

Quotation Request Form

This form is to be used to seek written quotations for procurements up to \$250,000 (including GST) under a panel contract. If your requirement requires a more detailed brief use the standard RFQ Template.

To: Greg Incoll - Sagent Pty Ltd

A written quotation is sought to supply Northern Beaches Council with the following requirement under Property Consultancy Services Panel 2020/192

Title: Desktop Feasibility Study – potential uses for land – Lot 1 DP 130467, Lot 2 DP 873792 Bangaroo St North Balgowlah

Background:

Lot 1 DP 130467 and Lot 2 DP 873792, Bangaroo St North Balgowlah are two parcels of land owned by Northern Beaches Council. Council has development consent to subdivide the land into three (3) residential blocks and a creekline public reserve under development consent DA2015/1156. The size of the land (excluding the creekline corridor) is 3,011sqm comprising Lot 1 - 724 sqm, Lot 2 - 928sqm and Lot 3 - 1359 sqm. The land is zoned R2 – Low Density Residential under the Warringah LEP 2011 and the development consent is valid until 6 June 2023.

Scope of Work:

Council is seeking a brief desktop feasibility study on the various development options available for the site that would likely result in a highest and best use outcome.

Consideration should be given to the size, location and zoning of the land as well as the existing development consent. For example, could the land be subdivided into a greater number of residential parcels, or used for the provisions of Seniors Housing under SEPP (Housing) 2022, or would it likely be the best return to Council to construct the infrastructure approved under the DA and sell the three lots as approved.


Attached are a copy of the Development Consent and approved plans, and a valuation of the site undertaken by FVP Consultants dated 14 July 2022 which valued the potential sale price of the site as one undeveloped lot and three ready to build lots. We note it is Council's view that the attached valuation does not reflect the 10-20% additional value from having an approved DA over the premises.

Required Delivery Outputs:

- Written report outlining:
 - Analysis on 2 options
 - sell as is single lot (having regard to highest and best use be that residential, seniors living development etc).
 - council to do works, complete subdivision and sell three lots individually
 - Supporting financials and a summary of inputs / assumptions
 - Pros and Cons of each option (considering intent of highest and best use resulting in maximum return to Council)
 - Recommended Option
 - Risks related to recommended option
 - Any specific timeframes or conditions around success of implementing recommended option

Location of Services / Delivery Point: Written report as attachment via email

Terms and Conditions: In accordance with Contract 2020/192 Property Consultancy Services Panel	
Required Commencement Date: 10/08/22	Required Completion Date: 22/08/22
Response to Include: <ul style="list-style-type: none">• Price (rates offered must be the same <u>or</u> lower than the rates tendered for the panel)• Availability to deliver study in the given timeframe above	
Quote to be submitted via: dan.gordon@northernbeaches.nsw.gov.au	By: 09/08/22 14:00

Requested By:	
Name: Daniel Gordon	
Position Title: Team Leader, Property	
Telephone: 0468 544 109	E-mail: dan.gordon@northernbeaches.nsw.gov.au
Address: Northern Beaches Council, PO Box 82, Manly NSW 1655	
Signature: 	Date: 08/08/2022