

ITEM WITHOUT NOTICE - YOUNG STREET SUBDIVISION

Council Meeting:	24 March 2020
Report Date:	23 March 2020
Author:	John Scarce
File #:	SC88
Approval:	General Manager

EXECUTIVE SUMMARY

Consideration of the 59 lot subdivision.

RECOMMENDATION

Council authorise the General Manager to proceed with the construction documentation for the 59 lot subdivision, broken into four (4) stages, and to commence with construction of stage 1.

BACKGROUND

Council engaged SGS Economics and Planning to carry out the review of a larger lot subdivision based on their assessment. The review indicated that the larger lots were more desired in the market.

As such, Council engaged Creative Planning Solutions (CPS) to develop three concepts for larger lot subdivisions. Council resolved to proceed with the small lot subdivision based on concept 3 from CPS.

OFFICER COMMENT

Council engaged CPS to deliver on a concept of small lot subdivision based on concept 3.

The new concept is attached.

It is a 59-lot subdivision.

Its budget estimate would be:

Concept	No. of Lots	Estimated budget	Cost per lot	Cost Sqm	Sale Sqm
1	59	\$2,143,157	\$36,325	\$33.78	\$37.16

Smallest lot at 816 sqm sale price est. \$30,323

Largest lot at 1425 sqm sale price est. \$52,953

SUSTAINABILITY

STATUTORY COMPLIANCE/POLICY

N/A

FINANCIAL

Council has procured \$1.5m in grant funds, and budgeted an additional \$1.5m in borrowings.

The total cost of the revised subdivision will be in the order of \$2.1m and \$2.4m using the current estimates unit rates.

INTEGRATED PLANS

Our Economy – Action 4.2.4.1 plan for future housing and business needs in Murrumbidgee towns.

RISK MANAGEMENT

N/A

CONSULTATION / ENGAGEMENT

Creative Planning Solutions (CPS)
Councillors

OPTIONS

1. Proceed with a staged development, as per the recommendation;
2. Proceed with the 59 lot subdivision completed in three stages;
3. Proceed with the 59 lot subdivision, completed in two stages;
4. Proceed with the 59 lot subdivision, completion of entire 59 lots in one build;
5. Proceed with a subdivision development of another minimum lot size;
6. Not pursue the development of the Young Street subdivision.

ATTACHMENTS

Attachment: Creative Planning Solutions (CPS) Concept Subdivision



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CREATIVE**PLANNING**SOLUTIONS

PROJECT:

CONCEPT SUBDIVISION PLAN

YOUNG STREET, DARLINGTON POINT NSW

PREPARED FOR:



DRAWING INDEX

SHEET NUMBER	DRAWING TITLE	SCALE	ISSUE
D448_SDP_04	CONCEPT SUBDIVISION PLAN - PREFERRED OPTION	1:500 @ A1	A

CONCEPT DATA:

	NUMBER OF LOTS	NUMBER OF LOTS: N-S ORIENTATION	NUMBER OF LOTS: E-W ORIENTATION	SMALLEST LOT SIZE	LARGEST LOT SIZE	AVERAGE LOT SIZE	COMMUNAL OPEN SPACE SIZE	TOTAL LOTS AREA	TOTAL PUBLIC DOMAIN AREA*	TOTAL LENGTH OF NEW ROADWAYS	ROADWAY WIDTH (KERB TO KERB)
PREFERRED OPTION	59	52	7	816m²	1425m²	1063m²	Nil	63,438m² (79% OF SITE)	17,249m² (21% OF SITE)	826m	11m

*Includes roadways, street verges, footpaths etc. (not communal open space)
Note: Site Area calculated at approx. 80,687m² (8.0687ha)

