

12 March 2025

Development Application No:	DA/344/2024
NSW Reference No:	PAN-341183 & PPSSCC-467
Property:	85-91 Thomas Street, Parramatta, NSW 2150
Description:	Demolition, tree removal and construction of 2 residential flat buildings over basement car parking with associated site and landscaping works. The application is Nominated Integrated Development pursuant to the Water Management Act.

For the attention of the SCCPP Panel:

Applicant's request for s7.11 contribution condition change

On 28 February, a draft set of recommended conditions of consent for DA/344/2023 was provided to the applicant for review. On 6 February, the applicant responded accepted the draft set of conditions with the exception of the wording of Condition 25 which requires the payment of a contribution in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the City of Parramatta (Outside CBD) Development Contributions Plan 2021 Amendment 1.

The request was made as follows:

Thank you for sending us the recommended conditions for this application. The applicant has reviewed and accepts them all apart from requesting your consideration of 1 amendment, relating to the timing of the payment of development contributions in Condition 25.

*The applicant requests the following change **in red**:*

Timing of payment

*The contribution is to be paid to Council prior to the first construction certificate **(excluding for early works, such as demolition, excavation and shoring)**.*

The applicant advises that the current condition has a significant adverse impact on the feasibility of the development due to timing of the necessary draw down from their banking facility. From a planning perspective, the request is not inconsistent with the purpose of Council's contributions regime, in that throughout the early works phase of this development, no demand is generated for the public facilities for which the contributions are collected. Such demand is only generated by the main building works that delivers the proposed residential units. The applicant accepts that it is necessary and appropriate to pay the contributions prior to the CC for the main works.

We respectfully request your consideration of this amendment and appreciate your assistance in administering the application and getting it to this point.

Subsequently the request was forwarded to City of Parramatta Council's Contributions section for review. Following this review, the below response was provided:

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | [cityofparramatta.nsw.gov.au](https://www.cityofparramatta.nsw.gov.au)

"We had a discussion in relation to this matter. Unfortunately, our systems are set up to monitor contribution payments linked to CCs.

Additionally, the contribution plans don't allow alternative timing of payment of contributions. Council's adopted contribution plan states:

Paying the contribution

In the case of a development application, the condition of consent requiring the contribution will require the contribution to be paid prior to the issue of a construction certificate.

For development involving land subdivision, the contribution must be paid prior to the release of the subdivision certificate (linen plan) for each stage.

For development that involves both land subdivision and building work – the contribution must be paid prior to the issue of the subdivision certificate or first construction certificate, whichever occurs first.

Applicants should contact Council's Customer Service Line on 1300 617 058 or visit Council's website at <https://www.cityofparramatta.nsw.gov.au> for information relating to payment options.

Council will provide a hard copy receipt confirming receipt of payment. In the case of a development application, applicants can provide a copy of the receipt to their accredited certifier to assist with obtaining a construction certificate.

In conclusion, we are unable to accept any alternative contribution condition."

In this regard, it is Council's position that the wording and condition remains unchanged.

This request is sent to the Panel, as the consent authority, for review.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Eamon', with a stylized flourish at the end.

Eamon Murphy
Senior Development Assessment Officer
Development Assessment Services