

Strategic Planning Referral Response

Application Number:	DA2018/1826
To:	Rebecca Englund
Land to be developed (Address):	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 Warriewood Road WARRIEWOOD NSW 2102

Officer comments

DA2018/1826 proposes the construction of a 32-unit residential flat building and 12 detached/semidetached dwellings. The development site is identified as Lot 2, on the Plan of Subdivision approved under N0611/16. Creek line corridor land dedication and the construction of a section of cycleway associated with this development site were conditioned under N0611/16 and are not required under this development application.

A development contribution will be imposed in accordance with the Warriewood Valley Development Contributions Plan Amendment 16, Revision 3. The contribution rate is \$66,244.90 per dwelling/unit.

Strategic Planning Conditions:

FEES / CHARGES / CONTRIBUTIONS

Section 94 Contribution - No creekline corridor on the property

A cash contribution of \$2,914,775.60 (subject to (a) below) is payable to Northern Beaches Council for the provision of public infrastructure and services in accordance with the Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3) pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979.

1. The monetary component of the developer contribution is to be paid prior to issue of the first Construction Certificate. If the cash contribution remains unpaid after 23 April 2019, the amount unpaid will increase on a quarterly basis in accordance with the applicable Consumer Price Index as published quarterly by the Australian Bureau of Statistics. If this condition applies, the cash contribution payable for this development will be the total unpaid cash contribution as adjusted.
2. The proponent shall provide evidence of payment of the cash contribution (subject to (a) above) to the Certifying Authority within 14 days of fulfilling the condition (a).
3. The proponent may negotiate with Council for the direct provision of other facilities and services, the dedication of land in lieu of the cash contribution above (or any portion of that cash contribution) or the deferral of payments through a Material Public Benefit Agreement between Council and the proponent in accordance with the Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3). The agreement for Material Public Benefit Agreement between the proponent and Northern Beaches Council must be finalised, formally signed and in place prior to the issue of the first Construction Certificate.

The Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3) may be inspected at Northern Beaches Council or Council's website www.northernbeaches.nsw.gov.au