

## Strategic Planning Referral Response

<b>Application Number:</b>	Mod2023/0068
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0913 granted for Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	18/04/2023
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 50 DP 9224 , 57 Hillside Road NEWPORT NSW 2106

### Officer comments

Council approved DA2022/0913 on 19 September 2022 for alterations and additions to a dwelling house including a swimming pool. Condition 5 of the consent requires the payment of a 7.12 contribution based on a development costs of \$485,000.

Council received Mod2022/0613 on 31 October 2022. This application modified DA2022/0913 to reduce the scale of the approved development. The applicant also requested a change to Condition 5 to reflect an updated cost which was supported by an amended cost estimate of \$354,000. Council approved Mod2022/0613 on 30 January 2023 however the requested amendment to Condition 5 was inadvertently missed.

Mod2023/0068 has been submitted pursuant to s4.55(1) - modifications involving minor error, misdescription or miscalculation. The modification application seeks to correct the earlier error and amend Condition 5 to reflect an updated cost of works of \$354,000.

The contribution imposed in Condition 5 has not been paid. I support the requested amendment to reflect a cost of works of \$354,000 and have provided an amended condition.

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

### Northern Beaches Section 7.12 Contributions Plan 2022

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A monetary contribution of \$3,540 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 2022. The monetary contribution is based on a development cost of \$354,000.

The monetary contribution is to be paid prior to the issue of the first Construction Certificate or Subdivision Certificate whichever occurs first, or prior to the issue of the Subdivision Certificate where no Construction Certificate is required. If the monetary contribution (total or in part) remains unpaid after the financial quarter that the development consent is issued, the amount unpaid (whether it be the full

cash contribution or part thereof) will be adjusted on a quarterly basis in accordance with the applicable Consumer Price Index. If this situation applies, the cash contribution payable for this development will be the total unpaid monetary contribution as adjusted.

The proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council that the total monetary contribution has been paid.

The Northern Beaches Section 7.12 Contributions Plan 2022 may be inspected at 725 Pittwater Rd, Dee Why and at Council's Customer Service Centres or alternatively, on Council's website at [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au)

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

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