



TO: REGIONAL PLANNING PANEL SECRETARIAT

FROM: PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT

SUBJECT: PPSSCC-310 – 1093/2020/JP/A - CONTRIBUTIONS

DATE: 26 APRIL 2022

Development Application 1093/2020/JP/A (PPSSCC-310) is listed for consideration by the Panel on the 28 April 2022. Following a query from the Applicant in regards to the calculation of the contributions amount, Council's Forward Planning staff have advised that the contributions amount recommended in the report under Condition 38 is incorrect.

A total contribution amount of \$5,032,864.47 is identified within the assessment report. The corrected total contribution amount is \$4,249,111.70. An amended condition reflective of the updated (reduced) contribution amount is outlined below;

38. Section 7.11 Contribution

The following monetary contributions must be paid to Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act, 1979, to provide for the increased demand for public amenities and services resulting from the development.

Payments comprise of the following:-

| | <i>Purpose: Subdivision</i> | <i>Purpose: 1 bedroom unit</i> | <i>Purpose: 2 bedroom unit</i> | <i>Purpose: 3 bedroom unit</i> |
|--------------------------------|---------------------------------|------------------------------------|------------------------------------|------------------------------------|
| Open Space - Land | \$ 13,024.24 | \$ 6,512.12 | \$ 6,895.19 | \$ 9,576.65 |
| Open Space - Capital | \$ 5,152.88 | \$ 2,576.44 | \$ 2,728.00 | \$ 3,788.89 |
| Transport Facilities - Land | \$ 5,558.73 | \$ 2,779.36 | \$ 2,942.85 | \$ 4,087.30 |
| Transport Facilities - Capital | \$ 27,974.76 | \$ 13,987.38 | \$ 14,810.17 | \$ 20,569.67 |
| Water Management - Land | \$ 9,573.50 | \$ 4,786.74 | \$ 5,068.32 | \$ 7,039.34 |
| Water Management - Capital | \$ 10,479.63 | \$ 5,239.81 | \$ 5,548.04 | \$ 7,705.61 |
| Community Facilities - Land | \$ 40.36 | \$ 20.18 | \$ 21.36 | \$ 29.67 |
| Total | \$ 71,804.10 | \$ 35,902.04 | \$ 38,013.92 | \$ 52,797.12 |

| <i>No. of 1 Bedroom Units: 11</i> | <i>No of 2 Bedroom Units: 88</i> | <i>No of 3 Bedroom Units: 11</i> | <i>Sum of units</i> | <i>No of Credits: 1</i> | <i>Total S7.11</i> |
|---|--------------------------------------|--------------------------------------|------------------------|-----------------------------|------------------------|
| \$ 71,633.32 | \$ 606,776.34 | \$ 105,343.11 | \$ 783,752.77 | \$ 13,024.24 | \$ 770,728.53 |
| \$ 28,340.85 | \$ 240,063.84 | \$ 41,677.77 | \$ 310,082.46 | \$ 5,152.88 | \$ 304,929.57 |
| \$ 30,572.97 | \$ 258,971.07 | \$ 44,960.26 | \$ 334,504.30 | \$ 5,558.73 | \$ 328,945.57 |
| \$ 153,861.23 | \$ 1,303,294.84 | \$ 226,266.39 | \$ 1,683,422.46 | \$ 27,974.76 | \$ 1,655,447.70 |
| \$ 52,654.17 | \$ 446,012.01 | \$ 77,432.71 | \$ 576,098.89 | \$ 9,573.50 | \$ 566,525.40 |
| \$ 57,637.91 | \$ 488,227.19 | \$ 84,761.69 | \$ 630,626.78 | \$ 10,479.63 | \$ 620,147.15 |
| \$ 222.02 | \$ 1,879.74 | \$ 326.37 | \$ 2,428.13 | \$ 40.36 | \$ 2,387.77 |
| \$ 394,922.46 | \$ 3,345,225.03 | \$ 580,768.30 | \$ 4,320,915.79 | \$ 71,804.10 | \$ 4,249,111.70 |

The contributions above are applicable at the time this consent was issued. Please be aware that Section 7.11 contributions are updated at the time of the actual payment in accordance with the provisions of the applicable plan.

Prior to payment of the above contributions, the applicant is advised to contact Council's Development Contributions Officer on 9843 0555. Payment must be made by cheque or credit/debit card. Cash payments will not be accepted.

This condition has been imposed in accordance with Contributions Plan No 16.

Council's Contributions Plans can be viewed at www.thehills.nsw.gov.au or a copy may be inspected or purchased at Council's Administration Centre.'

The applicant has been made aware of the amended condition with the reduced contribution amount.

A handwritten signature in black ink, appearing to be 'RB', with a long horizontal line extending to the right.

ROBERT BUCKHAM

PRINCIPAL COORDINATOR DEVELOPMENT ASSESSMENT