

Peter Honeyman

From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Sent: Thursday, 17 May 2018 10:01 AM
To: Peter Honeyman
Cc: Anthony Witherdin
Subject: RE: DA 43-3-2005- 2-6 Bay Street, Tweed Heads- Developer Contribution Timing Query

Hi Peter,

The Department would notify Council as part of the notification process for the modification, however I would encourage you to consult with them prior to lodgement as well. Please note as the Act has been amended, the modification would need to be lodged as a 4.55 modification. Additionally, if there are any staging plans, they will need to be updated to reflect the new substage.

Kind regards,

Michelle Niles

Senior Planner

Regional Assessments

320 Pitt Street | GPO Box 39, SYDNEY NSW 2001

T 02 9274 6272 | E michelle.niles@planning.nsw.gov.au



Planning &
Environment

From: Peter Honeyman [mailto:analyst2@heran.com.au]
Sent: Thursday, 17 May 2018 8:01 AM
To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Cc: Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>
Subject: RE: DA 43-3-2005- 2-6 Bay Street, Tweed Heads- Developer Contribution Timing Query

Hi Michelle,

I greatly appreciate the advice. In regards to timing as we are looking to make a start fairly quickly, would it be a quick approval process considering the minor change. I can start consultation with Tweed Shire Council to rework the Developer contributions to speed the process up?

Thanks again.

Kind Regards

Peter Honeyman | BUrbanEnvPlan(Hons)
Acquisitions/Development Management

P: (07) 5528 0111 E: analyst2@heran.com.au

A: 301/50 Marine Parade, Southport Qld 4215



From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Sent: Tuesday, May 15, 2018 3:26 PM
To: Peter Honeyman <analyst2@heran.com.au>
Cc: Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>
Subject: RE: DA 43-3-2005- 2-6 Bay Street, Tweed Heads- Developer Contribution Timing Query

Hi Peter,

You may be able to delay or spilt the payment for Stage 3 works through a mod to the approval to create a Stage 2 substage (for the Stage 3 excavation and basement slab works). Before lodging a mod, I'd suggest you consult with Council to gather what their preference would be in terms of delaying or splitting the payment.

Please give me a call if you would like to discuss.

Kind regards,

Michelle Niles
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From: Peter Honeyman [<mailto:analyst2@heran.com.au>]
Sent: Tuesday, 15 May 2018 1:08 PM
To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Cc: Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>
Subject: RE: DA 43-3-2005- 2-6 Bay Street, Tweed Heads- Developer Contribution Timing Query

Hi Michelle,

Just wondering if you may have had an opportunity to discuss with Anthony as yet?

Thanks again.

Kind Regards

Peter Honeyman | BUrbanEnvPlan(Hons)
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From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Sent: Friday, May 11, 2018 12:18 PM
To: Peter Honeyman <analyst2@heran.com.au>
Cc: Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>
Subject: RE: DA 43-3-2005- 2-6 Bay Street, Tweed Heads- Developer Contribution Timing Query

Hi Peter,

I'll discuss with Anthony and get back to you.

Kind regards,

Michelle Niles
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From: Peter Honeyman [<mailto:analyst2@heran.com.au>]
Sent: Friday, 11 May 2018 12:03 PM
To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Subject: DA 43-3-2005- 2-6 Bay Street, Tweed Heads- Developer Contribution Timing Query
Importance: High

Hi Michelle,

I hope all is well.

I note we are working through Stage 3 CC requirements and would be looking to start Stage 3 excavation works with Stage 2 due to a number of reasons including:

- Reduced impact on nearby residents by excavating Stage 3 and loading from Enid Street. This will negate traffic control requirements up on Thompson Street until such a time the building is being constructed. It will also allow for a quicker excavation process further reducing any community impacts.
- Improved Safety for workers- No need to overreach excavators for basement excavation and more room to move machinery around.

I note the current conditions of the development consent read that Stage 3 Infrastructure contributions must be paid before any works commence in Stage3 however considering we are only going to excavate and pour basement slab and then stop works, is there any opportunity to either delay payment of Stage 3 Developer contributions or split the contribution into below ground works and building works?

I note we are more than happy to get Stage 2 contributions paid before any works commence in Stage 2.

I appreciate any assistance or advice you may be able to provide here.

Kind Regards

Peter Honeyman | BUrbanEnvPlan(Hons)
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