

DA Referral Response

Strategic & Place Planning 3 (Development Contributions)

To: Thomas Burns – Principal Planner, Development Assessment

From: Rebecca Sio – Planner, Strategic & Place Planning

Date: 15 May 2025

Application Number: DA2025/0463

Land to be developed (Address): 22 Karingal Crescent FRENCHS FOREST
Lot 108A DP 36755

Record Number: 2025/337952

INTRODUCTION

On 16 May 2025, development application (DA2025/0463) was lodged with Council for the construction of two semi-detached dwellings and the subdivision of one lot into two at 22 Karingal Crescent, Frenchs Forest.

SITE DESCRIPTION

The subject site is 22 Karingal Crescent, Frenchs Forest (Lot 108A DP 36755) and zoned R2 – Low Density Residential under the Warringah Local Environmental Plan 2011.

A single storey dwelling house is currently located on the property.

The contribution plan applying to the site is the Frenchs Forest Town Centre Contributions Plan 2023.

ASSESSMENT OF DEVELOPMENT APPLICATION

The Frenchs Forest Town Centre Contributions Plan 2023 (the Contributions Plan) came into force on 20 December 2023 and applies to the land. The Contributions Plan funds the delivery of local infrastructure required to support development in the Frenchs Forest Planned Precinct. The Contributions Plan levies both residential and non-residential development that will create an additional infrastructure demand.

A monetary contribution is calculated in accordance with the rates in Table 2 and indexed in accordance with section 3.3 of the Contributions Plan.

A credit will be provided for the existing dwelling on the subject site.

The development application proposes to demolish the existing structures on the site, subdivide Lot 108A DP 36755 (22 Karingal Crescent) into two lots, and build a semi-

detached dwelling on each lot. Each proposed dwelling would contain more than 3 bedrooms.

The total contribution amount required is:

2 x 3+ bedroom dwellings = 2 x \$40,896.00 = \$81,792.00

Less 1 x 3+ bedroom dwelling = \$40,896.00

Total contribution = **\$40,896.00**

RECOMMENDATION

- A. No objection is raised in relation to the current application DA2025/0463, subject to the inclusion of the following condition as follows:

Policy Controls

Frenchs Forest Town Centre Section 7.11 Contributions Plan 2023

A monetary contribution of \$40,896.00 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 Frenchs Forest Town Centre Section 7.11 Contributions Plan 2023 (as amended).

The total amount payable will be adjusted at the time the payment is made, in accordance with the provisions of the Frenchs Forest Town Centre Section 7.11 Contributions Plan 2023 (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).

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) through a Planning Agreement between Council and the Applicant in accordance with the Frenchs Forest Town Centre Section 7.11 Contributions Plan 2023.

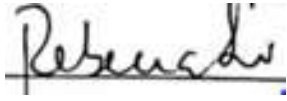

The Planning Agreement between the Applicant and Council must be finalised, formally signed and in place prior to the payment of the monetary contribution.

A copy of the 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 Frenchs Forest Town Centre Section 7.11 Contributions Plan 2023 that enables the provision of local infrastructure and services commensurate with the increased demand resulting from development in the Frenchs Forest Town Centre.

- B. The assessing officer is to advise strategic planning on the outcome of the application, so the contributions repository in TechOne can be created accordingly.

This referral response has been peer-reviewed in accordance with agreed procedures. On approval/signature by peer reviewer, the contents of the DA referral response are included into Council's ASSESS program against this DA.

Prepared by: Rebecca Sio	Peer reviewed by:
	
Position: Planner, Strategic and Place Planning	Position: Manager Strategic and Place Planning 3
	DATE: 15 May 2025