

Meeting Date: Tuesday 25 June 2019
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 7.00pm

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LATE ITEM

11 ADDITIONAL ITEM FOR INCLUSION IN THE 2019/2020 FEES AND CHARGES - FEE FOR CONCEPT DEVELOPMENT APPLICATION

Report prepared by: Senior Coordinator - Building & Development Advisory Service
File No.: GRP/09/5/14 - BP19/723

REPORT SUMMARY

This report relates to an additional item that was previously considered by Council to be included in the City of Ryde 2019/2020 Fees and Charges and provides an update on the outcome of public exhibition for further consideration of the matter.

On 28 May 2019 Council considered a report seeking an additional category of fee to be included in the 2019/2020 Proposed Fees and Charges in relation to concept development applications. Council had determined that the changes were to be publicly exhibited for a period of 28 days from 29 May 2019 to 25 June 2019 prior to being formally adopted.

The additional fee category was publicly exhibited on the 29 May 2019 for a period up until publication of Council report for the 25 June 2019 meeting. At the time of finalisation of this report on 24 June 2019 no submissions had been received in relation to this matter. Consistent with the Council Resolution of 28 May 2019, should any further community feedback be received on the proposed fee after publication of the Council report, it would be circulated to Councillors as an amended attachment at the meeting.

RECOMMENDATION:

That the Proposed Schedule of Fees and Charges for 2019/2020 be revised to include the development application fee split for Concept Development Application and subsequent staged application as follows:

- Stage 1 Concept Development Application: 60% fee applied;
- Stage 2 Detailed Development Applications: 40% fee applied:

ATTACHMENTS

There are no attachments for this report.

Report Prepared By:

Sanju Reddy

Senior Coordinator - Building and Development Advisory Service

Report Approved By:

Sandra Bailey

Manager - Development Assessment

Liz Coad

Director - City Planning and Environment

ITEM 11 (continued)**Discussion**

A "Concept Development Application" is a development application (DA) that sets out concept proposals for development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications (in stages).

Approval of a concept development application allows certainty for the developer that if a concept is approved, any subsequent development that is consistent with the concept will also be permitted. If the concept is approved, developers will then make one or more subsequent detailed applications consistent with the concept. The application for a concept approval can also include a detailed proposal for the first stage.

Most concept developments are proposed on larger sites involving multiple buildings with new roads or significant impact on the traffic network. Significant resources are deployed in assessing a concept proposal and any fee apportionment must reflect this.

The previous report to Council in relation to this matter had indicated that City of Sydney had included a similar fee for concept development applications in its fees and charges schedule and has adopted a 60/40 split, that is, 60% of the overall fee is charged for the concept development application and 40% to the remaining stages.

In deliberating the matter on 28 May 2019, Council had agreed to a 60/40 split, similar to City of Sydney as per Council Resolution dated 28 May 2019. Further, no objections were received from the community during the public exhibition of this matter.

Currently Council does not have any formal specified fee arrangement for concept development application in the City of Ryde Fees & Charges Schedule. It is recommended that the proposed arrangement be adopted by Council for inclusion in the Fees and Charges for 2019/2020.

Financial Implications

Adoption of the recommendation will have no financial impact.

Consultation with relevant external bodies

N/A