

28 April 2025

The CEO
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Attention: Robert Platt – Principal Development Infrastructure Officer

Dear Liza,

Development Application DA2024/1079
Offer to Enter into a Planning Agreement with Northern Beaches Council
53, 53A & 53B Warriewood Road, Warriewood (Lot 2 & 3 DP 1115877 & Lot 3 DP 942319)

Sekisui House Services (NSW) Pty Ltd is the landowner for the subject land at 53A & 53B Warriewood Road and proposes a Planning Agreement as part of the proposed development under DA2024/1079. It is noted that we are currently in the process of acquiring council land at 53 Warriewood Road with the purchase being predicated on the determination of DA2014/1079.

Reference is made to DA2024/1079 currently being considered by Northern Beaches Council and the proposed Offer to Enter into Voluntary Planning Agreement (VPA) which forms a component of the application.

The Voluntary Planning Agreement (VPA) offer proposes the delivery of works-in-kind involving the rehabilitation of the creek line corridor and the construction of the shared path connection adjacent to Narrabeen Creek being identified in the Warriewood Valley Contributions Plan and the dedication of the inner creek line corridor to Council.

The proposed works-in-kind and land dedication to which this VPA offer relates are as follows:

1. Item 5.5 Bus Bay and Shelter – Warriewood Road at Alameda Way

The location and details of the Bus Bay and Shelter is depicted in Civil Work Plans, prepared by ENSPIRE at **Attachment 1**.

2. Item 28B (Traffic and Transport Strategy) Shared Paths

The location and detail of the Shared Path is depicted in Civil Work Plans, prepared by ENSPIRE at **Attachment 1**.

3. Item 2.71B Multi-functional Creek Line Strategy (Rehabilitation Works) of Narrabeen Creek at 53A, 53B (53 optional) Warriewood Road, Warriewood

The location and detail of the Narrabeen Creek Rehabilitation Works Plan is depicted in the Narrabeen Creek Rehabilitation Work Plans, prepared by ENSPIRE at **Attachment 2**.

The proposed development provides ecological benefit in connecting providing the appropriate infrastructure between the two neighbouring development and associated rehabilitation works undertaken as part of the respective approvals. The proposed rehabilitation works are supplemented with a biodiversity management approach which ensures long term management and regeneration of the creek line.

4. 1B & 1C Multi-functional Creek Line Strategy (Land Acquisition)

The inner 25 metre creek line corridor proposed to be dedicated to the Council is nominated as proposed as Lot 1 on the Concept Subdivision Plan (reference 6321/17D) at **Attachment 3** prepared by YSCO Geomatics.

The updated Flood Impact Assessment Report which supports DA2024/1079 demonstrates that no adverse flood level impacts to surrounding properties are predicted. The only adverse impact being constrained to the Warriewood Road frontage, which are a direct result of the frontage and roadworks proposed and are not produced by the lower storage volume within the site. The inner 25m creek corridor is fully occupied by the 1% AEP flood extent and therefore meets the requirements of the contribution plan. Further, additional 1%AEP flow is conveyed within the outer 25m creek corridor.

Rationale and origin of the Offer

The Offer relates to works and required creek line corridor land dedication specifically identified in the Warriewood Valley Contribution Plan and which are proposed to be carried out as a component of the subject development application.

Demonstratable Public Benefit of the Offer

The Offer relates to works and required creek line corridor land dedication specifically identified in the Warriewood Valley Contributions Plan and will facilitate the completion of these identified works and creek line corridor land dedication as a component of the subject development application. The Offer facilitates the provision of identified infrastructure and works located on public land (upon dedication of the inner creek line corridor) within Warriewood Valley and accordingly provides Public Benefit.

Valuation of the Offer

The Offer proposes the following valuations:

1. Item 5.5 Bus Bay and Shelter – Warriewood Road at Alameda Way

Proponent Cost Estimate: \$183,098.00 + GST

2. Item 28B (Traffic and Transport Strategy) Shared Paths

Proponent Cost Estimate: \$40,895.00 + GST

3. Item 2.71B Multi-functional Creek Line Strategy (Rehabilitation Works) of Narrabeen Creek at 53A, 53B (53 optional) Warriewood Road, Warriewood

The Works Schedule for the Rehabilitation Works in the Council's Contributions Plan states:

- 53A Warriewood Road (Item No. 2.71B) expenditure \$184,184 (2024/25)
 - 53B Warriewood Road (Item No. 2.71C) expenditure \$124,982 (2026/27)
 - 53 Warriewood Road (Item No. 2.71D) expenditure \$8,233 (2026/27)
- Total expenditure cost (2021/22) is \$317,389.00

There is substantial material benefit in the rehabilitation works being delivered on program and potentially earlier than anticipated in the Contributions Plan.

Proponent Cost Estimate: \$413,871.00 + GST

Gross Construction Cost for works-in-kind: \$637,864

4. 1B & 1C Multi-functional Creek Line Strategy (Land Acquisition)

The accompanying documentation confirms that 1,898m² of inner creek line corridor (proposed Lot 1) is to be dedicated to Council at a land value of \$278,850 in accordance with Council's adopted development contribution plan in Multi-functional Creek Line Strategy (Land Acquisition) table.

The contributions table includes:

- Location/Item Number 1b – Narrabeen Creek Corridor – 1,099m² – Expenditure \$164,850 (2024/25)
 - Location/Item Number 1c – Narrabeen Creek Corridor – 760m² – Expenditure \$114,000 (2026/27)
- Total land area in Contributions Plan = 1,859sqm

The proposed Offer includes an additional 39sqm of land to be dedicated to Council which is prescribed in the Contributions Plan. It is noted that this has not been indexed to current land value rates.

The value of the land will directly offset the total monetary contribution payable for development on the land.

Proposed Implementation of the Offer

1. Item 5.5 Bus Bay and Shelter – Warriewood Road at Alameda Way

These works will be carried out prior to issue of any Occupation Certificate relating to DA2024/1079.

2. Item 28B (Traffic and Transport Strategy) Shared Paths

These works will be carried out prior to issue of any Occupation Certificate relating to DA2024/1079.

3. Item 2.71B Multi-functional Creek Line Strategy (Rehabilitation Works) of Narrabeen Creek at 53A, 53B Warriewood Road, Warriewood

These works will be carried out prior to issue of any Occupation Certificate relating to DA2024/1079.

4. 1B & 1C Multi-functional Creek Line Strategy (Land Acquisition)

The land will be dedicated upon registration of the draft plan of subdivision with NSW Land Services.

If you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

Sekisui House Services (NSW) Pty Ltd



Max Chipchase
Development Manager

Attachment 1 – Civil Works Plans prepared by ENSPIRE

Attachment 2 – Narrabeen Creek Rehabilitation Work Plans prepared by ENSPIRE

Attachment 3 – Concept Subdivision Plan prepared by YSCO.