

Strategic Planning Referral Response

Application Number:	Mod2024/0332
Proposed Development:	Modification of DA2023/1585 granted for alterations and additions to a dwelling house
Date:	20/08/2024
To:	Mia Battisti
Land to be developed (Address):	Lot 43 DP 223914 , 24 Hilma Street COLLAROY PLATEAU NSW 2097

Officer comments

INTRODUCTION

Mod2024/0332 seeks to amend Development Consent DA2023/1585 with the following:

- Reduction in scope of ground level works to retain some existing rooms
- Ground floor reconfiguration of some windows and doors
- Reduction in first floor plans to retain some existing rooms

This modification application proposes a cost of \$486,828.00 compared with the parent application DA2023/1585, which proposed a cost of \$711,590.00. As of 19 August 2024, the contributions payment for DA2023/1585 remains outstanding.

SUBJECT SITE

The subject site is 24 Hilma Street, Collaroy Plateau. The subject site is zoned R2 *Low Density Residential* under Warringah LEP 2011. The subject site contains a two-storey dwelling and a swimming pool.

CHRONOLOGY

DA2023/1585 for *Alterations and additions to a dwelling house* was approved on 15 January 2024. At the time of determination, *Northern Beaches Section 7.12 Contributions Plan 2022* applied to the development and the subject property resulting in the inclusion of Condition 5 to the development consent which reads as follows:

5. Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$7,115.90 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 \$711,590.00.

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.

To date, development contributions have not been paid that would satisfy condition 5 of the development consent DA2023/1585. There has been no Construction Certificate issued for works approved under consent DA2023/1585 nor commencement of site works.

SPP3 received a referral request for this modification, Mod2024/0322, on 8 August 2024.

ASSESSMENT OF MODIFICATION APPLICATION

Northern Beaches Section 7.12 Contributions Plan 2022 was the applicable plan at date of determination and remains applicable to this development consent. The modification will be assessed under this Plan.

The current application Mod2024/0322 seeks a reduction of the total development cost from \$711,590.00 to \$486,828.00. An updated Cost Summary Report has been provided by the applicant. The reduced cost is consistent with the changes proposed under Mod2024/0322.

As no contribution has been paid to render satisfaction of condition 5, and given the changes proposed to the approved plans, it is reasonable to amend condition 5 of the consent to reflect the updated development costs stemming from the current modification application.

RECOMMENDATION

The proposal is supported subject to a modification of Condition 5 as follows:

5. Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of \$4868.28 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 \$486,828.00.

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.

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:

Nil.