-ring-gai Contributions Plan 2010 to reflect changes in the consumer price index

and housing price index. Prior to payment, please contact Council directly to verify the current payable contributions.

Copies of Council's Contribution Plans can be viewed at Council Chambers, 818 Pacific Hwy Gordon or on Council's website at www.kmc.nsw.gov.au.

The payment of the s94 contribution may include a credit for 'Works in Kind' to reduce the total amount payable, where an agreement between the Applicant and Council exists, to the extent that works the subject of this consent are identified in a Contributions Plan Works Schedule.

Reason: To ensure the provision, extension or augmentation of the Key Community Infrastructure identified in Ku-ring-gai Contributions Plan 2010 that will, or is likely to be, required as a consequence of the development.



Michael Miecic
Director Development & Regulation