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MEMORANDUM

DATE: 14 April 2022
TO: Northern Beaches Local Planning Panel
CC: Peter Robinson, Executive Manager Development Assessment
FROM: Adam Croft, Development Assessment Officer
SUBJECT: Item 4.2 - DA2021/2446 – 60 Starkey Street FORESTVILLE

Record Number: 2022/231035

Dear Panel,

The applicant has provided a revised Cost Summary Report as requested by Council. As the revised cost of works now exceeds \$100,000, Council's 7.12 Contributions Plan 2021 is applicable to the development.

Recommendation

That the conditions contained in Item 4.2 be amended to include the condition:

FEES / CHARGES / CONTRIBUTIONS

3. Policy Controls

Northern Beaches 7.12 Contributions Plan 2021

A monetary contribution of \$941.21 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 \$188,242.00.

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.



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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.