

Strategic Planning Referral Response

Application Number:	DA2019/0263
To:	Rebecca Englund
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102

Officer comments

The application proposes the consolidation of 53 and 53B Warriewood Rd and a Community Title subdivision to create 17 allotments comprising;

- 15 residential allotments (Lots 2-15 and Lot 17),
- one allotment containing the inner creek line corridor (Lot 16) to be dedicated to Council, and
- one allotment split into several parts containing common infrastructure including the water management basin and the new private road (Lot 1).

The application also creates a section of Lorikeet Grove, assumed to be dedicated to Council.

The Warriewood Valley Contributions Plan Amendment 16 Revision 3 (the Contributions Plan) levies contributions for the provision of public infrastructure identified in the Plan. This includes dedication and rehabilitation/reconstruction of the inner 25m creek corridor. The application proposes the dedication of the inner 25m creek corridor.

The Contributions Plan identifies that the 25m creek corridor is to be measured from the rear property boundary. The Plan of Subdivision titled 076-18P DA01 (06) prepared by Craig and Rhodes, identifies proposed Lot 16 containing the inner creek corridor as 942sqm. The 25m offset has been shown parallel to the boundary rather than responding to the curve of the boundary on adjoining sites. The Plan of Subdivision includes a notation identifying the 25m creek corridor however this is inconsistent with the allotment boundary of Lot 16. While the Contributions Plan identifies that the creek corridor on the site is 760sqm, a calculation of the inner creek corridor appears to be closer to 900sqm, not the 942sqm identified on the Plan of Subdivision. An offset to the cash contribution for an area of inner creek corridor greater than the 760sqm can be granted subject to an amended Plan of Subdivision addressing the inconsistency.

The submitted Statement of Environmental Effects advises that the development will also include the rehabilitation of the inner creek corridor which comprises landscaping and new top soil. Council's Acting Manager of Stormwater & Floodplain Engineering has advised that the proposed rehabilitation work will not accommodate the 1%AEP as is identified by the Contributions Plan. No offset in contributions will be provided for works proposed in the inner creek corridor.

The Applicant also proposes to construct a section of cycleway on part Lot 1 and Lot 16. This section of cycleway comprises part of the sharepath identified in the Contributions Plan as Item 2 in the Cycle Network Strategy. Subject to advice from Council's Natural Environment Team confirming no adverse environmental impacts and comments from Council's landscape architect confirming connectivity, the section of share path is to be relocated to be generally within the Lot 16, to be dedicated to Council. It is acknowledged that the transitions of the sharepath to the adjacent sites may remain partially within part Lot 1.

The Contributions Plan identifies that this section of path on this site is 33m in length. The Contributions Plan has costed the delivery of this section of infrastructure at \$14,062. It is recommended that the

Applicant propose to enter into a Works in Kind Agreement with Council to deliver this section of the cycleway for a reduction in the cash contribution payable of up to \$14,062. Any works in kind agreement needs to be agreed and signed by Council prior to the payment of a cash contribution.

The contributions plan levies development that will create an additional demand for local infrastructure. There is an existing dwelling on the property which will be credited in the contribution calculation. A contribution will be levied for 14 additional dwellings and will be adjusted by the credit for the dedication of the inner 25m creek corridor land.

Strategic Planning Conditions:

Nil.