

## 14.0 RESPONSES TO QUESTIONS ON NOTICE

### ITEM 14.1 RESPONSE TO QUESTION ON NOTICE NO 07/2018 - PUBLIC BENEFIT JUSTIFICATION FOR HEIGHT INCREASES IN DEE WHY TOWN CENTRE

TRIM FILE REF 2018/441409

ATTACHMENTS 1 [Dee Why Town Centre Masterplan draft LEP Centres Map](#)

Submitted by: Councillor Vincent De Luca OAM

#### QUESTION

- A. Noting that Council's former Administrator, Dick Persson promised and used to justify when increasing the height limits in the Dee Why Town Centre for the sites owned by Multiplex (and now Meriton) that there would be public benefits by way of a new 2,700 sq/m library, a library square, a 400 sq/m Community facility, 310 car parking spaces for free public use and a new Dee Why Police Station and that these purported public benefits now appear to have been abandoned and not created immediately near the Meriton Towers, can Council Staff please outline the public benefit for increasing height limits on the Meriton sites (previously Multiplex) and subsequently on other land within the Dee Why Town Centre?
- B. Could Council staff please advise of the total amount of funds collected via Section 94, 94A and any VPAs since 2011 for development consents in the Dee Why Town Centre and exactly what those funds have been expended on since collection (please outline each project and cost of same) for the public benefit?

#### RESPONSE

- A. The Dee Why Town Centre Master Plan, adopted by Council in 2013, endorsed a range of public benefits acknowledging Dee Why's key economic and social role as a strategic centre within the Northern Beaches. Council is implementing the Masterplan through a program of street and public open space upgrades including the recently completed Walter Gors Park and Redman Road Plaza and proposed traffic and streetscape improvements through to 2019.

Further public benefits identified in the Master Plan include the development of a central community hub on the Civic Centre site with community and library facilities and a Civic Plaza.

Plans for the redevelopment of the Civic Site and the Oaks/Howard Car Park have not been abandoned.

The public benefits provided on what is known as Site "B" and currently under construction are as follows:

##### Town Square

The public will have a non-exclusive right to use the Town Square Area 24 hours a day 7 days a week, while Council will also have the right to use the Town Square for 30 days (at its selection) per calendar year for any community events without any occupancy cost to Council. The total value of contribution is valued at \$1,720,000.

##### Pedestrian Connection Area

Design, construction and embellishment of Pedestrian Connection Area between the Town Square Area and Oaks Avenue of which the public will have non-exclusive access 24 hours a day 7 days a week. Total value of contribution is valued at \$471,000.

### Dedication of Land

Dedication of land in stratum for Road Widening to a standard footpath finish for the purpose of a future bus set back area on Pittwater Road. The developer will embellish the road widening prior to dedication.

### Monetary Contributions

\$300,000 for the purposes of civic improvements to be used consistently with Council Capital Works Program.

\$500,000 for the construction and dedication (by Council) of Church Lane located to the east of the site bordering St Kevin's Church.

The total contribution value as per the Voluntary Planning Agreement is \$2,991,000.

Please note the Draft Second Deed of Amendment as part of the proposed Voluntary Planning Agreement Amendment, which includes the variation in timing of the delivery of the Town Square and Pedestrian Connection Area, will be tabled for resolution at the 28 August 2018 Council meeting. The total public benefit is not altered by this amendment, only the timing of delivery in order to satisfy public safety obligations.

In terms of public benefit in the Dee Why Town Centre, the Dee Why Town Centre Master Plan and Part 7 of the Warringah Local Environmental Plan (WLEP) 2011 reconfirms the provision of the publically accessible Town Square and Pedestrian Connection Area in exchange for amended development controls on specific sites within the Dee Why Town Centre.

- B. Development Contributions for land identified in the Dee Why Town Centre Masterplan Draft LEP Centres Map (Attachment 1) have totaled \$3,326,826.20 since January 2011.

This comprises funds collected under the former Warringah Section 94A Contributions Plan and monetary payments required by voluntary planning agreements.

Development contributions levied under the former Warringah Section 94A Contributions Plan in Dee Why Town Centre are not isolated for the provision of public infrastructure in that area. The Contributions Plan identifies that funds are pooled and applied progressively for the delivery of infrastructure identified in the works schedule across the Contribution Plan's catchment area (being the former Warringah LGA).

Development contributions have funded the following public infrastructure works within the Dee Why Town Centre Masterplan area.

Year	Job Number	Description	Cost
Jan - June 2011	CN.4405.3404	New footpath in Sturdee Parade and Redman Road.	\$9,965.50
2011/12	CN.5301.3410	Fisher Road Shared Path.	\$21,465.85
2012/13	CN.5800.3404	Consultancy and architectural services for Construction of PCYC.	\$214,254.13
2013/14	CN.5800.3404	Construction of the PCYC.	\$945,738.88
	CN.6022.3410	New footpath construction in Kingsway and Francis Street.	\$17,078.25
	CN.6061.3404	Design and investigation work for implementation of Dee Why Town Centre.	\$72,510.07

2014/15	CN.5800.3404	Construction of PCYC.	\$4,413,194.41
	CN.5856.3404	Design and consultancy work for Walter Gors Park.	\$273,400
	CN.6061.3404	Design, investigation and minor works for implementation of Dee Why Town Centre Masterplan (traffic & streetscape).	\$761,389
2015/16	CN.5800.3404	Construction of PCYC.	\$3,758,093.27
	CN.5856.3404	Construction of Walter Gors Park.	\$843,487.99
	CN.6061.3404	Design, investigation and minor work for implementation of Dee Why Town Centre Masterplan (traffic & streetscape).	\$406,448.99
2016/17	CN.5856.3404	Construction of Walter Gors Park.	\$4,108,839.44
	CN.5856.3410	Construction of Walter Gors Park.	\$840,616.19
	CN.6061.3404	Design work for implementation of Dee Why Town Centre Masterplan (traffic & streetscape).	\$378,851.80
	CN.6061.3410	Design work for implementation of Dee Why Town Centre Masterplan (traffic & streetscape).	\$5,667.15
	CN.6225.3410	Construction of raised threshold in Richmond Road Dee Why.	\$4,800
	CN.6429.3404	Construction of Redman Road Plaza Stage 1.	\$544,495.29
2017/18	CN.01014.3625	Construction of Redman Road Plaza Stage 1	\$2,051,046.01
	CN.01016.3625	Design work for implementation of Dee Why Town Centre Masterplan.	\$307,112.25
	CN.01017.3625	Upgrade works on western side of Pittwater Road.	\$851,084.37
	CN.01094.3625	Finalisation of contract costs for the construction of Walter Gors Park Dee Why.	\$178,780.24
Total			\$21,008,319.08.