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**Sent:** 28/04/2011 11:17:13 AM

**Subject:** Permanent Record. 6 Wakehurst Parkway Seaforth. Outgoing email to Essential Certifiers re S94 contribution. MG. 280411.

Hi Stephanie,

I am seeking urgent advice on this from our Development Assessment Manager and you will be advised further ASAP.

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

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Switch 9976 1500 | Fax 9976 1400 | Michael.Giddey@manly.nsw.gov.au | [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)

*Please consider the environment before printing*

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**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. They will respond to you separately with those details.

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**Nicholas Salerni**

Town Planner

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