

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2020/1235
<b>Date:</b>	09/03/2021
<b>To:</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

### Officer comments

The Application proposes a new car wash facility within the basement of the existing car park at 888 Pittwater Road, Dee Why. This will require the removal of 10 existing shopping centre car parking spaces to be replaced by a proposed car wash bays, office, vacuum/detailing bays and plant room. The Dee Why Town Centre Contribution Plan 2019 applies to this land. The Contributions Plan levies additional non-residential development at a rate of \$16,817.38/100sqm of GFA, or \$168.17/sqm. The proposed car wash will result in a 149.8sqm increase of non-residential GFA. The proposed development is considered acceptable, with conditions of consent.

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

#### Warriewood Valley Contributions Plan - Creekline corridor

A monetary contribution of \$25,191.87 (subject to (a) below) is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.11 of the Environmental Planning & Assessment Act 1979 and the Dee Why Town Centre Contributions Plan 2019.

The monetary contribution is based on a non-residential contribution for an additional 149.8sqm of GFA, at a rate of \$16,817.38/100sqm

a) Written evidence (receipt/s) from Council for the payment of the monetary contribution is to be provided to the Certifying Authority prior to the issue of the construction certificate. If the monetary contribution (total or in part) remains unpaid after the financial quarter in which the development consent is issued, the amount unpaid (whether it be the full monetary contribution or part thereof) will increase on a quarterly basis in accordance with the applicable Consumer Price Index (Sydney all groups).

b) The Applicant may negotiate with Council for the direct provision of other facilities and services, and/or the dedication of land in lieu of the cash contribution above (or any portion of that cash contribution) or the deferral of payments through a Material Public Benefits Agreement between Council and the Applicant in accordance with the Contribution Plan. The Material Public Benefits Agreement between the Applicant and Northern Beaches Council must be finalised, formally signed and in place

prior to the payment of the monetary contribution.

The Dee Why Town Centre Contributions Plan 2019 may be inspected at 725 Pittwater Rd, Dee Why or on Council's website.

Reason: To provide for contributions in accordance with the Contribution Plan that enables the provision of public infrastructure and services commensurate with the increased demand resulting from development in the Dee Why Town Centre.