

Strategic Planning Referral Response

Application Number:	DA2023/0998
Proposed Development:	Alterations and additions to a Community Facility. Crown land - Part Lot 2797 DP820312, Lot 1 DP909023 & Lots 21 to 23 Section 2 DP975183 - Part Reserves D500403 and R64997 for Public Recreation - Freshwater Surf Life Saving Club
Date:	09/11/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 909023 , 9999 The Esplanade FRESHWATER NSW 2096

Officer comments

On 3 November 2023, a referral request was made to S&PP (Development Contributions) in respect to the subject DA.

This DA is for alterations and additions to the existing Freshwater Surf Life Saving Club, a facility building listed as a local heritage item (referred to as Item I66) under Warringah Local Environmental Plan 2011.

Northern Beaches Section 7.12 Contributions Plan 2022 came into effect on 1 June 2022 and applies to the development site.

The proposal involves alterations and additions to an existing building, known as the Freshwater Surf Life Saving Club. The proposed Estimated Cost of Works is \$10,224,866 includes 10% contingency and GST (TRIM 2023/487422).

To ascertain the alterations and additions generally, reliance is made to the submitted amended plans for the DA and specifically the plan titled "GFA PLANS & SCHEDULE EXISTING & PROPOSED" Drawing 219 Issue A dated 08.05.2023, prepared by Bonus + Architects. It is particularly the case as this specific plan contains a detailed comparison of the existing and proposed gross floor area (gfa) across the three (3) levels of the development. The comparison table on Drawing 219 Issue A confirms there is an increase in gfa overall particularly in Levels 2 and 3, namely:

- Level 2 attributing an additional 113m² and relocation of gymnasium to Level 3 to make way for Restaurant gfa

Northern Beaches Section 7.12 Contributions Plan 2022 applies to the land.

Council's Manager S&PP1 specifically advised on the heritage significance of the building and this DA. She has confirmed that the "...heritage significance [is] attributed to its built form and community use. The item is categorised as 'community club and community club house'. The proposed alterations and additions are considered to be in-line with the category and the current broad use of Surf Life Saving clubs across NSW and therefore from a heritage perspective is not considered an adaptive reuse of the site."

It is confirmed that development contributions is not funding the construction of this development.

Based on the above advice, this development is not:

- Development for the purpose of the adaptive re-use of an item of environmental heritage.
- Local infrastructure identified in this plan to be carried out by or on behalf of any public authority including the Council (e.g. if a community facility includes commercial/ retail floorspace then the commercial/retail floorspace of the development will, based on that component's cost of works, be subject to the levy), and

therefore not development being exempted from development contributions under Section 2.5 of the Northern Beaches Section 7.12 Contributions Plan 2022.

Accordingly, if the DA is recommended for approval then a condition is to be imposed on the consent requiring development contributions payable to Council under the Northern Beaches Section 7.12 Contributions Plan 2022

Recommendation:

The subject DA attracts development contributions payable to Council, based on the Northern Beaches Section 7.12 Contributions Plan 2022 as the applicable plan.

The Assessment Officer is to ensure that the condition for Section 7.12 contribution is imposed on the subject development consent DA2023/0998.

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

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$102,248.65 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 \$10,224,866.

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.