

Strategic Planning Referral Response

Application Number:	DA2021/1508
Date:	12/04/2022
To:	Adam Mitchell
Land to be developed (Address):	Lot B DP 389449 , 882 A Pittwater Road DEE WHY NSW 2099

Officer comments

The application proposes demolition works and the construction of a nine storey mixed-use building consisting of:

- 19sqm of retail floorspace;
- 166.5sqm of commercial floorspace;
- 20-bed boarding house (19 beds plus 1-bed manager's room)

The Dee Why Town Centre Contributions Plan 2019 applies to this development.

The Contributions Plan identifies that the contribution amount is attributable to the net increase in infrastructure demand. Clause 4.3 of the Contributions Plan identifies that there must be an allowance for existing development. The assessment officer has advised that the existing development comprises 233.7sqm of non-residential floorspace. Proposed non-residential floorspace totals 185.5sqm. There is no net increase in non-residential floorspace therefore no contribution has been imposed for non-residential development. Clause 4.3 of the Contributions Plan does not permit the balance, 48.2sqm of non-residential floorspace to be applied as a credit against the proposed residential accommodation or vice versa.

The development involves the construction of new residential accommodation in the form of a boarding house comprising a total of 20 rooms/beds (19 boarding house room and 1-bed permanent manager's room). The manager's room is considered a form of residential accommodation that is levied by the Contributions Plan. This development will increase the demand for local infrastructure levied under the Contributions Plan. A contribution rate of \$6,602.08 per bed has been applied to the 20 rooms/beds resulting in a total monetary contribution of \$132,041.55.

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 27 April 2022. If the development application is not determined before this date, the contribution calculation will need to be updated to reflect the amended contribution rates.

Accordingly, If determined before 27/04/2022 (date of the next CPI adjustment), the following condition should be applied to the development:

A monetary contribution of \$132,041.55 (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 & Assessment Act 1979 and the Dee Why Town Centre Contributions Plan 2019.

The monetary contribution is based on:

- the residential contribution rate of \$6,602.08 per bed (applicable to a boarding house) and
- the approved 20 beds only (inclusive of the permanent 1-bed manager's room).

a) Written evidence (receipt/s) from Council for the payment of the monetary contribution is to be provided to the Certifying Authority prior to the issue of the construction certificate. 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 or 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 cash contribution above (or any portion of that cash contribution) or the deferral of payments through a Material Public Benefits Agreement between Council and the Applicant in accordance with the Contribution Plan. The Material Public Benefits Agreement between the Applicant and Northern Beaches Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

The Dee Why Town Centre Contributions Plan 2019 may be inspected at 725 Pittwater Rd, 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 public infrastructure and services commensurate with the increased demand resulting from development in the Dee Why Town Centre.

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

Dee Why 7.11 contributions (COW less than \$10 million)

Before the issue of a construction certificate, the applicant must pay a monetary contribution to Council of \$132,041.55. This contribution is calculated at the date of this consent, in accordance with the Dee Why Town Centre Contributions Plan 2019 and comprises:

- a residential contribution of \$132,041.55 based on the approved 20 beds (inclusive of the permanent 1-bed manager's room)

The total amount payable may be adjusted at the time of payment in accordance with the provisions of the Dee Why Town Centre Contributions Plan 2019.

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 Dee Why Town Centre 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.

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.