



MEMORANDUM

DATE: 11 October 2023

TO: Northern Beaches Development Determination Panel

CC: Steven Findlay, Manager Development Assessment

FROM: Kye Miles, Planner

SUBJECT: Item No. 3.2 - DA2022/1917 - 11 Namba Road DUFFYS FOREST

The purpose of the memo is to address the amended cost summary report provided by the applicant.

Amended Cost Summary

Council has received an updated cost summary report for the property located at 11 Namba Road, Duffys Forest. This amended report indicates that the Revised Cost of Works (COW) now amounts to \$4,180,870.00. As the revised COW exceeds the previously reported value, it is recommended that an amendment be made to Condition No. 5. This amendment is necessary to ensure that the monetary contributions align with the requirements outlined in the Northern Beaches Section 7.12 Contributions Plan:

5. Policy Controls

Northern Beaches Section 7.12 Contributions Plan 2022

A monetary contribution of **\$41,808.70** 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 **\$4,180,870.00**.

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.

Recommendation

The recommendation of approval is maintained subject to amendments to the condition described above.