

Strategic Planning Referral Response

Application Number:	Mod2021/0369
Date:	21/09/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 1215531 , 70 South Creek Road DEE WHY NSW 2099

Officer comments

DA2019/1274 was approved by Council on 5 November 2020 for alterations and additions to existing school and an increase in student numbers to 1,091. Condition 5 of the development consent requires the payment of a monetary contribution of \$147,656.55. This was based on a total development cost of \$14,765,655.

MOD2021/0369 seeks to amend the DA to:

- Extend the floor plates of the universal core as proposed in the approved DA application to the entire northwest façade of the South Wing Building and north east façade of the West Wing Building. This will provide greater connectivity between classrooms will provide improved shading.
- New full height glazed openings onto proposed verandas across all levels of the South and West Wing Buildings and new shade umbrellas to amphitheatre.
- New universal access pathway from Kiss and Drop Zone to school canteen and a new external stair to the southwest façade of the South Wing Building.
- Stage the application to implement a number of construction certificates for the various aspects of the approval to minimise the disruption to the operation of the school during the construction works by focussing on limited localities so that the operation of the school can continue. For this reason the S4.55 amendment seeks to amend the Conditions of consent to remove the wording such as “prior to any, or the first CC/OC” and replace it with wording such as “the relevant, or the relevant CC/OC” to allow more flexibility with the timing and allow the school to continue to function efficiently during the construction works.

The applicant has provided a cover letter that identifies proposed staging of the development as follows:

- Stage 1A: Kiss and Drop Driveway, new vehicular entrance to the school
- Stage 1B: New external balconies and stairs to existing South and West Wing buildings including new universal lift core
- Stage 2: Remainder of works not covered in Stage 1A or 1B. This includes the library and student services building, including minor works to existing M-Block and new parking areas.

The applicant has also provided an updated Quantity Surveying (QS) report identifying the cost of works within Stages 1A and 1B. The applicant's cover letter identifies that the cost of works of Stage 2 will be the remainder of works as per the original QS report provided.

The QS report dated 21 June 2021 identifies the following costs for Stages 1A and 1B:

- Stage 1A: \$928,579 inc. GST
- Stage 1B: \$3,946,626 inc. GST

GST must be included for the purpose of calculating development contributions. The cost of works of Stage 2 is \$9,890,450 being the remainder of the cost of works in the original QS report.

The application is supported from a development contributions perspective and a staged contribution condition has been provided consistent with the applicant's proposed staging plan. The contribution for each relevant stage is required prior to the issue of the construction certificate for that stage in accordance with the Northern Beaches Section 7.12 Contributions Plan.

The Ministerial Direction titled *Local Infrastructure Contributions – Timing of Payments* was released on 25 June 2020. This direction defers payment of monetary contributions to prior to the issuing of Occupation Certificate if the cost of works of the development is greater than \$10 million and the application does not include the subdivision of land. It is noted that the application meets these criteria. Pursuant to this Direction, and only if the applicant chooses, they may defer payment of all monetary contributions to prior to the issue of any Occupation Certificate, if a construction certificate is issued before 25 September 2022.

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:

FEES / CHARGES / CONTRIBUTIONS

Development Contributions - Prior to the Release of the OC for Stage 2

Prior to the release of the Occupation Certificate for Stage 2 the proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council that the total monetary contribution of \$147,656.55 (to be adjusted at the time of relevant payments for each stage) has been paid.

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

Development Contributions - Prior to Release of the Relevant CC

A total monetary contribution of \$147,656.55 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 total development cost of \$14,765,655 and is to be paid as follows:

- Stage 1A – A monetary contribution of \$9,285.79 is payable prior to the Construction Certificate for Stage 1A (based on a cost of works of \$928,579)
- Stage 1B – A monetary contribution of \$39,466.26 is payable prior to the Construction Certificate for Stage 1B (based on a cost of works of \$3,946,626)

- Stage 2 – A monetary contribution of \$98,904.50 is payable prior to the Construction Certificate for Stage 2 (based on a cost of works of \$9,890,450).

The monetary contribution for each stage will be adjusted at the time the relevant payment is made in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).

The proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council that the total monetary contribution has been paid. A copy of the development contributions plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website.

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