

Resolution of Council

25 November 2024

Item 12

Exemption from Tender - Planning Agreement – 130 Joynton Avenue, Zetland

It is resolved that:

- (A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 to contribute \$2,379,739 to the Planning Agreement for 130 Joynton Avenue, Zetland;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for this work because:
 - (i) the developer will be delivering community infrastructure in the form of new public roads and parks as works-in-kind required by Clause 6.14 of Sydney Local Environmental Plan 2012;
 - (ii) the infrastructure works will be coordinated and delivered as one project in a timely manner as part of the re-development of the entire site at 130 Joynton Avenue, Zetland;
 - (iii) delivery as part of the Planning Agreement will facilitate completion of public infrastructure approximately 4 years earlier, which will reduce disruption to the local community as works could not otherwise commence until the developer's works were completed and land dedicated to the City;
 - (iv) physical constraints prevent the separate delivery of works by the City in a cost-efficient manner, due to substantial level changes necessitating temporary and redundant works such as retaining walls;
 - (v) delivering the works separately would restrict the pedestrian and vehicle access to the new development, necessitating a lengthy and expensive construction methodology by the City; and

- (vi) the engagement of the developer to do the works provides value for money to the City as the offer by Deicorp Projects (Joynton Ave) Pty Ltd has been peer reviewed by the City's quantity surveyor and provides financial savings when compared to the works being undertaken separately by the City in the future, including through elimination of temporary works, whole-of-site access for excavation, bulk earthworks, etc and given the developer's existing knowledge, resources and experience associated with the project site; and
- (C) Council endorse the City's payment of \$2,379,739 from the Epsom Park Precinct New Open Space project and Traffic Signals project contained in the capital works budget and Long Term Financial Plan as a partial payment of the cost of the developer's works as part of the Planning Agreement for 130 Joynton Avenue, Zetland.

Carried unanimously.

VPA/2023/4