

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2020/1167
<b>Date:</b>	04/06/2021
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Part Lot 28 DP 7413 , 9 Francis Street DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road DEE WHY NSW 2099 Part Lot 28 DP 7413 , 28 Fisher Road DEE WHY NSW 2099

### Officer comments

#### Amended Plans

On 3/6/21 the Assessment Officer advised that amended plans had been provided. These plans amended the proposed number of proposed boarding house rooms and non-resi GFA as follows:

- 71 room boarding house (70 rooms plus a managers room)
- 55.9sqm cafe
- 227.8sqm church/conference centre.

In accordance with Table 1 in the Plan (updated with March-21 CPI), the contribution is calculated as follows:

283.7sqm of proposed non-residential development at \$168.89 per sqm (based on \$16,888.64/100sqm)  
\$47,913.07

71 boarding rooms at \$6,433.77 per room  
\$456,797.67  
Total \$504,710.74

### Original Commentary

The application proposes demolition works and construction of a mixed use development to accommodate a cafe, church, conference centre, boarding house and two level basement car park.

The Assessment Officer has advised that the development comprises the following:

- 81-room boarding house (80 rooms plus a managers room)
- 62.4sqm café
- 228.6sqm church/conference centre.

The Dee Why Town Centre Contributions Plan 2019 (the Plan) applies to this development. The development will increase the demand for local infrastructure levied by the Plan. Notwithstanding that the owner of the site (Baptist Church of NSW Property Trust) may be a social housing provider, the application does not meet the requirements for an exemption to development contributions in part 2.6 of the Plan.

In accordance with Table 1 in the Plan, the contribution is calculated as follows:

291sqm of proposed non-residential development at \$166.46 per sqm (based on \$16,646.35/100sqm)  
\$48,439.86

81 boarding rooms at \$6,341.47 per room  
\$513,659.07  
Total \$562,098.93

Part 6.3.1 of the Contributions Plan stipulates that the contribution rates in the plan will be adjusted to reflect quarterly movements in the Consumer Price Index (CPI) as published by the Australian Bureau of Statistics. The next CPI adjustment will be published on 27 January 2021. If the development application is not determined before this date, the contribution calculation will need to be updated to reflect the amended contribution rates.

The Plan identifies that the development contribution is attributable to the net increase in infrastructure demand and that there may be an allowance for existing development. Part 4.3 of the Plan identifies that the contribution attributable to the net increase in infrastructure demand is determined by calculating the contribution under that Plan that would apply to the existing development. The site currently contains a church however the submitted plans are insufficient to calculate the existing GFA of this building. No allowance for existing development can be provided until the existing GFA can be accurately calculated. Once this information is provided an updated contribution can be calculated. Alternatively, a modification could be sought to update this information at a later time should the application be approved.

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 - Creekline corridor**

A monetary contribution of \$504,710.74 (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 & Assessment Act 1979 and the Dee Why Town Centre Contributions Plan 2019.

The monetary contribution is based on:

- a residential contribution of \$456,797.67, and
- a non-residential contribution of \$47,913.07

a) Written evidence (receipt/s) from Council for the payment of the monetary contribution is to be provided to the Certifying Authority prior to the issue of the construction certificate. 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 or 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 cash contribution above (or any portion of that cash contribution) or the deferral of payments through a Material Public Benefits Agreement between Council and the Applicant in accordance with the Contribution Plan. The Material Public Benefits Agreement between the Applicant and Northern Beaches Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

The Dee Why Town Centre Contributions Plan 2019 may be inspected at 725 Pittwater Rd, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan that enables the provision of public infrastructure and services commensurate with the increased demand resulting from development in the Dee Why Town Centre.