

Geron Property No. 6 Pty Ltd  
C/- Thomas Zarimis 30 Ryde Road  
HUNTERS HILL NSW 2110

## Development contributions advice

<b>Advice number:</b>	ICN-001365
<b>Date of issue:</b>	17 Apr 2023
<b>Development approval reference:</b>	MOD2023/0010
<b>Application type:</b>	Modifications
<b>Stage name:</b>	N/A
<b>Land description:</b>	1//DP1242260
<b>Property address:</b>	8 Western Cr, Gladesville NSW 2111
<b>Secondary address:</b>	Not Applicable
<b>Relevant development contributions plan:</b>	City of Ryde Section 7.11 Development Contributions Plan 2020
<b>Related planning agreements:</b>	Not Applicable
<b>Notes:</b>	

<b>Total contributions payable</b>	<b>\$558,367.22</b>
<i>Refer following page for detailed breakdown of total contributions</i>	

### Authority for development contributions

These are development contributions under the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979 as specified in the City of Ryde Section 7.11 Development Contributions Plan 2020.

### Indexation of development contributions

The above development contributions are current at the date of this advice, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in development contribution amounts that differ from those shown above.

Applicants are required to request an invoice that will state the applicable adjusted development contributions prior to payment.

**Payment of development contributions**

Development contributions must be paid in accordance with relevant Condition of Consent as authorised by the City of Ryde Section 7.11 Development Contributions Plan 2020 generally as follows:

- For development where no further approvals are required – before the development consent is issued.
- For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (line plan).
- For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works authorising construction above the floor level of the ground floor.
- For works authorised under a Complying Development Certificate, the contributions are to be paid prior to any work authorised by the certificate commencing, as required by clause 136L of the EP&A Regulation.

Payment may be by EFTPOS (debit card only), CASH or a BANK CHEQUE made payable to the City of Ryde. Personal or company cheques will not be accepted.

**GST**

The development contributions stated on this advice are not subject to GST.

## Detailed breakdown of contributions payable

### Development composition

Development type	Unit	Proposed development	Existing development	Development change
Residential flat building - 2 bed dwelling	Dwelling	13	0	13
Residential flat building - 3 or more bed dwelling	Dwelling	16	0	16
Office premises	GFA (m2)	680	680	0

### Adopted contribution rates

Infrastructure category	Unadjusted contribution rate <sup>1</sup>	Adjusted contribution rate <sup>2</sup>	Capped contribution rate <sup>3</sup>	Applied contribution rate
<b>7.11 - 1. Community Facilities</b>				
Residential flat building - 2 bed dwelling	\$4,984.29	N/A	N/A	\$5,557.44
Residential flat building - 3 or more bed dwelling	\$7,290.41	\$6,061.81	\$6,061.81	\$6,061.81
Office premises	\$0.00	N/A	N/A	\$0.00
<b>7.11 - 2. Open Space and Recreation</b>				
Residential flat building - 2 bed dwelling	\$8,582.72	N/A	N/A	\$9,569.66
Residential flat building - 3 or more bed dwelling	\$12,553.75	\$10,438.14	\$10,438.14	\$10,438.14
Office premises	\$0.00	N/A	N/A	\$0.00
<b>7.11 - 3. Transport and Traffic facilities</b>				
Residential flat building - 2 bed dwelling	\$2,634.87	N/A	N/A	\$2,937.86
Residential flat building - 3 or more bed dwelling	\$3,853.96	\$3,204.48	\$3,204.48	\$3,204.48
Office premises	\$0.00	N/A	N/A	\$0.00
<b>7.11 - 4. Plan Preparation and Administration</b>				
Residential flat building - 2 bed dwelling	\$243.03	N/A	N/A	\$270.98
Residential flat building - 3 or more bed dwelling	\$355.47	\$295.57	\$295.57	\$295.57
Office premises	\$0.00	N/A	N/A	\$0.00

<sup>1</sup> As stated in Tables 2, 3 and 4 of the City of Ryde Section 7.11 Development Contributions Plan 2020.

<sup>2</sup> At the date of this advice, after the application of indexation.

<sup>3</sup> In accordance with Ministerial Direction of 17 July 2017.

## Total contributions

Infrastructure category	Unit	Development amount	Applied contribution rate	Total contribution (\$)
<b>7.11 - 1. Community Facilities</b>				
Residential flat building - 2 bed dwelling	Dwelling	13	\$5,557.44	\$72,246.72
Residential flat building - 3 or more bed dwelling	Dwelling	16	\$6,061.81	\$96,988.96
Office premises	GFA (m2)	680	\$0.00	\$0.00
<b>7.11 - 2. Open Space and Recreation</b>				
Residential flat building - 2 bed dwelling	Dwelling	13	\$9,569.66	\$124,405.58
Residential flat building - 3 or more bed dwelling	Dwelling	16	\$10,438.14	\$167,010.24
Office premises	GFA (m2)	680	\$0.00	\$0.00
<b>7.11 - 3. Transport and Traffic facilities</b>				
Residential flat building - 2 bed dwelling	Dwelling	13	\$2,937.86	\$38,192.18
Residential flat building - 3 or more bed dwelling	Dwelling	16	\$3,204.48	\$51,271.68
Office premises	GFA (m2)	680	\$0.00	\$0.00
<b>7.11 - 4. Plan Preparation and Administration</b>				
Residential flat building - 2 bed dwelling	Dwelling	13	\$270.98	\$3,522.74
Residential flat building - 3 or more bed dwelling	Dwelling	16	\$295.57	\$4,729.12
Office premises	GFA (m2)	680	\$0.00	\$0.00

## Applicable discounts

*No discounts apply.*

## Other adjustments

*No other adjustments apply.*

## Summary

Total contribution (\$)	\$558,367.22
Total discounts (\$)	\$0.00
Total other adjustments (\$)	\$0.00
<b>Total contributions payable (\$)</b>	<b>\$558,367.22</b>