

Voluntary Planning Agreement – DA 19/0125 No 12 Blake Street

Dear Sir,

Please find attached documentation for VPA Blake Street for your consideration.

Voluntary Planning Agreement offer to Wagga Wagga City Council

Council adopted a Planning Agreement Policy on 26 February 2007 to guide the preparation of VPA's under section 7.4 of the EP&A Act (formerly Subdivision 2 of Division 6 f Part 4). The objectives of the VPA policy are to:

- To provide an enhanced and more flexible development contributions system for the Council,
- More particularly, to supplement or replace, as appropriate, the application of s94 and s94A of the Act to develop
- To give all stakeholders in development greater involvement in determining the type, standard and location of public facilities and other public benefits,
- To allow the community, through the public participation process under the Act, to agree to the redistribution of the costs and benefits of development in order to realise community preferences for the provision of public benefits, and
- To achieve net planning benefits from development wherever possible and appropriate.

Pascoe Constructions has prepared and now submits for Council's consideration, a VPA under the terms of Council's adopted policy.

It is proposed that the VPA will include a concept design for an upgrade of on-street parking within the Blake Street road reserve. The upgrade works will involve converting on-street public parking from parallel to angle, as well as other associated works, thereby significantly increasing the number of on-street spaces available within the local area. The proposed works to be covered by the VPA comprise the following:

- Reconfiguration of the existing on-street car parking between Morgan and Forsyth Streets from parallel parking to angle parking,
- Reconfiguration of existing road design including the installation of new traffic calming devices at either end of Blake Street,
- Establishment of new line marking and signage including the designation of disabled car parking spaces,
- Removal of existing trees and replace with "Chinese Elms" as per plan 02 of 07,
- Replacing footpaths on the western side of Blake Street,
- Landscaping council carpark plus turf to nature strip,
- Installation of three lights in Blake Street council carpark.

The following is to be read in conjunction with attached plans.

Street Treatment

- New traffic calming devices at either end of Blake Street,
- Removal of existing driveways as per plans replace kerbs and gutters,
- All line markings and signage associates with carparking,

- Traffic management during construction,
- Timing – to commence one month after approval, 90% completion within six months.

Costing \$58,300

Footpaths – Western side of Blake

Street 204 metres 2.5 metre wide footpath

- Excavation and removal of existing footpath,
- 100mm thick reinforced concrete,
- SL 82 mesh 32mps concrete,
- Adjustment to balance of nature strip to provide a smooth even grade and turf as required,
- Laybacks at each corner of Blake Street (four of),
- Timing – progressively in conjunction with electrical works, over a period of six months.

Costing \$55,000

Street Trees – Western side of Blake Street

- Removal of eleven street trees,
 - Planting of eleven established street trees refer to plans 02 of 07, 05 of 07 and photograph
 - 400 litre pot approx. price \$1,000 per tree + freight (these trees will be planted directly into the ground)
- Costing \$38,600

Council carpark plus lighting and landscaping

- Fully landscaping council carpark
- Turf to nature strip
- Installation of three lights in council carpark
- Line marking of council carpark

Costing \$20,000

Total costing \$171,900

Costing in relation to the VPA

- Costing made up of 94A Levy Contributions of \$102,000 plus developers contribution,
- A bank guarantee will be provided by the developer for \$171,900 (value of infrastructure provided in the offer) with WWCC noted on the document,
- All insurance documents for the VPA will have WWCC noted,
- The above costings do not include GST.
- Undergrounding electricity reticulation requires us to locate a pad mount substation. The location of the substation is part of the application for the VPA and has always been located on the council carpark land as per plans supplied. It will be necessary to create an easement for the substation. The latest value of the carpark land (based on council valuation) is \$19,588.

Hoping that this VPA will be looked on favourably by the council.

Kind Regards,

Kerry Pascoe
For Davtil Pty Ptd