

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2025/0215
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	17/04/2025
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 25 DP 23008 , 92 Narrabeen Park Parade WARRIEWOOD NSW 2102

### Officer comments

#### ASSESSMENT OF MODIFICATION APPLICATION

The previous DA (DA2023/0049) was issued a notice of determination on 16 June 2023 for alterations and additions to a dwelling house including a swimming pool. More specifically, the approved works included:

#### Basement:

- Demolition works, including the removal of the garage, rear balcony and internal walls.
- Internal alterations to provide one bedroom, one bathroom, living areas and storage.
- Extension to the garage.
- Construction of rear terrace.

#### Ground floor:

- Demolition works, including the removal of internal walls and rear balcony.
- Extension to provide new terrace, kitchen, ensuite and front porch.
- Internal alterations to the floor plan.
- Construction of an above-ground swimming pool.

#### First floor:

- Alterations and additions, including a rear extension.

Condition 5 of the notice of determination for DA2023/0049 required a contribution amount of \$20,686.00, based on a cost of works of \$2,068,600.00. Council received payment of \$21,683.65 (including indexation) on 11 October 2024.

It is understood that during approved demolition works and site investigations under DA2023/0049, it was discovered that the existing dwelling structure is structurally inadequate and requires demolition and reconstruction.

The current DA (DA2025/0215) was lodged on 28 February 2025, and seeks approval for the following works:

- Demolition of the entire existing dwelling
- Construction of a new dwelling

The submitted cost of works equates to \$2,299,506.00, as per the cost summary report in TRIM

2025/147546). In accordance with section 2.7 of the Northern Beaches s7.12 Contribution Plan 2024, a contribution amount of \$22,995.06 will be applicable.

The applicant formally requested a credit of contribution fees via letter to Council (TRIM2025/251811) and stated the following:

Pursuant to Clause 6.5 of the Northern Beaches Section 7.12 Contributions Plan 2024, it is hereby requested that the contribution paid in relation to DA2023/0049 be credited against any contribution applicable to this application.

Section 6.5 of the Northern Beaches s7.12 Contribution Plan 2024 states the following:

**6.5 Credit of contributions**

*A credit may be considered for a new application where:*

- a) a development consent already exists on the property and the contribution condition under that consent has been satisfied, and*
- b) in the opinion of Council, the subsequent development is generally the same development approved on the land.*

*It is the responsibility of the applicant to justify the request for credit within the application prior to the new application being determined by Council.*

In regard to the subject property;

- a) DA2023/0049 was determined and is applicable to the subject property 92 Narrabeen Park Parade. The contribution condition has been satisfied (via payment of contribution fees).
- b) The development proposed under DA2025/0215 comprises alterations/additions as approved under DA2023/0049, plus additional construction work to rectify the structural inadequacies.

Given the abovementioned criteria has been achieved, it is considered appropriate to apply a credit of contribution fees between DA2023/0049 and DA2025/0215.

The credit of development contributions, based on 2024/25 dollars) is calculated as follows:  
\$22,995.00 (contribution amount required under DA2025/0215) minus  
\$21,683.65 (indexed contribution amount paid under DA2023/0049 in 2024/25)  
= \$1,311.35.

A difference of \$1,311.35 is due for DA2025/0215.

**RECOMMENDATION**

1. The request to credit the contribution fees paid under DA2023/0049 to DA2025/0215 is supported.
2. An outstanding contribution amount of \$1,311.35 is due for DA2025/0215.
3. If the DA assessing officer recommends approval of DA2025/0215, the following condition is to be added:

**5. Policy Controls**

*Northern Beaches Section 7.12 Contributions Plan 2024*

*A monetary contribution of \$1,311.35 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 comprises a credit of the indexed contributions amount of \$21,683.65 paid to Council on 11 October 2024 for DA2023/0049, against the 1% of the estimated cost of works \$2,299,506.00 for DA2025/0215.*

*Calculation is as follows:*

*Contribution amount required for DA2025/0215 minus the indexed 2024/25 Contribution amount paid under DA2023/0049*

*\$22,995.00 less \$21,683.65 = \$1,311.35.*

*The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan (as amended).*

*Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).*

*A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.*

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:**

Nil.