

Strategic Planning Referral Response

Application Number:	DA2019/0505
To:	Rebecca Englund
Land to be developed (Address):	Lot 2 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 3 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 4 DP 9900 , 876 Pittwater Road DEE WHY NSW 2099 Lot 1 DP 9900 , 874 Pittwater Road DEE WHY NSW 2099

Officer comments

The application proposes the demolition of existing structures and construction of a shop-top housing development comprising 809.27m² or retail GFA, and 78 residential apartments, being:

- 45 1-bed units
- 31 2-bed units
- Two (2) 3-bed units.

The Dee Why Town Centre Contributions Plan 2019 applies to this development. The development will increase the demand for local infrastructure levied by the Plan. The contribution is calculated as follows:

Proposed Residential Development:

Type	Number	Contribution Rate	Subtotal
1-bed dwgs	45		
		\$9,438.91	\$424,750.80
2-bed dwgs	31	\$13,843.73	\$429,155.62
3+ bed dwgs	2	\$20,000	\$40,000
Total			\$893,906.42

Proposed Non-Residential Development:

Proposed Development (m ²)	Contribution Rate
\$16,518.09/100m ²	
809.27m ²	
\$165.18m ²	
Total	\$133,675.92

Total monetary contribution = \$1,027,582.34

Clause 4.3 of the Contributions Plan advises that the total contribution is attributable to the net increase in infrastructure demand. This clause stipulates that the applicant must demonstrate a case for the existing development to be taken into consideration in the calculation of the required contribution. There has been no information submitted with this application demonstrating the quantum of existing approved development.

Clause 6.3.1 of the Contributions Plan stipulates that the contribution rates in the plan will be adjusted to reflect quarterly movements in the Consumer Price Index (CPI) as published by the Australian Bureau of Statistics. The next CPI adjustment will be published on 30 October 2019. If the development application is not determined before this date, the contribution amount will need to be updated to reflect the amended contribution rates.

Strategic Planning Conditions:

FEES / CHARGES / CONTRIBUTIONS

Warriewood Valley Contributions Plan - No creekline corridor

A monetary contribution of \$1,027,582.34 (subject to (a) below) 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 Dee Why Town Centre Contributions Plan 2019.

The contribution is calculated as follows:

Proposed Residential Development:

45 1-bed dwellings x \$9,438.91 = \$424,750.80
31 2-bed dwellings x \$13,843.73 = \$429,155.62
2 3+ bed dwellings x \$20,000 = \$40,000
Total \$893,906.42

Proposed Non-Residential Development:

\$16,518.09/100m²
\$165.18m²/m²
809.27m² x \$165.18/m² = \$133,675.92

Total monetary contribution = \$1,027,582.34

- 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) 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 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) through a Planning Agreement in accordance with the Dee Why Town Centre Contributions Plan 2019. A Planning Agreement between the Applicant and Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

The Dee Why Town Centre Contributions Plan may be viewed at 725 Pittwater Road, Dee Why or on Council's website.

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 Dee Why Town Centre.