

Relevant Information for Local Planning Panel

FILE: D/2023/682 **DATE:** 4 September 2024

TO: Local Planning Panel Members

FROM: Bill Mackay, A/ Executive Manager City Planning and Development

SUBJECT: Information Relevant To Item 3 – Development Application: 375-387
Cleveland Street, Redfern – D/2023/682

Alternative Recommendation

It is resolved that:

- (A) the variation requested to Clause 4.3 'Height of Buildings' development standard in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 be upheld; and
- (B) consent be granted to Development Application No. D/2023/682, subject to the conditions detailed in Attachment A to the subject report to the Local Planning Panel on 4 September 2024, subject to the following amendments (additions shown in **bold italics**, deletions shown in ~~strike through~~):

(6) **SECTION 7.11 CONTRIBUTIONS PAYABLE - CONTRIBUTION TOWARDS PUBLIC AMENITIES – CITY OF SYDNEY DEVELOPMENT CONTRIBUTIONS PLAN 2015 – PRECINCT**

Council has identified the development will increase demand for public amenities and facilities. Pursuant to Section 7.11 of the Environmental Planning and Assessment Act, 1979 (as amended), and the City of Sydney Development Contributions Plan 2015 the following monetary contributions are required towards the cost of public amenities.

<u>Contribution Category</u>	<u>Amount</u>
Open Space	\$75,855.46 \$60,288.59
Community Facilities	\$71,474.36 \$56,806.57
Traffic and Transport	\$11,891.53 \$9,451.18

Stormwater Drainage	\$0.00
Total	\$159,221.35 \$126,546.34

The City of Sydney will index the above contribution for inflation at the time of payment using the following formula.

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment} = Is the contribution at time of payment;

C_{consent} = Is the contribution at the time of consent, as shown above;

CPI_{payment} = Is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment; and

CPI_{consent} = Is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being – 139.1 for the June 2024 quarter.

The contribution must be paid prior to the issue of any Construction Certificate in relation to this development.

Please contact Council's Planning Administration staff at planningsystemsadmin@cityofsydney.nsw.gov.au to request a letter confirming the indexed contribution amount payable.

Once the letter confirming the indexed contribution is obtained, payment may be made at any of the City's Neighbourhood Service Centres or the One Stop Shop at Town Hall House. Acceptable payment methods are EFTPOS (debit card only), cash (up to 10K only), Credit Card (up to 50K only) or a bank cheque made payable to the City of Sydney. Personal or company cheques will not be accepted.

Reason

To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.

Background

Condition 6 of the recommended conditions relates to the imposition of a S7.11 contribution. The condition does not reflect any credits for existing worker population on site.

The application as submitted did not seek any credits to be applied in relation to the Section 7.11 contribution, neither was the information provided with the application sufficient to enable a calculation of a credit for the existing use.

On 30 August 2024, the applicant requested that Condition 6 be modified to include a credit for the existing car wash and café use on the site. Additional information was provided on 3 September 2024 stating that the car wash facility employs between 10 to 40 workers, subject to seasons and weekly weather conditions.

The car wash use is not categorised under the City of Sydney Development Contributions Plan 2015.

A site visit on 2 September 2024 identified 7 employees cleaning 14 cars, and one employee working in the café. It is considered that a total of 20 cars could be accommodated on the site, and thus reasonable to provide a credit for up to 10 employees which could be working at any one time.

The new development generates a total of 48.7 workers. Council officers support a credit to be applied for 10 workers. The applicant has agreed, via email, to the credit of 10 workers.

An amendment to Condition 6 is recommended to include a credit of 10 workers. This equates to a reduction of \$32,675.01. The amended total Section 7.11 contribution payable is \$126,546.34.

Prepared by: Jessica Joseph, Senior Planner

Approved



BILL MACKAY

A/Executive Manager City Planning and
Development