

Strategic Planning Referral Response

Application Number:	Mod2019/0171
To:	
Land to be developed (Address):	Lot 29 DP 5464 , 27 Warriewood Road WARRIEWOOD NSW 2102 Lot 101 DP 1229188 , 23 Warriewood Road WARRIEWOOD NSW 2102 Lot 28 DP 5464 , 25 Warriewood Road WARRIEWOOD NSW 2102

Officer comments

Modification application MOD2019/0171 seeks to modify Condition C6 under DA N0611/16. The DA authorises the construction of a residential aged care facility containing 130 sole occupancy high care rooms and associated civil works.

Condition C6 relates to the payment of development contributions and requires the payment of a cash contribution totalling \$5,349,924.08. The contribution was calculated in accordance with the Warriewood Valley Section 94 Contribution Plan Amendment 16 Revision 2, in force at the time of determination. The cash contribution credits the provision of items identified in the Contributions Plan works schedule including the dedication of creek corridor land, the construction of a roundabout, an indented bus bay, and a section of cycleway.

The Warriewood Valley Section 94 Contribution Plan Amendment 16 Revision 3 was adopted by Council and came into effect on 1 September 2018. This Plan includes a new methodology for calculating contributions for residential aged care facilities. The modification application seeks to amend Condition C6 to apply the new Contributions Plan and the new methodology for calculating contributions for this development. This request is supported subject to an amended condition of consent.

Table B in the Warriewood Valley Section 94 Contribution Plan Amendment 16 Revision 3 identifies that the contribution rate for residential aged care facilities is \$6,099 per bed. This applies to the proposed 130 bed facility and totals \$792,870. The contribution must also be adjusted to account for the credit for the dedication of creek corridor land and the construction of facilities identified in the Contributions Plan. When adjusted to 19/20 dollars as per the financial model, the credits total \$532,105.43. Therefore the total amended cash contribution will be \$260,764.57.

Condition C6 should be amended to reduce the cash contribution payable from \$5,349,924.08 to \$260,764.57 in accordance with the Warriewood Valley Section 94 Contribution Plan Amendment 16 Revision 3 .

Strategic Planning Conditions:

Nil.