

Strategic Planning Referral Response

Application Number:	DA2021/0619
Date:	23/07/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 202 DP 1019363 , 15 Jubilee Avenue WARRIEWOOD NSW 2102

Officer comments

The proposed development comprises:

- Excavation;
- Tree removal; and
- Construction of a mixed-use development comprising 59 self-storage units and 24 light industrial units.

The development site is Lot 202 DP1019363 and is identified as 15 Jubilee Avenue, Warriewood.

The Warriewood Valley Development Contributions Plan (Amendment 16 Revision 3) 2018 applies to the land and the development. The Contributions Plan provides the mechanism by which development contributions can be levied on developments within the catchment area to fund the provision of public services and facilities that will be required to meet the needs of the future residents and workers of the Warriewood Valley Release Area.

The development site is zoned B7 Business Park and is identified as Sector 105 in the Contributions Plan. The proposed development will increase demand for the public infrastructure in the Contributions Plan. A development contribution will be levied in accordance with the Contributions Plan.

The Contributions Plan levies contributions for commercial/industrial development on a square metre basis, utilising the total developable area of the site (being the total site area minus any creek line corridor). The submitted Survey Plan identifies that the site is 4,554sqm in size. The site does not contain any creekline corridor.

Figure 9 in the Contributions Plan identifies that the site is also subject to the Ponderosa Parade Drainage Strategy. The contributions levied on this development will include the apportioned costs associated with the forward funding of drainage infrastructure identified in this strategy.

The current contribution rate for commercial/industrial development within the Ponderosa Parade Drainage Strategy is \$218/sqm.

It is noted that the DA proposes planting of street trees within the Council road reserve. Council's Landscape Architect supports the proposal. Council's Traffic Engineer supports the proposal subject to conditions including the provision of indented parallel parking in Jubilee Ave for the length of the subject site.

The Contributions Plan and the Warriewood Valley Landscape Masterplan identify that a 2.5m wide shared path will be provided in the Jubilee Avenue road reserve, fronting the development site. It is unlikely that the road reserve will have adequate width to support indented parallel parking, landscaping and the future shared path. This conflict should be discussed with Council's Landscape Architect and Traffic Engineer and resolved prior to determining the DA.

Following resolution of the issue identified above, the application can be supported 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

Before the issue of a construction certificate, the applicant must pay a total development contribution to Council of \$992,772 in accordance with the Warriewood Valley Contributions Plan (Amendment 16 Revision 3) 2018. The monetary contribution is based on a total site area of 4,554 square metres.

The monetary contribution payable will be adjusted at the time the payment is made, in accordance with the provisions of the Warriewood Valley Contributions Plan (Amendment 16 Revision 3) 2018.

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 between the Applicant and Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

A copy of the development contributions plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - 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.