

Strategic Planning Referral Response

Application Number:	Mod2025/0139
Proposed Development:	Modification of Development Consent DA2024/1432 granted for Demolition works and construction of a semi-detached dwelling including swimming pools and torrens title subdivision
Date:	02/04/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 39 DP 10399 , 68 Griffiths Street FAIRLIGHT NSW 2094

Officer comments

ASSESSMENT OF MODIFICATION APPLICATION

The proposed modification application (Mod2025/0139) seeks to modify the development consent DA2024/1432 by increasing the scope of works.

This modification application proposes the following changes to the approved plans:

- Infill void/plant areas within the approved basement/garage ceiling. This will create additional habitable floor space (living room and gym) and constitute a lower ground floor level for both dwellings. New habitable floor space is shown on the lower ground floor plan and section plans submitted with the mod application.

Due to the proposed design changes, the cost of works has now been updated and effectively increases the cost from \$2,155,846.20 to \$2,255,370.47 (incl GST) (difference of \$99,524.27). An updated Estimated Development Cost Report was submitted with the modification application (TRIM 2025/213765) which includes an itemised cost breakdown.

The following design modifications are proposed that result in an increase to the cost of works:

- Additional habitable floor space; living room/ gym area shown on lower ground floor plan and section plans submitted with the mod application.

As at 01/04/2025, payment of the outstanding contributions has not been received by Council, and no CC has been issued for the works approved under the DA2024/1432.

Due to the proposed design change resulting in additional habitable floor area and an increased cost of works, and given the contributions applicable for DA2024/1432 have not been paid, it is appropriate to amend condition 6 of the consent to reflect the revised cost of works submitted for Mod2025/0139 (\$2,255,370.47). Therefore, the new contribution amount owing is \$22,553.70.

The contribution plan in-force at the time of the consent for DA2024/1432 remains applicable to this modification proposal (Northern Beaches Section 7.12 Contributions Plan 2024).

The contributions are calculated in accordance with section 2.7 of the Contribution Plan (2024).

RECOMMENDATION

1. 1. No objection is raised in relation to the current application Mod2025/0139.
2. 2. If the assessing officer recommends approval of Mod2025/0139:

a) please advise the contributions officer, so the TechOne repository can be updated to reflect the revised contribution amount to be paid.

b) condition 6 of the consent is to be modified to read as follows:

6. Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2024

A monetary contribution of \$22,553.70 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan (as amended).

The monetary contribution is based on a development cost of \$2,255,370.47.

The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).

Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).

A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

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:

Nil.