

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2021/2632
<b>Date:</b>	15/03/2022
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 6 DP 736961 , 10 Fern Creek Road WARRIEWOOD NSW 2102

### Officer comments

The application proposes the construction of a dual occupancy development and associated site works at proposed Lot 5, 10 Fern Creek Road, Warriewood Valley.

The subject site is part of Sector 901A. The Warriewood Valley Strategic Review Addendum Report details a pro-rata dwelling yield allocation for individual land parcels within Sector 901A to provide certainty should individual properties seek to develop on their own. The dwelling yield stipulated for 10 Fern Creek Road is a maximum of 33 dwellings and a minimum of 27 dwellings.

N0540/15 was approved on 20 June 2016 and authorised the community title subdivision of 1 lot into 21 lots (comprising 20 residential allotments) and the construction of associated infrastructure at 10 Fern Creek Road. A contribution was applied for the creation of 18 additional residential allotments. No contribution was imposed on proposed Lot 21 which was the subject of a separate application for a residential flat building.

N0460/16 was approved on 13 April 2017 and authorised the construction of a residential flat building on a yet to be created Lot 21. A contribution was applied for the creation of 13 residential units.

A total of 32 dwellings/lots (19 individual allotments and 13 units) have been approved on 10 Fern Creek Road. The remaining yield on 10 Fern Creek Road is 1 dwelling.

DA2021/2632 is within the dwelling yield stipulated in Clause 6.1(3) of the Pittwater LEP and is considered acceptable. A development contribution will be levied on one additional dwelling under the Warriewood Valley Contributions Plan, at a rate of \$71,548 per additional dwelling.

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 7.11 contributions (COW less than \$10 million)

Before the issue of a construction certificate or subdivision certificate (whichever occurs first), the applicant must pay a total development contribution to Council of \$71,548 in accordance with the Warriewood Valley Development Contributions Plan (as amended).

The monetary contribution payable will be adjusted at the time the payment is made, in accordance with the provisions of the Warriewood Valley Development Contributions Plan (as amended).

The Applicant may negotiate with Council for the direct provision of other facilities and services, and/or the dedication of land (other than land identified above) 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.

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.