

## Memo

### Development Assessment

**To:** Northern Beaches Local Planning Panel

**CC:** Steven Findlay, Manager Development Assessment  
Daniel Milliken, Acting Executive Manager, Development Assessment

**From:** Claire Ryan, Principal Planner

**Date:** 11 July 2024

**Subject:** DA2024/0013 for Alterations and Additions to the North Narrabeen Surf Life Saving Club at 225-227 Ocean Street, Narrabeen

**Record Number:** 2024/484111

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### Introduction

DA2024/0013 was recently considered by NBLPP on 19 June 2024 and was determined by way of approval.

The application was referred to the Panel due to the development being Council-related (Council-owned land, with Council as the Applicant).

An external consultant was engaged to assess the application, in accordance with the Council-Related Development Applications Policy.

The external consultant's Assessment Report states:

*No contribution is payable under the Northern Beaches Section 7.12 Contributions Plan 2019 because the proposal is for public infrastructure and Council is the applicant (clause 2.5 of Northern Beaches Section 7.12 Contribution Plan 2019).*

It has since been established that this development is **not** exempt from contributions, because the applicable contributions plan is Northern Beaches Section 7.12 Contributions Plan 2022 (not the 2019 plan identified above), and the Plan does not list this development as exempted local infrastructure.

Therefore, the proposal is subject to the application of Northern Beaches Section 7.12 Contributions Plan 2022.

Accordingly, a monetary contribution of \$36,864.65 is required for the provision of new and augmented public infrastructure. The contribution is calculated as 1% of the total development cost of \$3,686,465.20.

It should be noted that a Notice of Determination has not yet been issued to the Applicant, hence the contributions condition should be imposed prior to being issued.

## Recommendation

1. That DA2024/0013 be reconsidered by NBLPP.
2. That the following condition be added, under the title 'Fees / Charges / Contributions':

### **Policy Controls**

#### *Northern Beaches Section 7.12 Contributions Plan 2022*

*A monetary contribution of \$36,864.65 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 is based on a development cost of \$3,686,465.20.*

*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.*

*Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.*



Danielle Deegan  
**Director**  
**Director DM Planning**