
Sent: 28/04/2011 11:24:52 AM

Subject: Permanent Record. 6 Wakehurst Parkway Seaforth. Internal email to D. Stray re non payment of a S94 contribution. MG. 280411.

Michael Giddey
Senior Building Surveyor,
Land Use and Sustainability,
Manly Council

1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Direct 9976 1754 |
Switch 9976 1500 | Fax 9976 1400 | Michael.Giddey@manly.nsw.gov.au | www.manly.nsw.gov.au

Please consider the environment before printing

From: Michael Giddey
Sent: Thursday, 28 April 2011 11:20 AM
To: David Stray
Subject: FW: cdc 2010/00524 - 6 wakehurst parkway seaforth

Hi Dave,

Can I please have an urgent response to the matters raised in the attached email from, Essential Certifiers. Council is chasing up the non-payment of S94 contributions for this land and for several other allotments in the ex RTA land.

Michael Giddey
Senior Building Surveyor,
Land Use and Sustainability,
Manly Council

1 Belgrave Street Manly NSW 2095 | PO Box 82 Manly NSW 1655 | Direct 9976 1754 |
Switch 9976 1500 | Fax 9976 1400 | Michael.Giddey@manly.nsw.gov.au | www.manly.nsw.gov.au

Please consider the environment before printing

From: Stephanie Patterson [mailto:Stephanie.Patterson@essentialcertifiers.com.au]
Sent: Wednesday, 27 April 2011 2:02 PM
To: Michael Giddey
Subject: cdc 2010/00524 - 6 wakehurst parkway seaforth

Hi Michael

I act for Essential Certifiers who are in receipt of your letter dated 29/3/11 regarding non payment of S94 for the new dwelling. My reading of Councils s94 plan is that s94 contributions are also payable at the subdivision stage based on an expected occupancy rate of 2.9 persons for a separate house. In this instance, the site would have either had an existing credit for the amount applicable to a 2.9 person household or the actual contribution would have been paid to Council at the subdivision stage. On this basis and as per the credits allowed in the s94 plan, can I confirm that a new dwelling on a newly created is given credit for the contribution rate paid/credited to it as an existing lot (ie 2.9 person occupancy rate) before the dwelling house size rate is calculated?

Essential Certifiers have advised me that they actually contacted Council prior to the cdc being approved and

asked what if any contributions were payable. They claim they were told none would apply. The will respond to you separately with those details.

Nicholas Salerno

Town Planner

essentialPLANNING Pty Ltd

PO BOX 188 Casula Mall NSW 2170

T (02) 9612 5100

F (02) 9612 5050 M 0439 753 686

nicholas.salerni@essentialplanning.com.au

The confidential information contained in this message and any attachment is for the intended recipient(s) only, and is privileged & protected from disclosure. The contents of this message may not be retransmitted, copied or revealed to a third party without first obtaining the permission of the sender from ESSENTIAL PLANNING. If you are not the intended recipient OR the mail is received in error, please delete it & notify the sender immediately.

Message protected by CleanMail: e-mail anti-virus, anti-spam and content filtering.

<http://www.pacific.net.au/security/cleanmail/>