Peter Honeyman

From: Colleen Forbes <CForbes@tweed.nsw.gov.au>
Sent: Thursday, 17 May 2018 3:51 PM
To: Peter Honeyman
Subject: RE: DA43-3-2005 2-6 BAY STREET, TWEEDS HEADS- Developer Contributions Query

Hi Peter,

Contributions are generally triggered by GFA or residential development, so I was thinking more along the lines of:

Stage 2A (below ground) – no contributions;
Stage 2B (above ground) – contributions apply;

Stage 3A (below ground) – no contributions;
Stage 3B (above ground) – contributions apply.

You would just need separate CC's for each stage.

Happy to discuss further.

Regards,
Colleen

Colleen Forbes
Team Leader Development Assessment

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p (02) 6670 2596

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From: Peter Honeyman [mailto:analyst2@heran.com.au]
Sent: Thursday, 17 May 2018 2:47 PM
To: Colleen Forbes
Subject: RE: DA43-3-2005 2-6 BAY STREET, TWEEDS HEADS- Developer Contributions Query

Hi Colleen,

I have discussed with DOP and unfortunately it will trigger a MOD to substage below ground works.
I have undertaken a calculation on the percentage of works involved in Stage 2 and Stage 3 of the basement works and have come to the conclusion of:

Stage 2: 5% of total Building works at $1,866,276.99 would equal $93,313.85 developer contributions payable for Stage 2 below ground works.

Stage 3: 3.5% of total Building Works at $1,887,009.29 would equal $94,350.46 developer contributions payable for Stage 3 below ground works.

Is this how council would likely calculate the split in Contributions when the time comes or would TSC expect something different?

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

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From: Colleen Forbes <CForbes@tweed.nsw.gov.au>
Sent: Friday, 11 May 2018 11:59 AM
To: Peter Honeyman <analyst2@heran.com.au>
Subject: RE: DA43-3-2005 2-6 BAY STREET, TWEEDS HEADS- Developer Contributions Query

Hi Peter,

Whilst I can understand what you are trying to do, the conditions of consent are pretty clear in terms of timing. Perhaps you should chat with the Department of Planning (as the consent authority) to see if you need to do another Mod to change the condition in terms of timing for contributions (to above ground works) or an amendment to the staging (with the proposed basement slab for Stage 3 being within the approved Stage 2 works)?

Regards,
Colleen

Colleen Forbes
Team Leader Development Assessment
Planning and Regulation

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From: Peter Honeyman [mailto:analyst2@heran.com.au]
Sent: Friday, 11 May 2018 9:49 AM
To: Colleen Forbes
Subject: DA43-3-2005 2-6 BAY STREET, TWEEDS HEADS- Developer Contributions Query
Importance: High

Hi Colleen,

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 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 you may be able to provide here.

Thanks again.
Kind Regards

Peter Honeyman | BUrbanEnvPlan(Hons)
Acquisitions/Development Management

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A: 301/50 Marine Parade, Southport Qld 4215

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