

Recommended changes to conditions of consent (to be read in conjunction with Attachment 10 already sent to the Panel previously)

Section	Amendment																														
Delete condition 4.10.3	To be deleted as the proposed drainage system does not require a bio-detention basin.																														
Replace condition 9.1.1 so that the applicant can pay the contributions in stages	<p>The following monetary contributions under Section 7.11 (formerly Section 94) of the <i>Environmental Planning & Assessment Act 1979</i> must be paid for the following stages.</p> <p>The amounts below are as 22 May 2020 and WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts for each stage must be made prior to the issue of a Construction Certificate (for building works) or Subdivision Certificate (for subdivision works) either by Council or any accredited certifier, whichever occurs first.</p> <p>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.</p> <p>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).</p> <p>Notwithstanding the staging detailed on the approved plans, Stages 2 – 5 of the building works may not proceed prior to Stage 1.</p> <p>Stage 1 – Road</p> <table border="1"> <thead> <tr> <th>Contribution Item</th> <th>Amount</th> <th>Relevant C.P.</th> </tr> </thead> <tbody> <tr> <td>Stormwater Quantity</td> <td></td> <td>22</td> </tr> <tr> <td>First Ponds Creek Land</td> <td>\$43,864.00</td> <td></td> </tr> <tr> <td>Stormwater Quantity</td> <td></td> <td>22</td> </tr> <tr> <td>First Ponds Creek Works</td> <td>\$37,008.00</td> <td></td> </tr> <tr> <td>Stormwater Quality First Ponds Creek</td> <td>\$8,895.00</td> <td>22</td> </tr> <tr> <td>Stormwater Quantity</td> <td></td> <td>22</td> </tr> <tr> <td>Killarney Chain of Ponds Creek Land</td> <td>\$55,696.00</td> <td></td> </tr> <tr> <td>Stormwater Quantity</td> <td></td> <td>22</td> </tr> <tr> <td>Killarney Chain of Ponds</td> <td>\$79,352.00</td> <td></td> </tr> </tbody> </table>	Contribution Item	Amount	Relevant C.P.	Stormwater Quantity		22	First Ponds Creek Land	\$43,864.00		Stormwater Quantity		22	First Ponds Creek Works	\$37,008.00		Stormwater Quality First Ponds Creek	\$8,895.00	22	Stormwater Quantity		22	Killarney Chain of Ponds Creek Land	\$55,696.00		Stormwater Quantity		22	Killarney Chain of Ponds	\$79,352.00	
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Creek Land		
Stormwater Quality – R2 Zone		
Killarney Chain of Ponds Creek	\$18,048.00	22
Stormwater Quality – all other		
Killarney Chain of Ponds Creek	\$7,817.00	22
Total	\$250,680.00	

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

Number of intended dwellings/apartments: Nil apartments Total
Developable Area: 0.4653 hectares

Total First Ponds Creek Area: 0.2068 hectares

Total Killarney Chain of Ponds Area: 0.2585 hectares

Stage 2 – Building A less road area

No. of intended lots/dwellings: 15

Contribution: \$424,320.00

Stage 3 – Building B

No. of intended lots/dwellings: 18

Contribution: \$810,000.00

Stage 4 – Building C

No. of intended lots/dwellings: 32

Contribution: \$1,440,000.00

Stage 5 – Building D

No. of intended lots/dwellings: 17

Contribution: \$765,000.00

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:

S.94 CP No. 22 – Rouse Hill (Works and Land)

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 7.11 Contribution(s) will be adjusted accordingly.
