

**ROB STOKES**  
**MEMBER FOR PITTWATER**  
**"THE MISSING MILLIONS"**



Northern Beaches Housing Strategy and Rob Stokes Missing Millions

1. Friends of Mona Vale agree that Northern Beaches Council must ask for an exemption from Rob Stokes' "Missing Middle" residential housing policy.
2. There is no infrastructure funding linked with Rob Stokes policy.
3. Before starting the next round of population increases, we need to look at "Mona Vale's Missing \$Millions, the missing infrastructure funding over the last 30 years for Mona Vale / Warriewood, with a population increase of >15,000.
4. The NSW Government reduced Pittwater Council Section 94 Contributions funding for Warriewood from \$90K per dwelling to \$30K per dwelling, resulting in a terrible shortfall for Warriewood.
5. Major townhouse and unit development in Mona Vale is proposed with no apparent Section 94 funding.
6. There must be a full and open enquiry into Section 94 funding in the Mona Vale / Warriewood areas before any new housing strategy is adopted by Northern Beaches Council.
7. The "Cart before the Horse" cannot be allowed to happen with these centres studies.

Section 94 Contributions definition: -

The provisions of section 94 (s94) of the EP&A Act enable councils to obtain development contributions as a means for funding local infrastructure and services that are required as a result of new development.

<https://www.smh.com.au/national/nsw/go-ahead-given-for-medium-density-homes-20200315-p549p5.html>

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