

Memo

Environment

To:	Rodney Piggott , Development Assessment Manager
From:	Nick Keeler, Planner
Date:	10 September 2021
Application Number:	Mod2021/0706
Address:	Lot 30 DP 33000 , 66 Blandford Street COLLAROY PLATEAU NSW 2097 Lot 31 DP 33000 , 66 Blandford Street COLLAROY PLATEAU NSW 2097
Proposed Modification:	Modification of Development Consent DA2021/0684 granted for demolition works and construction of a dwelling house

Background

The abovementioned development consent was granted by Council on 05/08/2021 for Demolition works and construction of a dwelling house;

Details of Modification Application

Under Section 4.55(1) of the EPA Act 1979, a consent containing an error or mis-description may be amended. The Northern Beaches Community Participation Plan does not require the notification of Section 4.55(1) modification applications as they are considered to be of minimal environmental impact.

The application seeks to modify condition No. 4 - Policy Controls, which reads as follows:

4. **Policy Controls**

Northern Beaches 7.12 Contributions Plan 2021

A monetary contribution of \$8,150.00 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 2021. The monetary contribution is based on a development cost of \$815,000.00.

The monetary contribution is to be paid prior to the issue of the first Construction Certificate or Subdivision Certificate whichever occurs first, or prior to the issue of the Subdivision Certificate where no Construction Certificate is required. If the monetary contribution (total or in part) remains unpaid after the financial quarter that the development consent is issued, the amount unpaid (whether it be the full cash contribution or part thereof) will be adjusted on a quarterly basis in accordance with the applicable Consumer Price Index. If this situation applies, the cash contribution payable for this development will be the total unpaid monetary contribution as adjusted.

The proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council that the total monetary contribution has been paid. The Northern Beaches Section

7.12 Contributions Plan 2021 may be inspected at 725 Pittwater Rd, Dee Why and at Council's Customer Service Centres or alternatively, on Council's website at www.northernbeaches.nsw.gov.au

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

Consideration of error or mis-description

The applicant has provided details outlining that a clerical error was made in the submitted estimated cost of works for the development application. The original estimated cost of works was submitted as \$815,000, whereas the correct estimated cost of works should be \$668,696.

Due to this error, the condition relating to the development contribution fee is not accurate and is required to be amended to reflect the correct cost of works. The applicant has advised that the development contribution fee has not been paid at the time of this assessment.

As such, the development contribution fee stated in Condition No. 4 is to be amended to \$6,686.96 to reflect 1% of the correct cost of works, in accordance with the Northern Beaches Section 7.12 Contributions Plan 2021.

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 4.55(1) of the EPA Act 1979 and is therefore recommended for approval.

Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2021/0706 for Modification of Development Consent DA2021/0684 granted for demolition works and construction of a dwelling house on land at Lot 30 DP 33000,66 Blandford Street, COLLAROY PLATEAU, Lot 31 DP 33000,66 Blandford Street, COLLAROY PLATEAU, as follows:

A. Modify Condition No. 4 - Policy Controls to read as follows:

Northern Beaches 7.12 Contributions Plan 2021

A monetary contribution of \$6,686.96 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 2021. The monetary contribution is based on a development cost of \$668,696.00.

The monetary contribution is to be paid prior to the issue of the first Construction Certificate or Subdivision Certificate whichever occurs first, or prior to the issue of the Subdivision Certificate where no Construction Certificate is required. If the monetary contribution (total or in part) remains unpaid after the financial quarter that the development consent is issued, the amount unpaid (whether it be the full cash contribution or part thereof) will be adjusted on a quarterly basis in accordance with the applicable Consumer Price Index. If this situation applies, the cash contribution payable for this development will be the total unpaid monetary contribution as adjusted.

The proponent shall provide to the Certifying Authority written evidence (receipt/s) from Council that the total monetary contribution has been paid. The Northern Beaches Section 7.12 Contributions Plan 2021 may be inspected at 725 Pittwater Rd, Dee Why and at Council's Customer Service Centres or alternatively, on Council's website at www.northernbeaches.nsw.gov.au

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Nick Keeler, Planner

The application is determined on 09/09/2021, under the delegated authority of:



Rodney Piggott, Manager Development Assessments