

Strategic Planning Referral Response

Application Number:	DA2020/1109
Date:	17/12/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 362530 , 93 Warriewood Road WARRIEWOOD NSW 2102

Officer comments

DA2020/1109 seeks consent for the construction of a dwelling and attached secondary dwelling on the yet to be registered Lot 1 (approved under N0253/s96/1).

The assessment officer has advised that the secondary dwelling does not meet the LEP dwelling yield provisions and will be removed from the application. If this is not the case, this development contribution referral will need to be revised.

A development contribution has already been levied on the creation of the additional allotment (under N0253/11/s96/1) and is not required to be imposed on the construction of a dwelling on this allotment.

At the time of this assessment, the subdivision had not been registered. A condition of consent must be imposed requiring the full payment of the development contribution under N0253/s96/1 prior to the issue of the Construction Certificate for the construction of the dwelling under this application.

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

Prior to the issue of the Construction Certificate the development contribution imposed under N0253/11/S96/1 must be paid in full.

The Warriewood Valley Development Contributions Plan (as amended) may be viewed at 725 Pittwater Rd, Dee Why or alternatively, on Council's website Development Contributions.

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 Warriewood Valley Release Area.