

Strategic Planning Referral Response

Application Number:	DA2020/1039
Date:	08/10/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

Officer comments

The Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3) 2018, known as the 'WWV Contributions Plan', applies to the subject property. This Plan, prepared in accordance with legislative requirements, provides the mechanism by which development contributions can be levied on developments within the catchment area for the WWV Contributions Plan. Additionally, it addresses the public services and facilities that will be required to meet the needs of the future residents and workers of the Release Area.

Section 2.4 of the WWV Contributions Plan, identifies that development contribution for commercial/industrial development is calculated on the total developable site area (in square metre basis, total site area minus any creek line corridor land on the subject property) multiplied by the prevailing contribution rate applicable at the time of DA determination.

The contribution rate (for the 2020-21 financial year) is \$212.00 per sqm.

The subject development seeks to construct commercial development on land with a total development site area of 4554sqm.

Therefore contribution amount is $(4554 \times \$212.00) = \$965,448.00$.

The condition has been drafted for the purposes of imposing on the development consent, should this DA be recommended for approval. Additionally, in accordance with the WWV Contributions Plan, the Contribution Amount should be adjusted at the time of payment in accordance with the latest CPI.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Strategic Planning Conditions:

FEES / CHARGES / CONTRIBUTIONS

Warriewood Valley Contributions Plan - No creekline corridor

A cash contribution of \$965,448.00 (subject to (a) below) is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979 and the Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3).

- a. Written evidence (receipt/s) from Council for the payment of the monetary contribution is to be provided to the Certifying Authority prior to issue of the construction certificate or subdivision certificate (whichever occurs first) or prior to the issue of the subdivision certificate where no construction certificate is required. If the monetary contribution (total or in part) remains unpaid

after the financial quarter in which the development consent is issued , the amount unpaid (whether it be the full monetary contribution amount or a part thereof) will increase on a quarterly basis in accordance with the applicable Consumer Price Index.

- b. The Applicant may negotiate with Council for the direct provision of other facilities and services, and/or the dedication of land in lieu of the monetary contribution above (or any portion of that monetary contribution) or the deferral of payments through a Material Public Benefit Agreement between Council and the Applicant in accordance with the Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3). The agreement for Material Public Benefit Agreement between the Applicant and Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

The Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3) may be viewed at 725 Pittwater Road, Dee Why or on Council's website Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan that enables the provision of local infrastructure and services commensurate with the increased demand resulting from development in the Warriewood Valley Release Area.