

## Jenny – Secretary to Darryl Anderson

---

**From:** Denise Galle <DGalle@tweed.nsw.gov.au>  
**Sent:** Wednesday, 12 July 2017 4:26 PM  
**To:** Jenny – Secretary to Darryl Anderson  
**Cc:** Ray Clark; Michael Geale; Alex Piggott  
**Subject:** RE: Access to Section 94 Plan No. 4 Calculation Sheets for Various DA's

Hi Darryl,

Yes a 40% employment discount could be applied.

Regards,

**Denise Galle** Bach Urb Reg Plan (Tue - Fri)  
Team Leader Development Assessment  
Planning and Regulation



p (02) 6670 2459

[contact us](#) | [website](#) | [your say tweed](#) | [our values](#)



Your actions matter: [print less to save more](#)

---

**From:** Jenny – Secretary to Darryl Anderson [mailto:jenny@dacplanning.com.au]  
**Sent:** Friday, 7 July 2017 3:17 PM  
**To:** Denise Galle  
**Cc:** Ray Clark; Michael Geale; Alex Piggott  
**Subject:** RE: Access to Section 94 Plan No. 4 Calculation Sheets for Various DA's

Hi Denise

Thank you for your email below. I note your advice that the 40% employment generating reduction was applied to DA13/0469 – Melaleuca Highway Service Centre but the 40% concession was not applied to the Kings Forest Service Station and Fast Food Outlets Modification MP08\_0194 Mod 3.

Could you please confirm that if a further Section 75W Mod were to be lodged, Council would advise the Department to apply the 40% reduction to the TRCP Contribution.

Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON  
Director/Principal Town Planner  
0438 233 611

This e-mail is solely for the use of the intended recipient(s) and may contain information which is confidential or privileged. Unauthorised use of its contents is prohibited. If you have received this e-mail in error, please notify the sender immediately via e-mail or telephone and then delete the original e-mail. All information contained herein is the property of DAC Planning Pty Ltd. Any views expressed within this communication are those of the individual sender except where the sender specifically states them to be the views of the company. This communication should not be copied or disseminated without permission.

**From:** Denise Galle [<mailto:DGalle@tweed.nsw.gov.au>]  
**Sent:** Tuesday, 20 June 2017 4:04 PM  
**To:** Jenny – Secretary to Darryl Anderson  
**Cc:** David Malone; Ray Clark  
**Subject:** RE: Access to Section 94 Plan No. 4 Calculation Sheets for Various DA's

Hi Darryl,

Below is a list of the TRCP workings as requested.

Regards,

Denise Galle

DA11/0565 Mod 3 Kings Forest Service Station

Item		Trips		GFA	GLA(0.75)	
8 Service Station	8 pumps	200 per pump				1600
23.1 fast food w/Dthru		200 per 100m2 GLA		323	242.25	484.5
23 Restaurant		60 per 100m2 GLA		438	328.5	197.1
Car wash	6 p/h	60 per Bitzios				
Dog wash	4 p/h	40 per Bitzios				

DA07/1313 - No contributions are applicable, as the proposed service station does not have a greater intensity than the previous service station.

- (a) **Tweed Road Contribution Plan:**  
**36.76 Trips @ \$1189 per Trips \$43,708**  
**(\$1,137 base rate + \$52 indexation)**  
**S94 Plan No. 4**  
**Sector6\_4**

[POC0395]

TRCP

*The submission argues that as the service centre is remote from urban centres (residential, commercial, industrial) and relies heavily on passing traffic (being diverted trips that would otherwise be on the network), there is limited nexus for payment of road contributions. This argument is generally accepted.*

*It is also accepted that most service trips to the centre (e.g. fuel, retail deliveries) would be incorporated into existing logistical deliveries, and are likely to be from the highway, so can be discounted.*

*The submission recognises that staff of the service centre will travel specifically to the site, and therefore should be recognised as generated trips. It is estimated that the development will generate 34,944 work shifts annually (including maintenance). An assumption of 80% of these trips occurring as specific car trips is reasonable, as is application of Council's 40% reduction for employment generation.*

*This reduces daily trip generation to:  $(34,944/365) * 0.8 * 0.6 = 45.95$  trips*

*A further 0.5 "trip diversion factor" has also been applied, somewhat arbitrarily. This includes consideration of diverted trips for parents picking up their kids from work while already making a trip. A further argument that "the staff would be working somewhere, regardless of the presence of the centre" cannot be sustained. Acknowledging the young demographic of staff likely at the service centre, but also recognising the hours of operation of the centre reducing the likelihood of shared trips, this trip diversion factor should be increased to 0.8.*

*This provides a final daily trip rate of  $45.95 * 0.8 = 36.76$  trips*

*The trip rate in Sector 6 Kingscliff is currently \$1189 (indexed Version 6.2.3).*

*TRCP contribution =  $\$1189 * 36.76 = \$43,707.64$ .*

*It is noted that the consultant's calculations contain errors, by applying the employment generation discount incorrectly, and using an old trip rate without indexation.*

DA16/0264 –

*Under DA13/0469, the Tweed Road Development Contribution was applied and based on a specific traffic assessment done by the Roads and Stormwater Unit (refer to Memo dated 21 August 2014) for the proposal which included the use of two (2) tenancies for drive through take-away purposes. Similarly, the water contribution done by the Water and Waste Water Unit included calculations for all food outlet tenancies (Tenancy 1, 2 and 6) and Tenancy3, 4 and 5.*

*The proposed development is consistent with this initial assessment and no additional contributions are considered applicable to the proposed shop fit out.*

*As such no additional contributions should apply.*

DA16/0309 -

Under DA13/0469, the Tweed Road Development Contribution was applied and based on a specific traffic assessment done by the Roads and Stormwater Unit (refer to Memo dated 21 August 2014) for the proposal which included the use of two (2) tenancies for drive through take-away purposes. Similarly, the water contribution assessed by the Water and Waste Water Unit included calculations for all food outlet tenancies (Tenancy 1, 2 and 6) and Tenancy3, 4 and 5.

The proposed development is consistent with this initial assessment and no additional contributions are considered applicable to the proposed shop fit out.

As such no additional contributions should apply.

DA16/0310

Under DA13/0469, the Tweed Road Development Contribution was applied and based on a specific traffic assessment done by the Roads and Stormwater Unit (refer to Memo dated 21 August 2014) for the proposal which included the use of two (2) tenancies for drive through take-away purposes. Similarly, the water contribution assessed by the Water and Waste Water Unit included calculations for all food outlet tenancies (Tenancy 1, 2 and 6) and Tenancy3, 4 and 5.

The proposed development is consistent with this initial assessment and no additional contributions are considered applicable to the proposed shop fit out.

DA16/0435

Under DA13/0469, the Tweed Road Development Contribution was applied and based on a specific traffic assessment done by the Roads and Stormwater Unit (refer to Memo dated 21 August 2014) for the proposal which included the use of two (2) tenancies for drive through take-away purposes. Similarly, the water contribution assessed by the Water and Waste Water Unit included calculations for all the nominated tenancies.

The proposed development is consistent with this initial assessment and no additional contributions are considered applicable to the proposed shop fit out.

DA16/0790 – signs

There are no contributions applicable to this subject application.

CDC17/0074 – private certifier – Not Council

**Denise Galle** Bach Urb Reg Plan (Tue - Fri)  
Team Leader Development Assessment  
Planning and Regulation



**p** (02) 6670 2459

[contact us](#) | [website](#) | [your say tweed](#) | [our values](#)





Your actions matter: print less to save more

---

**From:** Ray Clark  
**Sent:** Tuesday, 20 June 2017 1:40 PM  
**To:** Denise Galle  
**Subject:** FW: Access to Section 94 Plan No. 4 Calculation Sheets for Various DA's

Hi Denise  
Can we discuss?  
Ray

---

**From:** Jenny – Secretary to Darryl Anderson [<mailto:jenny@dacplanning.com.au>]  
**Sent:** Monday, 5 June 2017 3:14 PM  
**To:** Ray Clark  
**Cc:** Michael Geale; Alex Piggott; David Malone  
**Subject:** FW: Access to Section 94 Plan No. 4 Calculation Sheets for Various DA's

Hi Ray

Further to my email below and the reply below and **attached** from David Malone, the documents provided by David do not appear to contain the Section 94 Calculation Sheets for TRCP. I assume they are on a separate file. Could you please forward the Calculation Sheets for each of the DAs referred to in my original email?

Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON  
Director/Principal Town Planner  
0438 233 611



**DAC PLANNING PTY LTD**  
Suite 7, Corporate House  
8 Corporation Circuit  
Tweed Heads South NSW 2486  
**P:** 07 5523 3611  
**F:** 07 5523 3612  
**E:** [admin@dacplanning.com.au](mailto:admin@dacplanning.com.au)  
**W:** [www.dacplanning.com.au](http://www.dacplanning.com.au)

This e-mail is solely for the use of the intended recipient(s) and may contain information which is confidential or privileged. Unauthorised use of its contents is prohibited. If you have received this e-mail in error, please notify the sender immediately via e-mail or telephone and then delete the original e-mail. All information contained herein is the property of DAC Planning Pty Ltd. Any views expressed within this communication are those of the individual sender except where the sender specifically states them to be the views of the company. This communication should not be copied or disseminated without permission.

---

**From:** David Malone [<mailto:davidm@tweed.nsw.gov.au>]  
**Sent:** Monday, 5 June 2017 8:25 AM  
**To:** Jenny – Secretary to Darryl Anderson  
**Subject:** RE: Access to Section 94 Plan No. 4 Calculation Sheets for Various DA's

Darryl,

I have found Section 96 documents, cannot see S94 documents on the files, they are all electronic files, no hard copy.

DA07/1313 has been requested back from records department.

Thanks,

**David Malone** | Statutory Compliance Officer  
Corporate Services (7.30am to 4.00pm)



**p** (02) 6670 2538 | **f** (02) 6670 2429 | **e** davidm@tweed.nsw.gov.au | **w** www.tweed.nsw.gov.au  
Civic and Cultural Centre Tumbulgum Road Murwillumbah NSW 2484 | PO Box 816 Murwillumbah NSW 2484

Customer Service: (02) 6670 2400 or 1300 292 872 ABN: 90 178 732 496

Our values: transparency | customer focus | fairness | reliability | progressiveness | value for money | collaboration

Please consider the environment before printing this email. One tonne of paper is equivalent to 13 trees and 30 kL of water

---

**From:** Jenny – Secretary to Darryl Anderson [<mailto:jenny@dacplanning.com.au>]  
**Sent:** Friday, 2 June 2017 3:11 PM  
**To:** David Malone  
**Cc:** Michael Geale; Alex Piggott  
**Subject:** Access to Section 94 Plan No. 4 Calculation Sheets for Various DA's

Hi David

Could you please provide me with the Section 94 Plan No. 4 (TRCP) Calculation Sheets for the development applications highlighted on the **attached** extracts from Councils on-line DA Register. Ray Clark may be able to assist you in identifying the documents on the files. Electronic copies would be fine.

Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON  
Director/Principal Town Planner  
0438 233 611



**DAC PLANNING PTY LTD**  
Suite 7, Corporate House  
8 Corporation Circuit  
Tweed Heads South NSW 2486  
**P:** 07 5523 3611  
**F:** 07 5523 3612  
**E:** [admin@dacplanning.com.au](mailto:admin@dacplanning.com.au)  
**W:** [www.dacplanning.com.au](http://www.dacplanning.com.au)

This e-mail is solely for the use of the intended recipient(s) and may contain information which is confidential or privileged. Unauthorised use of its contents is prohibited. If you have received this e-mail in error, please notify the sender immediately via e-mail or telephone and then delete the original e-mail. All information contained herein is the property of DAC Planning Pty Ltd. Any views expressed within this communication are those of the individual sender except where the sender specifically states them to be the views of the company. This communication should not be copied or disseminated without permission.

All official correspondence requiring a formal written response should be addressed to the General Manager, PO Box 816, Murwillumbah, 2484; or emailed to [tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au); or faxed to 02 6670 2429.