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BUSINESS PAPER

Additional Items

Ordinary Council Meeting

2 July 2019

Warwick Bennett
General Manager

We hereby give notice that an Ordinary Meeting of Council will be held on:

Tuesday, 2 July 2019 at 6pm
in the Council Chambers, Civic Centre
184 - 194 Bourke Street, Goulburn

Order Of Business

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Cr Bob Kirk
Mayor

Warwick Bennett
General Manager

14 REPORTS TO COUNCIL FOR DETERMINATION

14.1 TENERIFFE DEVELOPER WORKS - 133 MARYS MT ROAD (DA/0183/1718)

Author: Scott Martin, Director Planning & Environment
Authoriser: Warwick Bennett, General Manager
Attachments: Nil

DA Number:	DA/0183/1718
Address:	133 Marys Mt Road Goulburn
Proposal Description:	Staged 388 Lot Residential Subdivision

RECOMMENDATION

That:

1. The report of the Director Planning & Environment be received.
2. Council endorse the adjusted valuation of the developer works undertaken as part of Stage 2 of the Teneriffe residential subdivision development.

REPORT

On Friday 28 June 2019 Council officers released the subdivision certificate for Stage 2A of the Teneriffe residential subdivision located at 131 Marys Mt Road Goulburn. This stage will make available 77 residential lots and will provide parkland fronting Marys Mt Rd, a bbq area, outdoor recreation equipment and water quality treatment devices.

Council will recall that a Voluntary Planning Agreement (VPA) was negotiated with the developer. The VPA has subsequently been exhibited, endorsed and executed. Terms of the VPA require that developer works undertaken throughout construction of each stage will offset s7.11 developer contributions (formerly s94 contributions). These are to be reconciled at the completion of the final stage against what would have ordinarily been required if only s7.11 contributions were required. The final contribution payable will therefore be the difference between the required s7.11 contribution and the value of the developer works undertaken.

During VPA negotiations, documentation and estimates provided by the applicant suggested that works to offset s7.11 contributions in Stage 2A would be approximately \$480,000. A recent Quantity Surveyors (QS) report provided by the applicant has sought to claim a total of approximately \$1.1m of developer works associated with Stage 2A. In discussion with the developer we believe that this QS was overstated.

Following consultation with developer, Council officers have been provided with a revised figure of \$600,000. This reduction was based upon the costs of the vegetation plantings being regarded as developer costs (i.e. works that would have been required to ensure compliance with Council Development Standards) rather than works associated with the VPA. Following receipt of a supplementary QS report, this valuation has now been accepted.