

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2020/0436
<b>Date:</b>	29/06/2020
<b>To:</b>	Claire Ryan
<b>Land to be developed (Address):</b>	Lot 11 DP 270907 , 8 Baz Retreat WARRIEWOOD NSW 2102 Lot 10 DP 270907 , 9 Baz Retreat WARRIEWOOD NSW 2102

### Officer comments

The application proposes re-subdivision of 8 Baz Retreat (Lot 11 DP 270907) and 9 Baz Retreat (Lot 10 DP 270907). The existing allotments were created under DA N0182/13. A development contribution for the creation of these allotments was levied and has been paid. This contribution included the dedication of creek corridor land for an offset in the monetary contribution.

In this instance, a contribution for the creation of two additional allotments will be required in accordance with the Warriewood Valley Contribution Plan (as amended). The application is acceptable with condition 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 - No creekline corridor

A total cash contribution of \$135,934.54 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to Section 7.11 of the Environmental Planning and Assessment Act 1979 and the Warriewood Valley Development Contributions Plan (as amended).

A cash contribution of \$67,967.27 is payable for the subdivision of 8 Baz Retreat (Lot 11 DP270907) pursuant to a) below.

- a. Written evidence (receipt/s) from Council for the payment of the monetary contribution is to be provided to the Certifying Authority prior to issue of the construction certificate or subdivision certificate (whichever occurs first) for the subdivision of 8 Baz Retreat (Lot 11 DP270907). 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 amount or a part thereof) will increase on a quarterly basis in accordance with the applicable Consumer Price Index.
- 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 monetary contribution above (or any portion of that monetary contribution) or the deferral of payments through a Material Public Benefit Agreement between Council and the Applicant in accordance with the Warriewood Valley Development

Contributions Plan (as amended). The agreement for Material Public Benefit Agreement between the Applicant and Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

A cash contribution of \$67,967.27 is payable for the subdivision of 9 Baz Retreat (Lot 10 DP270907) pursuant to a) below.

- a. Written evidence (receipt/s) from Council for the payment of the monetary contribution is to be provided to the Certifying Authority prior to issue of the construction certificate or subdivision certificate (whichever occurs first) for the subdivision of 9 Baz Retreat (Lot 10 DP270907). 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 amount or a part thereof) will increase on a quarterly basis in accordance with the applicable Consumer Price Index.
- 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 monetary contribution above (or any portion of that monetary contribution) or the deferral of payments through a Material Public Benefit Agreement between Council and the Applicant in accordance with the Warriewood Valley Development Contributions Plan (as amended). The agreement for Material Public Benefit Agreement between the Applicant and Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

The Warriewood Valley Development Contributions Plan (Amendment 16, Revision 3) may be viewed at 725 Pittwater Road, Dee Why or on Council's website Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan that enables the provision of local infrastructure and services commensurate with the increased demand resulting from development in the Warriewood Valley Release Area.