



Ordinary Meeting of Council

25 September 2019

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.9

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

25 SEPTEMBER 2019

ITEM 9.9 REQUEST FOR REDUCTION IN DEVELOPER CONTRIBUTION
 COSTS - NORTH POPLARS

ATTACHMENT 1 REQUEST FOR CONTRIBUTION REDUCTION 16 JULY 2019
 (DOC ID 401127)



16 July 2019

The General Manager
Natural and Built Character
Queanbeyan Palerang Regional Council
256 Crawford Street
Queanbeyan NSW 2620
Attention: Mr Michael Thompson

Dear Mike,

**Re: South Jerrabomberra
Local Contributions Plan
Tomsitt Drive / Henry Place Intersection**

On 5 July 2017, QPRC approved (with conditions) DA192-2016 for 6 Torrens Title Lots at North Poplars, Jerrabomberra. Condition 34 of the Development Application required the construction of a new signalised intersection at the junction of Tomsitt Drive and the developments Shopping Centre Access Road.

The Notice of Determination did not include Section 7.11 Contributions as a Contributions Plan did not exist at the time of approval.

At a council meeting on 26 April 2018 it was resolved to adopt the South Jerrabomberra Local Contributions Plan 2018. This plan specifies contributions for development in North Poplars at a rate of \$150,311.46 / Ha and South Poplars at a rate of \$52,430.40 / Ha. Appendix C of the plan includes a Works Schedule which forms the basis of the required contributions. With respect to North Poplars contributions are apportioned to the following works:

- Northern Entry Road – Tomsitt Drive Intersection, and
- South Jerrabomberra Off-site Roads Contribution

A new contribution plan has been prepared by council which will replace the current plan. At the council meeting of 27 March 2019 it was resolved to defer determination on this plan to allow a councillor workshop following staff discussion with primary stakeholders. One of the amendments in the proposed plan is removing the Tomsitt Drive intersection from the works schedule. The deletion of the intersection from the schedule reduces contributions rates to \$84,136.62 / Ha for North Poplars and \$23,491.63 for South Poplars.

The initial phase of the Tomsitt Drive intersection comprising a signalised T intersection with the Shopping Centre Access Road (Henry Place) has been completed by Poplars Developments at an Ex GST cost of \$1,541,374. The cost stated in the Works Schedule for the ultimate configuration of the intersection is \$4,154,549

Recent submissions for development approval in North Poplars have highlighted that council would be seeking contributions as per the current approved plan. In this case, the level of contribution specified includes the allowance for the construction of the Tomsitt Drive intersection however Poplars Developments have already contributed \$1.5M towards these works with the remainder to be sourced from a NSW State Grant.

It is noted in Section 2.5 of the plan (Alternatives to monetary contributions) that applicants can offer to provide an alternative to a monetary contribution. Furthermore it is indicated that applicants considering alternatives to monetary contributions should discuss this with council as early as possible, and before lodging a development application. In this instance however the plan did not exist till well after DA192-2016 was determined.

Section 2.6 of the plan indicates that any 'offer' for works in kind shall be made in writing prior to the commencement of commencement of any works. In this regard we would attest that council had already conditioned DA192-2016 requiring the proponent construct the first phase of the Tomsitt Drive intersection.

In summary, Poplars Developments is seeking recognition of works completed on the Tomsitt Drive intersection towards Section 7.11 contributions that may be required for developments at North or South Poplars.

If there are any queries or you wish to meet to discuss this request please don't hesitate to contact the undersigned on 0459 223 958.

Yours faithfully



Chris Daly
Project Manager

Cc David Maxwell (Director – Poplars Developments)