



# Warriewood Valley

Development Contributions  
Plan Amendment 16, Revision 3

2018



northern  
beaches  
council

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## Part A: Preamble

### Introduction

The Warriewood Valley Release Area (the Release Area) is located in the Northern Beaches Local Government Area (LGA), bordered by the Ingleside Chase Reserve and Escarpment to the west; Warriewood Wetlands to the south; Warriewood Sewerage Treatment Plant (STP) and the existing suburbs of Warriewood to the east and Mona Vale to the north. The redevelopment of Warriewood Valley commenced in the 1980s and is continuing today.

It is anticipated that at the completion of the Release Area, a total of 2,394 residential dwellings will house approximately 6,464 persons (based on an average occupancy of 2.7 persons per household, ABS 2011 Census). The housing form includes detached dwelling, attached dwellings and residential apartment buildings.

In addition, the numbers of workers are also anticipated to increase as industrial and commercial uses will continue to be accommodated within Warriewood Valley. The industrial and commercial development will be in the form of light industry, industrial units, high quality office units and, possibly, high technology development. The total expected area of industrial/commercial development is 32.68 hectares.

This Plan addresses the public services and facilities that will be required to meet the needs of the future residents and workers of the Release Area. It is anticipated that the population emanating from the Release Area will result in the need for augmented and/or additional:

- Traffic and transport facilities;
- Multi-functional creek line corridors;
- Public recreation and open space;
- Pedestrian and cycle facilities;
- Community services;
- Library services;
- Bushfire management facilities; and
- Plan management and implementation.

Under provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act) a consent authority is authorised to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land, or both, for the provision of public services and facilities.

This Plan identifies the forecast future demands for public services and facilities generated by the development of the Release Area, the programs of works which will be implemented to meet these demands and the anticipated costs of these programs. Based on these inputs, a contribution rate has been calculated that will enable Council to deliver the infrastructure necessary to meet the forecast demand. The land subject to this Plan is identified in Figure 1.

This Plan has been prepared in accordance with the EP&A Act 1979 and *Planning and Assessment Regulation 2000* (EP&A Regulation) and takes into consideration the principles of nexus, apportionment and reasonableness. This Plan was first adopted by the former

Pittwater Council on 1 June 1998 and took effect from 11 June 1998. Since this time the Plan has been reviewed 20 times.

The life of this Plan is from 2017/18 to 2021/22 inclusive. Infrastructure funding and provision is driven by income and is dependent on timing of development in the Release Area. This Plan will be monitored and subject to annual reviews to take account of projected growth, the community's needs, cost of local infrastructure and services and progress in providing scheduled works. For this reason, the operation period of the Plan may be adjusted to suit.

## **Background**

### **Development of Warriewood Valley Release Area up to 2008**

The Warriewood Valley Release Area comprises approximately 195 hectares<sup>1</sup> in total area and is the most significant urban release area in the Northern Beaches LGA since the Forestville/Belrose urban releases of the 1970s.

The planning process to facilitate urban development in Warriewood Valley was commenced by the former Warringah Council in the late 1970s and early 1980s. The rezoning of parts of the northern and southern end of Warriewood Valley for industrial and commercial development (comprising 28.98 hectares of land), with a small component of land zoned for medium density residential development, was undertaken in the mid-1980s. These early rezoning's are referred to as Warriewood Valley Stage 1 Release.

In 1991 land in Warriewood and Ingleside was included in the State Government's Urban Development Program (now known as the Metropolitan Development Program). The remaining non-urban sections of the Warriewood Valley Release Area were investigated for their urban potential in conjunction with the Ingleside-Warriewood land release investigations by the then Pittwater Council.

In 1995 Council produced and exhibited a strategy, drawn from a range of environmental and demographic studies, for the release of Ingleside and the remaining land in the Warriewood Valley Release Area known as the Ingleside/Warriewood Urban Land Release Draft Planning Framework 1995. Consultation with the community and various State Government authorities highlighted the infrastructure difficulties associated with a land release at Ingleside and the potential regional environmental impacts.

In 1997 the Minister for Urban Affairs and Planning agreed to a restricted land release within Warriewood Valley only, comprising 110 hectares including 3.7 hectares for industrial and commercial development. The area within 400 metres of the Warriewood STP was deferred for future release. Council, in 1997 prepared a strategy to guide development of up to 1510 dwellings in Warriewood Valley known as the Draft Warriewood Valley Urban Land Release Planning Framework 1997.

In 2001, Council, following a decision by Sydney Water to cap the Warriewood STP, produced and adopted a planning strategy for land within the 400 metres of the Warriewood STP known as the STP Buffer Sector Draft Planning Framework 2001. The inclusion of the buffer areas in the Warriewood Valley Release Area resulted in an anticipated development

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<sup>1</sup> Total size of the Release Area under the Warriewood Valley Strategic Review Addendum 2014.



of 1886 dwellings in 190 hectares including 32.68 hectares for industrial/commercial development. At the time, it was recognised that another 39.6 hectares located either side of Boondah Road would be subject to further planning investigations.

On 1 September 2008, Council adopted the *Warriewood Valley Section 94 Plan (Amendment 16)* based on the anticipated development of 190 hectares, comprising 1886 dwellings and 32.68 hectares for industrial/commercial development.

### **Impact of the 2009 Development Contributions Reform**

In 2009 the Minister for Planning, responding to the impact of high development costs on new housing supply and the Global Financial Crisis, introduced a Ministerial Direction that limited development contribution rates to \$30,000 per new dwelling/residential lot for greenfield/release areas and \$20,000 per new dwelling/residential lot for existing residential areas. Council was successful in obtaining an exemption from the cap enabling a contribution rate up to \$62,100 to be levied for each new dwelling/residential lot in Warriewood Valley (via a new Ministerial Direction issued 10 July 2009). That Direction also required Council to commission an independent review of the Plan.

In October 2009, Hill PDA was commissioned to undertake the review of the Plan. The key findings of the independent review are as follows and have been taken into consideration:

- “1. The Plan’s cost of works are appropriate, and if anything are a modest underestimate (in the order of \$1 million). The underestimate may be a result of Council’s choice of contingencies, design and project management rates. Appropriate contingencies should range between 5 and 10% and a design and project management cost of 15% should be applied (with the exception of the Library Services and Plan Administration and Management Elements). Whilst the application of the CPI is in keeping with DoP guidance, Council may consider the use of the BPI as an appropriate alternative in some circumstances.*
- 2. The Plan should fund 100% of works relating to through traffic routes as these works would not have been required should development within Warriewood Valley have not occurred. Notwithstanding this, it is recommended that 25% of costs are reappropriated from the Plan to the wider community for works within Jacksons Road and 15% of costs for Garden Street (for access improvements to the Centro Warriewood Shopping Centre) to account for ‘external’ regional traffic demands.*
- 3. Council seeks approval from the Minister to secure the library book component of the Library element of the Plan in order to recoup expended funds (demonstrated through a Business Plan) and that contributions are secured within the current \$62,100 cap at the rationalisation of other elements within the Plan.*
- 4. Council will need to manage the administrative and management processes of the Plan so that administration costs in the future amount to no greater than 4% of the total cost of works in the Plan (CPI adjusted). We do not consider it appropriate to apply an NPV to administration costs.*
- 5. The application of the parameters utilised by the Plan’s financial models which are now subject to restrictions due to the Minister’s cap have resulted in a financial risk to Council. The Council should seek to review the Plan and generate a new financial model in accordance with the requirements as set out in the draft Local Government Development*

*Contributions Guidelines 2009 utilising a NPV method to manage the cash flow and determine contribution rates.*

6. *This independent review concludes that the Warriewood Valley Section 94 Plan could not reasonably be reduced so that it would fall under the \$20,000 threshold advocated by the Minister's Direction."*

Additionally, Hill PDA recommended that:

*"Based on the outcomes of this review, as a minimum we recommend that Council takes the third option and seeks the Minister's permission for the Plan to exceed the maximum rate of \$20,000 per equivalent dwelling. To address the full scope of matters identified by this review however, we recommend a number of additional mechanisms are implemented by Council. These mechanisms are summarised, in no set order, below.*

1. *Secure the \$62,100 Cap and seeks recoupment of the library books that was forward-funded under the Plan.*
2. *Review the Plan to address the funding shortfall as a result of the \$62,100 cap; and reduce levels of infrastructure provision and scope of works; cost of capital works should identify specific allowances for: the net cost of undertaking the works; escalation costs; co-ordinating contractor (principal contractor) site set-up and site supervision (preliminaries); co-ordinating (principal contractor) margins; design and project management and contingencies ensuring no items are missed, improve accountability and transparency and enable improved budgetary management.*
3. *In conjunction with 2, design and implement a new financial model consistent with the principles set out in the draft Local Government Development Contribution Guidelines 2009 prepared by the DoP.*
4. *Review the development density within appropriate sectors of Warriewood Valley (with the intention of increasing the number of equivalent dwellings that could be developed) may assist in reducing the funding shortfall and so long as any potential increase in density reduces, rather than compounds, the financial shortfall by increasing the need for infrastructure (notably recreation facilities).*
5. *In conjunction with 4, Council should develop and adopt a strategy to encourage rapid completion of the land release as well as addressing incomplete or delayed take up rates known as the 'development tail'."*

On 3 May 2010, Council adopted the *Warriewood Valley Planning Framework 2010* (Planning Framework 2010), resulting in an increase of dwelling density in appropriate sectors and the establishment of a strategy to encourage the take-up rate for development. A total of 2,012 dwellings and industrial/commercial development within 32.68 hectares was now anticipated across the 199 hectares of land.<sup>2</sup> Concurrently, Council commenced a review of its Plan to account for the new development anticipated under the 2010 Planning Framework including a review of the identified works schedule aimed at reducing infrastructure and services due to the funding shortfall from contributions.

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<sup>2</sup> Total size of the Release Area under the *Warriewood Valley Planning Framework 2010*. This area included residential sectors not yet masterplanned/ rezoned 2(f) under Pittwater LEP 1993. It did not include the 39.6 hectares located either side of Boondah Road, known as the Southern Buffer.

In June 2010 however, a further direction was issued to the then Pittwater Council, capping the contribution rate under the Plan at \$20,000. At the time, the contribution rate had increased to \$71,610 per dwelling/lot. Council subsequently sought an exemption from the cap and a Ministerial Direction was issued on 15 September 2010 enabling Council to levy up to \$62,100 per lot/dwelling. It was acknowledged that the Plan has not been reviewed since 2008 and had not accounted for the additional dwellings that resulted from the 2010 Planning Framework.

On 13 May 2011, the then Minister for Planning and Infrastructure issued a further direction to Council exempting Council from the \$20,000 cap and permitting Council to levy up to \$62,100 per lot/dwelling in Warriewood Valley. The Minister's letter also reminded Council:

*"It is expected you will continue with the review of the Contributions Plan as required by the Local Contributions Review Panel in July 2009. Any draft plan should be consistent with the findings of the Review Panel and the Warriewood Valley Study."*

### **Findings of Warriewood Valley Strategic Review 2012**

In April 2011, Council, in partnership with the then Department of Planning and Infrastructure (DP&I), undertook a strategic review of all undeveloped lands in Warriewood Valley Release Area following a recommendation by the Planning Assessment Commission (PAC) when it determined a Part 3A application for 14-18 Boondah Road, Warriewood in January 2011. The review was overseen by a probity auditor and informed by a suite of consultant studies. The review resulted in the co-authored Warriewood Valley Strategic Review Report 2012 (Strategic Review Report 2012).

Critically, the review was informed by an economic feasibility study, the Warriewood Valley Economic Feasibility Study.<sup>3</sup> Assuming a contribution amount of \$50,000 per lot/dwelling (\$2011/12), the study found that:

*"Low density residential (i.e. small lot housing and townhouse dwellings) generally offer better viability given the lower construction cost and sale values. As a rule of thumb, for small lot housing and townhouse development (above ground parking), minimum dwelling density thresholds should be at 30 dwellings per hectare."<sup>4</sup>*

Based on this advice, the Strategic Review Report 2012 recommended increasing the density of certain undeveloped lands to 32 dwellings per hectare, whilst reducing the contribution rate to \$50,000 per dwelling/lot. The Strategic Review Report 2012 was endorsed by the Director-General of the then DP&I in May 2013 and was subsequently adopted by Council on 12 June 2013. The strategy forecast a total of 2,510 dwellings and 32.68 hectares of industrial/commercial development across potentially 199 hectares of land. Council was advised that with the exception of the Community Facilities element (which would involve an extension to the existing facility rather than replacement), the cumulative impact of the additional dwellings resulting from the increase in density and additional infrastructure commensurate with the added dwellings, and the revised contribution rate starting at \$50,000 (base year 2011/12) to be indexed annually would not impact Council's

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<sup>3</sup> Hill PDA (2011).

<sup>4</sup> Ibid, 28.

ability to deliver the remaining infrastructure. In adopting the Strategic Review Report, a subsequent review of the Section 94 Plan was earmarked as a priority. Following the adoption of the Strategic Review Report in June 2013, work commenced to revise and update the Section 94 Plan.

In 2014, in finalising the review of the Section 94 Plan, Hill PDA was requested to review their advice from 2012 to ensure this was still current. HillPDA revised their initial recommendation, recommending that a rate of \$55,000 (\$2011/12) would be viable in light of significant improvements in the residential market in the period since their original advice had been prepared.

### **Findings of *Warriewood Valley Strategic Review Addendum Report 2014***

In 2014 a review of the undeveloped properties not afforded a dwelling yield or planning direction under the Strategic Review Report was completed by Council. This review, known as the *Warriewood Valley Strategic Review Addendum 2014* (Addendum Report 2014), confirms those properties capable of development opportunity and refined the Release Area boundary. This resulted in an additional 17 dwellings being expected within the Release Area.

A total of 2,451 dwellings were anticipated in Warriewood Valley at the time, having accounted for those sectors unlikely to develop to its maximum permissible density where environmental or other constraints exist. Based on the expected number of dwellings, the total population anticipated in Warriewood Valley at the time was 6,618 people (based on household occupancy rate of 2.7 persons per dwelling).<sup>5</sup> Industrial/commercial development will occur on 32.68 hectares of land already zoned for this purpose.

Following the completion of the Strategic Review Report 2012 and Addendum Report 2014, a major review of the *Warriewood Valley Section 94 Contributions Plan (Amendment 16)* was undertaken by Council. Based on the findings of both studies, the Plan was revised with a residential contribution rate commencing at \$55,000 (\$ 2011/12). A contribution rate for commercial and industrial development was derived from this rate.

### **Exemption from section 94 cap**

On completion of the Warriewood Valley Strategic Review and the review of the *Warriewood Valley Section 94 Contributions Plan* (revision known as Plan No 15, Amendment No 16, Revision 1), the Minister for Planning and Environment issued a further section 94E direction on 22 February 2015 revoking the earlier direction of 13 May 2011.

This revocation direction effectively permits Council to levy beyond the previous cap of \$62,100 per new lot/dwellings in Warriewood Valley. The earlier section 94E direction exempting the Plan from the \$20,000 cap remains in force.<sup>6</sup>

<sup>5</sup> Australian Bureau Statistics 2011, *2011 Census*.

<sup>6</sup> Section 94E Direction issued 28 August 2012.

## Cessation of certain elements

Sufficient funds have been collected to fund the works associated with certain elements of this Plan, namely the provision of public library facilities, bushfire protection works and Apollo Street facilities. As such, contributions toward these elements are no longer required. Works associated with the provision of public library facilities, bushfire protection works and Apollo Street facilities have already been completed (refer to Appendix A), while works associated with provision of bushfire protection infrastructure are still to be completed (refer to Appendix B).

Works associated with the Ponderosa Parade Precinct were forward-funded in 1990 to facilitate development of the Stage 1 Release (refer to Appendix A). Contributions attributed to the Ponderosa Parade Precinct works are still being collected.

## Summary elements within the Works Schedule

This plan has adopted a single works schedule made up of the following elements:

- Traffic and transport,
- Multi-functional creek line land acquisition,
- Multi-functional creek line works,
- Public recreation and open space,
- Pedestrian and cycleway network,
- Community facilities,
- Bushfire protection, and
- Plan management and implementation.

Each element contains a list of the proposed works items. Further information on the works schedule, including cost estimates of each proposed works item is provided in Appendix B.

## Summary of the remaining expenditure

The works to be provided by funds generated by this Plan are summarised in Table 1.1. Refer to Section 3.0 for more detail on each plan element. The individual projects and timing is specified in the works schedule at Appendix B.

**Table A: Summary of works schedule**

Element	Remaining expenditure	Percentage (%)
Traffic and transport	\$18,030,744	27.29
Multi-functional creek line corridor (rehabilitation works)	\$7,818,040	11.83
Multi-functional creek line corridor (land acquisition)	\$3,810,699	5.77
Public recreation and open space	\$27,503,353	41.63
Pedestrian and cyclist network	\$2,383,122	3.61

Community facilities	<b>\$4,983,917</b>	<b>7.54</b>
Bushfire protection	<b>\$561,022</b>	<b>0.85</b>
Administration and plan management	<b>\$976,363</b>	<b>1.48</b>
<b>Total</b>	<b>\$66,067,260</b>	



## Summary of contribution rates by development type: 2017/18 to 2021/22

**Table B: Summary of contribution rates by development type**

Development type	Contribution rate 2018/19	Contribution rate 2019/20	Contribution rate 2020/21	Contribution rate 2021/22	Unit
Residential	\$66,245	\$67,967	\$69,734	\$71,548	per dwelling/lot
SEPP Seniors Living (independent living)	\$58,107	\$59,617	\$61,167	\$62,758	per dwelling/lot
SEPP Seniors Living (residential aged care and nursing homes)	\$5,945	\$6,099	\$6,258	\$6,421	per bed
Business Parks and Industrial Estates (outside of Ponderosa Parade)	\$148	\$152	\$156	\$160	per square metre
Business Parks and Industrial Estates (within Ponderosa Parade)	\$202	\$207	\$212	\$218	per square metre
Commercial Development in Residential Zoned Land	Contribution dependant on type of development proposed and relevant trip generation rate as per Section 2.4 of this Plan.				

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## Part B: Management of the Plan

## 1.0 Introduction

### 1.1 Name of this Plan

This Plan is called the *Warriewood Valley Release Area Section 94 Contributions Plan (Amendment 16, Revision 3)*.

### 1.2 Purpose and objectives of this Plan

The primary purpose of this Plan is to enable Council to levy payment of a monetary contribution, a dedication of land, or, in lieu thereof, to accept the provision of material public benefits (including the dedication of land) or the carrying out of works in kind, towards the provision, extension or augmentation of services and facilities that will, or are likely to be, required as a consequence of development in Warriewood Valley.

Accordingly the objectives of this Plan are to:

- Provide the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of services and facilities;
- Ensure that adequate public services and facilities are provided as part of any new development within a reasonable timeframe;
- Ensure that the existing Northern Beaches community is not unreasonably burdened by the provision of public infrastructure required (either fully or in part) as a result of the ongoing development and re-development of Warriewood Valley;
- Provide an overall strategy for the co-ordinated delivery of services and facilities consistent with Council's strategic intent;
- Provide a comprehensive and transparent strategy which is implemented for the assessment, accounting and review of development contributions made under provisions of the EP&A Act and EP&A Regulation for Warriewood Valley Release Area; and
- Indicate a program of works and expenditure for the provision of public services and facilities required as a result of development.

### 1.3 When does this Plan commence?

This takes effect from the date on which public notice was published (pursuant to provisions of the EP&A Regulation).

Development applications determined on or after this date will be subject to the provisions of this Plan.

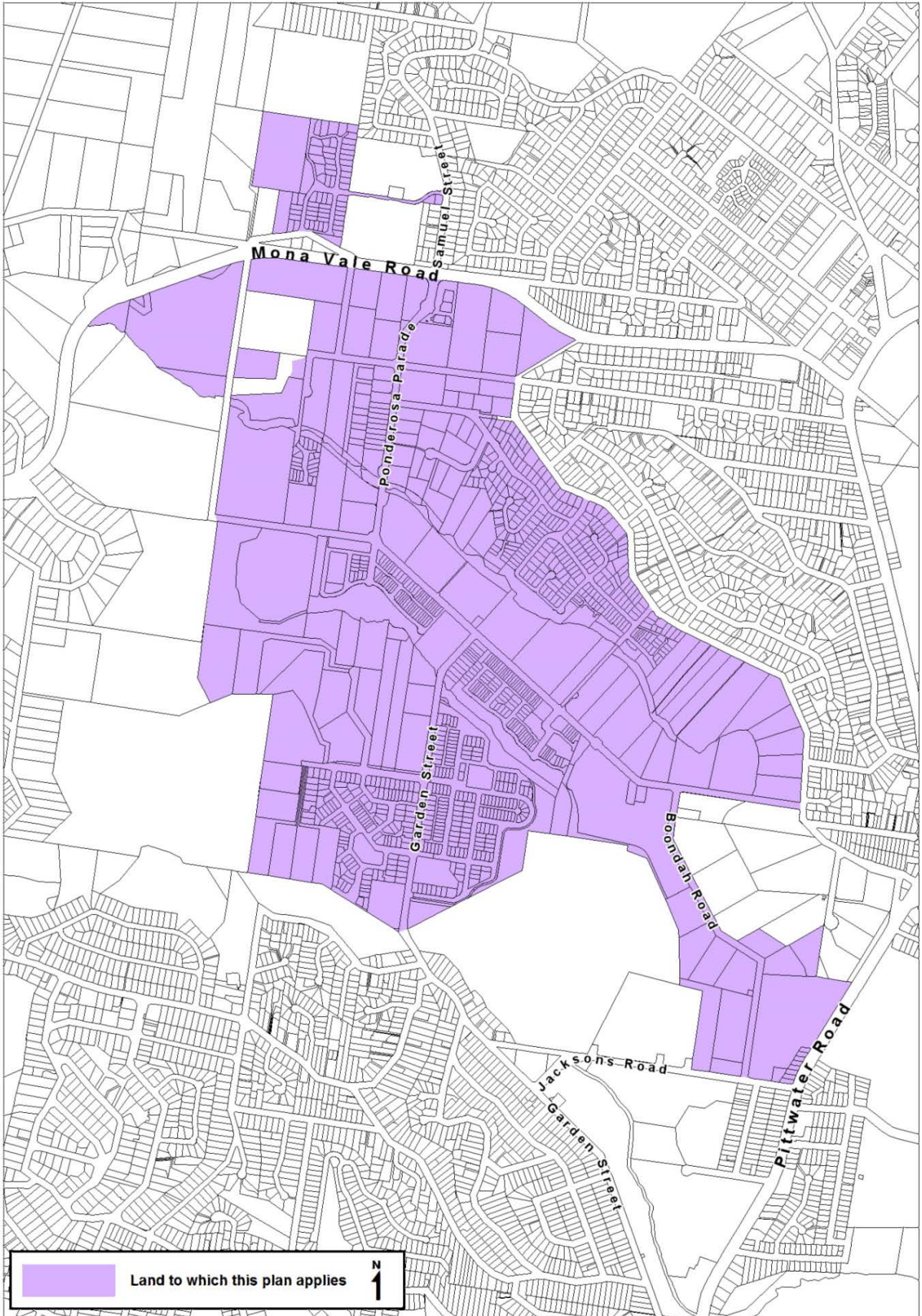
### 1.4 Land to which this Plan applies

This Plan applies to land within and adjacent to the Warriewood Valley Release Area, as identified in Figure 1. This land is referred to in this Plan as the Warriewood Valley catchment.

As certain properties outside of the Release Area directly access the Warriewood Valley road network and therefore place a demand on the amenities, facilities and services provided for under this Plan, Council will also levy development that occurs on this land.

Residential development on land outside of the Warriewood Valley catchment is subject to a separate contributions plan.

Figure 1: Land to which this plan applies





## 1.5 Development to which this Plan applies

This Plan applies to all residential, commercial and industrial development that would result in a commensurate increase in demand for infrastructure and services of the type provided for by this Plan. This includes:

- Residential development, including land subdivision, which would result in the creation of additional private lots/dwellings,
- Commercial and light industrial development within areas designated for such development,
- Other commercial development within areas designated for residential development.

Where development is of a type not specifically stated in this Plan that will result in demand for local infrastructure and services, Council will determine an appropriate contribution rate based on the rates specified in this Plan.

## 1.6 Operation period of this plan

This Plan provides an administrative framework for the provision of local infrastructure and services up to the end of the 2021/22 financial year.

Infrastructure funding and provision is driven by income and is dependent on timing of the development of the Release Area. This Plan will be monitored and subject to annual reviews to take account of projected growth, the community's needs, cost of local infrastructure and services and progress in providing scheduled works. The projects identified in this Plan will be undertaken as funds become available; with section 94 contributions pooled with other Council funding sources and where available, grant funding sources. For this reason the operation period of the Plan may be adjusted to suit.

## 1.7 Relationship with other plans and policies

On 12 May 2016, Northern Beaches Council was formed through the amalgamation of Pittwater, Warringah and Manly Councils. This Plan is taken to be a Plan applying to part of the new Northern Beaches Council. This Plan repeals and replaces the *Warriewood Valley Section 94 Contributions Plan – Plan No. 15 (Amendment 16) (Revision 2)* adopted by Northern Beaches Council on 31 January 2017.

This Plan is consistent with Council's adopted strategic framework for the Warriewood Valley Release Area and complements *Pittwater Local Environmental Plan 2014*, *Pittwater 21 Development Control Plan*, *Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) November 2016* and *Warriewood Valley Roads Masterplan May 2016*. However, developers and owners should check all relevant Council plans and policies for further information and development standards that may relate to their site.

## 1.8 Savings and transitional arrangements

A Development Application lodged prior to this Plan being adopted and not yet determined will be determined in accordance with the Section 94 Contributions Plan in force at the date of determination of the Development Application. This criterion applies notwithstanding the date of lodgement of the Development Application.

## 1.9 Definitions

The definitions relating to this Plan not stated below have the same definition as those contained in the Council's LEP and DCP.

**Applicant** means the person, company or organisation submitting a Development Application.

**ABS** means the Australian Bureau of Statistics.

**Base year** refers to 2011/12 when the major review of this Plan was completed.

**Contribution** means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in provisions of the EP&A Act relating to development contributions.

**Council** means Northern Beaches Council.

**CPI<sup>(A)</sup>** means the All Groups Consumer Price Index (Sydney) as published by the Australian Bureau of Statistics.

**CPI<sup>(F)</sup>** means the forecast CPI (June on June) as published by BIS Shrapnel Economic Forecast.

**DCP** means a Development Control Plan adopted by Council.

**Embellishment** means the enhancement of any public facility provided by the council by the provision of services, facilities or works.

**EP&A Act** means the Environmental Planning and Assessment Act 1979, as amended.

**EP&A Regulation** means the Environmental Planning and Assessment Regulation 2000, as amended.

**LEP** means a Local Environmental Plan made by the Minister under Section 70 of the EP&A Act.

**LGA** means the Northern Beaches Local Government Area.

**Planning agreement** means a planning agreement referred to in the provisions of the EP&A Act 1979.

**SEPP Seniors Living** means SEPP (Housing for Seniors and People with a Disability) 2004.

**Works Schedule** means the schedule of public facilities and services for which development contributions may be required. It also includes the likely timing of provision of those public facilities based on projected rates of development.

Where a definition is not contained in this Plan, the LEP or DCP then the following documents, in order of preference, shall be used to determine the meaning of the word.

1. The EP&A Act;
2. The EP&A Regulation;
3. Other Acts and Regulations of the NSW Parliament; and
4. The latest edition of the Macquarie Dictionary.

## 2.0 Administration and operation of this Plan

### 2.1 How does this Plan operate?

Section 7.11 of the EP&A Act permits a consent authority to levy developers to provide or assist in providing new public facilities and services required as a result of new development. The mechanism to require the contribution is through the development assessment or complying development process.

In determining a development application or issuing a complying development certificate, a consent authority may impose a condition of development consent requiring the payment of a monetary contribution, dedication of land in accordance with the provisions of this Plan.

This Plan identifies the contribution rate applicable to various forms of development and the infrastructure that will be delivered via developer contributions under this Plan.

The parameters and assumptions used to calculate the contribution rate and the future works schedule are dynamic. As a result, this Plan will be reviewed periodically.

Contributions made under this Plan are monitored and managed by a financial model developed by Council. Information on the contributions received, and details of how these contributions have been applied toward the provision of infrastructure described in this Plan, will be reported in Council's annual financial statement. A register of contributions received under this Plan is maintained by Council and available on request.

### 2.2 Section 94E Direction

This Plan is exempt from the monetary contributions cap imposed by the then Minister for Planning and Environment on 22 February 2015 issued under section 94E of the EP&A Act, permitting Council to levy beyond the previous cap of \$62,100 per new lot/dwellings<sup>7</sup> in Warriewood Valley.

### 2.3 How will contributions be imposed?

In accordance with the EP&A Act, development contributions under this Plan will be imposed as a condition of development consent or as a condition on a Complying Development Certificate.

### 2.4 How is the contribution amount calculated?

#### 2.4.1 Attributes of the financial model

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<sup>7</sup> Ministerial Direction issued 13 May 2011.

This Plan utilises a future cash flow model to calculate the contribution amount. The purpose of the financial model is to provide Council with a tool to calculate developer contributions and to allow Council to test the impact of changes to key assumptions to inform its decision making processes over the life of the plan.

Council's contributions model matches future estimated income streams against future estimated infrastructure and land acquisitions, applying assumptions on anticipated investment return on funds held in reserve and movements in forecast CPI. The model aims to achieve an overall annual balanced financial position throughout the life of the Plan in order to minimise financial risk to Council.

### ***Income***

The model calculates estimated income based on projected development over the remaining timeframe multiplied by the applicable contribution rate. For residential development, the model calculates contributions on a per dwelling/lot basis. For commercial/industrial development, contribution rates are calculated on a square metre basis, utilising the total developable area of the site (total site area minus any creek line corridor land).<sup>8</sup>

The contribution rate is indexed annually from the base year (2011/12). As discussed previously in Part A, based on the findings of the Strategic Review Report 2012, this Plan has adopted a base residential rate of \$55,000 (2011/12). A contribution rate for commercial and industrial development is then derived from the adopted residential rate based on the infrastructure demand generated by this form of development.

The index rate applied is a three year average of forecast annual CPI.<sup>9</sup> Due to changes in the forecast CPI, a forecast indexation rate of 2.6% from 2017/18 onwards has been modelled.

For the purpose of anticipating investment return, the model estimates interest based on the prior year's cumulative closing balance multiplied by an estimated annual interest rate.<sup>10</sup>

### ***Expenditure***

The plan has adopted a singular works schedule. The model consolidates all proposed works items into one overall summary plan to enable Council to obtain an overall picture of land acquisition, works and plan management costs across the life of the plan. For the purpose of indicating how funds will be allocated, the model groups expenditure in elements. Further information on the works schedule including more detailed cost estimates is provided in Appendix B.

For works, Council's approach to cost estimation is to seek professional cost estimates (internal and external). Cost estimates are formulated on the basis of design, material costs, contract costs, build costs and associated project

<sup>8</sup> Creek line corridor land is defined as the area of land 25 metres from the creek centreline.

<sup>9</sup> BIS Shrapnel Economic Forecast.

<sup>10</sup> BIS Shrapnel Economic Forecast.



management costs and where possible are based on current IPART benchmark costs for infrastructure. The last review of works costs was undertaken in 2015/16.

For land acquisition costs, estimates are sought from independent land valuers. Land acquisition costs are indexed in the same manner as infrastructure works. Valuations of creekline corridor land were last undertaken in June 2015, while valuations for active open space acquisition were undertaken in June 2017.

The model calculates estimated future expenditure by indexing the budgeted expenditure to the projected year of expense, resulting in future year dollar expenditure. The indexation is applied annually from the year following the latest expenditure review date.

For works and land acquisition the indexation rate used is 4.02%. This figure represents a 3 year average of the NSW Public Works Building Price Index (BPI) between 2015/16 to 2017/18,<sup>11</sup> plus a 0.6% allowance for risk in cost inflation.

Initial cost estimates and land valuations prepared for the purposes of this Plan will be regularly reviewed.

#### **2.4.2 Apportionment between different development types**

The model recognises that different development types have different demand for infrastructure. The contribution rate applying to different development types has been calculated based on the expected demand for infrastructure generated by the particular form of development. This approach ensures that contribution rates for all forms of development are equitable and reasonable.

Land in the Warriewood Valley Release Area is zoned for a variety of land uses, including R3 Medium Density Residential, IN2 Light Industrial and B7 Business Park. This Plan recognises that different development types create different demand for infrastructure. As such, the requirement to contribute to the range of infrastructure planned to be delivered under this Plan varies depending on form and location of the proposed development. This requirement has been determined on the basis of the demand likely to be generated by the proposed development.

Table 1 below outlines the development required to contribute toward each infrastructure element. As shown in Table 1, certain development types do not contribute toward particular elements as it is considered that there is no reasonable nexus between the development and the infrastructure need to require a contribution toward these elements. Contributing development types are discussed in further detail in the proceeding chapters in relation to each plan element.<sup>12</sup>

In addition, for particular plan elements, a specific adjustment is undertaken in recognition of the different level of demand generated by different forms of development. These adjustments are undertaken for the traffic and transport

<sup>11</sup> NSW Public Works Building Cost Index Dec 2017.

<sup>12</sup> Refer to Part D: Strategies to Provide Public Facilities and Services.

element and the pedestrian and cyclist network element. This is discussed in further detail below.

**Table 1: Summary of contributing development**

Element	Development Type				
	Residential Development	SEPP Seniors Living (Independent living and serviced self-care housing)	SEPP Seniors Living (Residential care facility/Nursing Homes)	Business Park and Light Industrial Development	Commercial Development in Residential Areas (including childcare centres)
Traffic and transport	✓ *	✓ *	✓ *	✓	✓ *
Multi-functional creek line corridors	✓	✓	✓	✓	✓
Community facilities	✓	✓	✗	✗	✗
Public recreation and open space	✓	✓	✗	✗	✗
Pedestrian and cycleway network	✓ *	✓ *	✗	✓	✓ *
Ponderosa Parade drainage	✗	✗	✗	✓ **	✗
Administration & plan management	✓	✓	✓	✓	✓

\* Except development in Sectors 20, 202 & 203.

\*\* Only development in Sectors 7, 102, 103, 104 and 105.

### **Calculation of contributions for assisted living developments**

Despite being assessed under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, a different contribution rate is applied to assisted living developments (known as residential aged care facilities or nursing homes). This rate is based on the different levels of demand for infrastructure generated by this type of development. Due to the age, health or mobility restrictions of residents in assisted living developments, these residents will not create the same demand for open space, community facilities and pedestrian and cycle infrastructure as other residential development in the Release Area.

The contribution rate for assisted living developments is based on the contributing development identified in Table 1. The contribution for applicable

works elements is derived from the residential contribution rate and the percentage of indexed total remaining expenditure identified in Table A.

The methodology to calculate contributions for assisted living developments utilises:

1. For the multifunctional creek corridor (both creek land and works) and plan administration an apportionment is applied as a result of the reduced occupancy rate for an assisted living development (1 resident per bed) as compared to other residential development in Warriewood Valley (2.7 residents per dwelling regardless of the number of bedrooms); and
2. The traffic and transport element of the residential dwelling contribution rate is apportioned by the relevant RMS trip generation rate detailed in Table 2.

The sum of these apportioned infrastructure element rates provides the total payable contribution per bed for assisted living developments.

#### ***Calculation of contribution toward Traffic and Transport element***

The contribution toward the Traffic and Transport element for each development type is determined utilising the relevant trip generation rate as published by the NSW Roads and Maritime Services (RMS).<sup>13</sup>

Based on the prevailing residential rate for Traffic and Transport an adjustment is applied to ascertain a contribution rate for other development types.

As the majority of development within the Warriewood Valley Release Area is expected to be residential, a base rate of 9 vehicle movements per day per dwelling (the RMS standard for a single residential dwelling) has been adopted with no adjustment being applied. For other forms of development, an adjustment factor has been applied to ensure an equitable contribution rate is levied for different development types (Table 2 below outlines this adjustment methodology).

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<sup>13</sup> NSW Transport (2002) *Guide to Traffic Generating Developments*; NSW Transport (2013) *Technical Direction TDT 2013/04a*.

**Table 2: Calculation of contribution toward Traffic and Transport element**

Development Types	RMS Trip Generation Rate (vehicles movements per day)	Adjustment Factor (as a % of the prevailing residential contribution toward Traffic and Transport)*
Residential (base)	9 per dwelling	No adjustment
SEPP Seniors Living developments:		
Independent living dwellings	5 per dwelling	$5/9 \times 100 = 55\%$
Assisted living residences		
(i) Serviced self-care housing	2 per dwelling	$2/9 \times 100 = 22\%$
(ii) Residential care facilities/Nursing homes	0.64 per bed	$0.64/9 \times 100 = 7\%$
Commercial Development in Residential Areas	To be determined based on RMS Guidelines.	-
Industrial and commercial (business parks and industrial estates)	4.6 per 100 sqm (or 18.4 per 400 sqm)*	$18.4/9 \times 100 = 204\%$

\* For the purpose the calculation, this Plan adopts an average lot size of 400 m<sup>2</sup> for a single dwelling, based on an average density of 25 dwellings per hectare across the Release Area.

### **Calculation of contribution toward Pedestrian and Cyclist Network**

This Plan recognises that although commercial and industrial development across Warriewood Valley will generate a need for Pedestrian and Cyclist facilities, this demand will not be to the same magnitude as residential development. As planning authorities within New South Wales have not yet established direct ratios for generation and provision of pedestrian and cyclist facilities for users of commercial and industrial areas, Council has applied an adjustment based on daily utilisation.

It is considered that while residents have access to pedestrian and cyclist facilities 7 days a week, generally workers within commercial and industrial developments will only have access to these facilities 5 out of 7 days a week (71% of the week). Given their reduced call on the provision of these facilities, commercial and industrial developments will levied at 71% of the residential contribution toward this element.

## **2.5 When are the contributions payable?**

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows.

### **2.5.1 Developments involving Land Subdivision only**

Payments are required under this Plan prior to the issue of any Construction Certificate for the carrying out of any subdivision works; or prior to the issue of the Subdivision Certificate where no Construction Certificate is required, including excavation.

Where the land subdivision will create a lot to accommodate multiple dwellings being constructed on this lot, and the actual quantum of dwellings is unknown (i.e. not part of the development consent for the land subdivision), the development contribution is not to be applied to this lot at this time. The contribution must be applied at the time when Council consents to the actual number of dwellings to be constructed on this lot.

### **2.5.2 Other Developments that require a Construction Certificate**

For all other developments, including the construction of multiple dwellings on a single parcel of land, monetary contributions required under this Plan will be payable prior to the issue of any Construction Certificate for the development, including any excavation.

### **2.5.3 Developments involving both Subdivision and Building Works**

Payment is to be made before the release of a Construction Certificate or Subdivision Certificate, whichever occurs first.

Where the land subdivision works will create a lot to accommodate multiple dwellings being constructed on this lot, and the actual quantum of dwellings is unknown (i.e. not part of the development consent for the land subdivision), the Section 94 contribution will not to be applied to this lot at this time. The contribution will be levied at the time when Council consents to the actual number of dwellings to be constructed on the lot.

### **2.5.4 Other developments not requiring the issuing of a Construction Certificate**

Payment is to be made prior to the issuing of the first Occupation Certificate (interim or final) or commencement of the use, whichever occurs first.

### **2.4.5 Staged developments**

Where a development is proposed to take place in stages, in order to provide certainty in cash-flow and minimise risk, Council will require the payment of contributions to coincide with the proposed staging, requiring payment of the relevant contributions prior to the issue of any Construction Certificate or Subdivision Certificate (whichever occurs first) for each stage.

## **2.6 How are the contributions to be paid?**

The EP&A Act provides that development contributions may be met by payment of a monetary contribution, the dedication of land, the carrying out of works in kind or the provision of some other material public benefit or any combination of these methods. Each of these methods is considered a form of payment.

### **2.6.1 Monetary contribution**

The usual means of satisfying a condition of consent requiring a development contribution is via a monetary contribution. Payment must be in the form of cash, debit or credit card, or bank cheque.

### **2.6.2 Planning Agreements**

An Applicant may choose to negotiate a planning agreement with Council under the provision of the EP&A Act. This agreement may involve a proposal to dedicate land, carry out works in kind and/or provide a material public benefit.

Contributions through a planning agreement may be additional to or in lieu of paying a contribution in accordance with a condition of development consent authorised by this Plan. This will be a matter for negotiation with Council. The offer to enter into the planning agreement, together with a copy of the draft agreement should (where possible) accompany the relevant Development Application or Planning Proposal.

The EP&A Act and the EP&A Regulation require a draft planning agreement to be exhibited concurrently with a Development Application or a Planning Proposal where practicable. In order to satisfy these criteria, the applicant must notify Council of its preference to negotiate any non-monetary payment of development contributions prior to the lodgement of any Development Application.

If the Council does not agree to enter into the planning agreement, it may grant consent subject to a condition authorised by this Plan requiring the payment of a contribution. Council may also agree to enter into a planning agreement that does not exclude the application of this Plan.

#### ***Planning Agreements involving land dedication***

Where a planning agreement involves the dedication of land to Council, the estimated value of the land will be negotiated as part of the planning agreement, taking into account the unique characteristics of the land and the circumstances of the transfer, including but not limited to:

- The extent to which development potential has been lost or retained, wholly or partly,
- Whether the land has been identified by any adopted policy of Council including, but not limited to this Plan. However, in the case of land not targeted in this plan, Council will also assess the potential impact on the achievement of the identified works schedule,
- The size, shape, location, accessibility and topography of the land proposed to be dedicated,



- Whether the land adjoins an existing area of open space and can be readily consolidated into that area and/or if the land will create or improve accessibility within the area,
- Any factors which may affect the usability of the land such as soil condition, flood liability, possible site contamination, public accessibility and safety, proximity to existing uses, current use of the land, cost of embellishment or construction of the proposed facility, impact on this Plan's works schedule, measures required to fence and maintain the land in the event that works cannot be carried out for some time, and the like,
- The degree to which the identified land can satisfy the purpose for which the contributions has been sought, and
- The on-going costs to Council of care, control and management both prior to and after any improvement works are carried out on the land.

#### **2.6.4 Material Public Benefits**

Council may accept an offer by the applicant to provide a material public benefit (other than the dedication of land) in lieu of the applicant satisfying its obligations under this Plan in a development consent. A material public benefit may include an offer by the applicant to complete part or all of a works item identified in the Plan (also known as works in-kind). Council is under no obligation to accept a material public benefit offer and in considering any such offer, will assess the benefits to Council and the community.

In accepting a material public benefit other than works in-kind, Council must be satisfied that the offer provides a substantial benefit to the community not envisaged by the Plan and that this benefit warrants Council accepting responsibility to fulfil the Plan notwithstanding a reduction in expected cash contributions. Material public benefit proposals must be formally agreed to by Council and documented in a formal written agreement.

Works in-kind relate to the undertaking of works of specific or equivalent work specified in the Plan and are therefore more readily capable, in comparison to other types of material public benefits, of providing benefit to the community. Works in-kind agreements must also be formally agreed by Council and documented in a formal written agreement.

Council may review the valuation of works offered and may seek the services of an independent person to verify the costs.

Proposals for material public benefits can accompany a development application or can be made after the grant of development consent but before the monetary contribution is paid. If a material public benefit is accepted by the Council the written agreement must be entered into before payment of the development contribution becomes due under the development consent. The development contribution will then be adjusted at the time of payment to reflect the value of the material public benefit under the agreement, as determined by Council.

If a material public benefit is accepted by Council during the assessment of a development application, Council will acknowledge its acceptance of the Applicant's proposal via a condition of consent which sets out the adjustment to

be made to the monetary contribution once an MPB agreement is entered into. Once a formal written agreement is entered into, the agreed reduced cash contribution can be paid.

The cost of verifying the cost of works and preparing the agreement will be at the expense of the Applicant.

## 2.7 Adjustment of contribution at time of payment

To ensure that the value of the contribution is not eroded over time, Council will adjust the contribution amount at the time of payment to account for movements in CPI<sup>(A)</sup>.

Contributions required as a condition of development consent will be adjusted at the time of payment in accordance with the latest CPI<sup>(A)</sup> as published quarterly by the Australian Bureau of Statistics, using the following formula:

$$\text{Contribution at time of payment} = C \times \frac{\text{CPI}^1}{\text{CPI}^2}$$

Where:

- C = The original contribution amount as shown on the development consent.
- CPI<sup>1</sup> = The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the time of payment.
- CPI<sup>2</sup> = The CPI (Sydney – All Groups) as published by the ABS for the financial quarter at date of issue of development consent.

Contributions may also be adjusted to reflect Council's acceptance of any material public benefit proposed after the issue of development consent in accordance with part 2.6.4 of this Plan.

## 2.8 Can deferred or periodic payments be made?

Deferred or periodic payment of monetary Section 94 contributions may be permitted in certain circumstances subject to consideration of a written application to Council before the payment is due.

Any agreement to defer or periodically pay monetary contributions will generally be limited to 12 months from the standard payment date. In deciding whether to allow deferred or periodic payment of a monetary contribution, Council will take into consideration the following matters:

- The reasons provided by the applicant requesting a deferred or periodic payment;
- Whether prejudice will be caused to the community deriving benefit from the services being provided under this Plan;
- Whether allowing the deferred or periodic payment is likely to prevent the public services and facilities being provided to meet the demands of development in a timely manner;
- Whether the applicant can provide Council with adequate security to mitigate any risk in relation to the deferred or periodic payment; and
- Any other circumstance considered relevant by Council.

If Council decides to accept deferred or periodic payment, it will require the applicant to provide a bank guarantee subject to the following:

- The bank guarantee must be in Australian dollars from a major Australian trading bank and in the name of Northern Beaches Council,
- The bank guarantee must have no end date, be unconditional and irrevocable and be in favour of Northern Beaches Council,
- Interest will apply to the contribution and will be calculated from the date the Construction Certificate is issued until the date of payment and will compound quarterly,
- The interest rate is to be determined by Council based on prevailing bank bill market rates of up to 12 months,
- The bank will guarantee an amount equal to the total contribution, or the outstanding contribution, plus the interest that would be accrued over the deferral period, plus any charges associated with establishing or operating the bank security,
- The bank must pay the guaranteed sum without reference to the applicant or landowner or any other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development,
- The bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required, and
- Council is also entitled to claim any charges associated with establishing or operating the bank security. The applicant is to be provided with the details of any such expenses.

If Council agrees to deferred or periodic payments, arrangements relating to the payment will not take effect until the applicant has entered into a formal written agreement with Council reflecting the terms of the approval. The costs of preparing such an agreement will be paid for by the applicant.

## **2.9 Obligations of accredited certifiers in issuing certificates**

### **2.9.1 Construction Certificates**

In accordance with Clause 146 of the EP&A Regulation, a certifying authority must not issue a Construction Certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to Council in accordance with clause 142(2) of the EP&A Regulation.

The only exceptions to the requirement are where a work in kind, material public benefit and/or dedication of land arrangement has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

### **2.9.2 Complying Development Certificates**

An accredited certifier must ensure that a condition is imposed regarding the payment of a development contribution, in accordance with the EP&A Regulation.

If an accredited certifier fails to comply with this requirement, Council may impose the necessary condition on the Complying Development Certificate and it has effect as if it had been imposed by the accredited certifier.

## **2.10 Modifications to Development Consents**

Any subsequent modification to an issued development consent does not alter the original date of consent. Any formal application to modify a development consent that will alter the contributions due and payable will be taken to authorise a change to the development contributions consent condition(s).

As outlined below, the procedure is different depending on whether the original contribution has, or has not, been paid.

### **2.10.1 Where the Original Contribution has not been paid**

If the contribution levied on the original consent has not yet been paid, the contributions are recalculated in their entirety. The revised consent condition will replace the original condition.

### **2.10.2 Where the Original Contribution has been paid**

If the contribution levied on the original consent has been paid, the procedure is different since it is not reasonable to apply the CPI inflation to that part of the contribution which has been paid. Given that payment generally occurs at the release of the Construction Certificate, it is also likely that the development will be under construction.

In these circumstances, the development for which contributions have been paid is considered to be the existing (under construction) development. This approved development will be credited as the existing development for the purposes of the recalculation.

The proposed amendments are the proposed development and only the net additional contribution is charged at the current CPI. In this circumstance an additional condition will be inserted alongside the original condition because the additional contribution does not supersede or obviate the obligation to pay the original contribution.

No refunds will be provided as all contributions are committed to Council's works schedule.

## **2.11 Exemptions for Certain Types of Development**

Certain types of development are exempt from the requirement to make a contribution towards provision or improvement of facilities or services. These types of development are listed below. Council acknowledges that these development types provide a public benefit that outweighs the increase in demand for services

generated by the new population. This Plan does not apply to the following types of development:

- Secondary dwellings are exempt in accordance with Council's resolution of 20 October 2008.
- For the purposes of local infrastructure under this Plan or another contributions plan prepared under Section 7.13 of the EP&A Act;
- That in the opinion of Council does not increase the demand for the categories of local infrastructure addressed by this Plan; and
- For which development contributions will not be levied in accordance with a direction by the Minister under Section 7.17 of the EP&A Act.

#### **2.11.1 Temporary Uses**

Where a use is of an interim or temporary nature (less than 12 months) and subject to a time-limited consent which will expire, then contributions will be calculated but will be suspended – meaning no payment is due at activation of the consent. If a subsequent development application is lodged to continue the use, contributions will be due and payable notwithstanding the short-term existence of the use.

## **2.12 Accountability and management of funds**

### **2.12.1 Accounting standards and contributions register**

Council is required to comply with a range of financial accountability and public access to information requirements in relation to development contributions. These are addressed in the EP&A Regulation and include:

- Maintenance of, and public access to, a contributions register,
- Maintenance of, and public access to, accounting records for contributions receipts and expenditure,
- Annual financial reporting of contributions,
- Public access to contributions plans and supporting documents.

Separate accounting records are maintained for all development contributions received by Council. A contributions register is maintained by Council in accordance with the EP&A Regulation. This information is available on request.

### **2.12.2 Treatment of funds received prior to the commencement of this Plan**

Funds levied and received under the previous plans listed in Section 1.7 of this Plan will be used to deliver infrastructure and services of the same infrastructure category identified under this Plan.

### **2.12.3 Investment of funds**

To maintain the time value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for the purpose for which they were received.

Council will report all investment returns as part of its annual financial accounts. All investment returns will be retained within the development contributions account to be used exclusively for the purpose for which the original contribution was made.

#### **2.12.4 Pooling of contributions**

This Plan expressly authorises monetary contributions paid for different purposes to be pooled and applied (progressively or otherwise) for other purposes as determined from time to time based on the Release Area's infrastructure requirements.

#### **2.12.5 Goods and Services Tax**

At the time of preparing this Plan, the position of the Australian Taxation Office was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST).

Items in the works schedule of this Plan have been calculated without any GST component.

### **2.13 Review of Plan and Contribution Rates**

Council acknowledges the need to periodically monitor and review this Plan. For this reason, the contribution rate and works schedule will be subject to a number of reviews to take account of such matters as community needs, costs of public facilities and services and extent of development, affordability of contributions and progress in providing scheduled works.

Any amendments to this Plan as a result of the review process (other than as outlined in Section 2.14 of this Plan) will be publicly exhibited in accordance with the requirements of the EP&A Regulation.

### **2.14 Review of Plan without the Need for Public Exhibition**

Pursuant to the EP&A Regulation, Council may make minor adjustments or amendments to the Plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections, amendments to rates resulting from changes in the indexes adopted by this Plan, and the update to include the omission of details concerning works that have been completed.



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## Part C: Need for Public Facilities and Services

## 3.0 Need for Public Facilities and Services

### 3.1 Expected development

It is expected that Warriewood Valley will fulfil its role in assisting to meet the demand for Sydney's Greenfield residential, industrial, and commercial needs. Council will levy all development in the Warriewood Valley catchment area which generates the need for additional facilities and services. This includes development approved pursuant to SEPP (Seniors Living) which will be levied development contributions in accordance with this Plan.

It is estimated that residential development in Warriewood Valley Release Area will:

- Provide for 2,394 dwellings in a variety of housing types including detached dwellings, attached dwellings and multi dwelling housing.
- House an additional 6,464 persons (this assumes that the SEPP Seniors Living development will be a minor component to the overall population).

It is estimated that industrial and commercial development in Warriewood Valley Release Area will:

- Occupy 32.68 hectares.
- Include light industry, industrial units, high quality office and possibly high technology development and other development not deemed residential that is permissible within the zones.

In addition, it is expected that some ancillary commercial development will occur in areas designated for residential development. This development could include child care centres, neighbourhood shops and veterinary hospitals.

### 3.2 Characteristics of future population

In line with demographic trends it is expected that the Warriewood Valley Release Area will continue to have similar characteristics to that which have been provided in the 2011 Census (as the area has been released since the late 1990's) and similar release areas in Sydney. It is also intended that the Warriewood Valley Release Area will continue to deliver a range of dwelling types and sizes that facilitates housing choice and meet the diverse needs of the future community. Based on these assumptions, it is estimated that the future population will have similar characteristics to the existing population in Warriewood Valley:

- Preschool and primary school children (0 to 11 years old) make up a large proportion of the population (higher than former Pittwater LGA average).
- Adults are aged primarily 35 to 45 years and comprise approximately 23.78 per cent of the population.
- Larger percentage of 'Frail aged' persons aged over 85 years old (3.8% compared to 2.7% for the former Pittwater LGA).
- Lower proportion of young adults (18 to 24 years old) than the former Pittwater LGA.

- Significant representation of couples with children (42.5% of households) and the proportion of couples without children was 23.6% compared to 26.9% in the former Pittwater LGA.
- Lower proportion of lone households (17.8% of households) and group households (18.8% of households) than the former Pittwater LGA.
- High proportion of households that have a mortgage (42.1%) compared to the former Pittwater LGA (36.9%).
- Significant proportion of the population is employed (97.6%) and 2.3% unemployed compared with 96.5% and 3.5% respectively for the former Pittwater LGA.
- 19.8% of the population earned a high income, (those earning \$1,500 per week or more) and 26.8% earned a low income (those earning less than \$400 per week)., compared with 21.1% and 28.2% respectively for the former Pittwater LGA.
- Most significant occupations were professionals (23.5%); managers (17.3%) and clerical and administrative workers (16.7%).
- Larger proportion of people born overseas, as well as a larger proportion of people from a non-English speaking background compared to the former Pittwater LGA.<sup>14</sup>

### 3.3 Meeting the needs of the incoming population

To meet the needs of the existing and future population, Council has developed a set of planning principles and criteria for the sustainable development of Warriewood Valley. The planning principles have been developed from existing planning policy and community aspirations articulated in the strategic framework for Warriewood Valley. Planning controls for the future development of Warriewood Valley are contained within the following key planning documents:

- Relevant State Environmental Planning Policies
- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan.

Council's future focus for delivery of facilities and services, and therefore its administration of developer contributions, accord with the planning principles in these documents.

Council is committed to promoting sustainability across all areas of the community. Council defines this as delivering, social, cultural and environmental systems that operate in harmony for the benefit and wellbeing of all residents. The objective is to enable residents to enjoy a good quality of life in an active and vibrant community. Council's role in the provision of public facilities and services all contribute to the collective and individual wellbeing of the community. Council aims to provide access and equity to all facilities and services for all members of the Warriewood community.

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<sup>14</sup> .id (2011) Warriewood – Ingleside suburb data.

As a result of environmental studies and infrastructure audits carried out as part of the planning framework for the Warriewood Valley, a range of public facilities and services have been identified as being required to satisfy the anticipated demands of the expected population. Such facilities and services will benefit the future population of the Warriewood Valley Release Area and are required as a consequence of development taking place. Having regard to the level of public facilities and services already available and the characteristics of the expected population, it will be necessary to provide additional:

- Traffic and transport facilities;
- Multi-purpose creek line corridors;
- Public recreation and open space areas,
- Pedestrian and cyclist links;
- Community facilities; and
- Bushfire protection facilities (*Note: Contributions no longer required however works still to be delivered*).

## Part D: Strategies to provide Public Facilities and Services

## 4.0 Traffic and Transport Strategy

### 4.1 Introduction

This section identifies the traffic and transport measures required to service and link the future community of Warriewood Valley. The ultimate road and transport network was developed through an integrated design process focused on access and servicing considerations to ensure a high quality public domain and walking/cycling accessibility. Accessibility and circulation are central to the efficient functioning of the Warriewood Valley Release Area and surrounding neighbourhoods and are identified as specific design principles underpinning the plan for Warriewood Valley. These principles are:

- The Warriewood Valley Release Area will cater for the safe, efficient and orderly movement and transfer of people and goods to, from and through the area;
- The proposed traffic and transport network will have due regard to, and where possible integrate effectively with, the existing environmental amenity and environmental assets in the Release Area
- The proposed road hierarchy will be compatible with and integrate with proposed land use in a manner which will best service the whole of the Release Area;
- The proposed traffic and transport network is to promote the environmentally sustainable transport modes including cycling, walking and public transport and should be planned in a manner which minimises reliance on the use of private motor vehicles; and
- The proposed traffic and transport network will ensure that the existing community is not burdened by the provision of infrastructure required as a result of the development.

Consistent with these principles, the future residential development within the Warriewood Valley catchment provides for major improvements to the existing road network. New access arrangements are required to connect the new development to the external main road system as well as the provision of a network of minor roads to provide local area access and connectivity.

### 4.2 Nexus and future demand

The forecast population growth will result in considerable growth in vehicular traffic on many roads including those for which Council has responsibility. This traffic growth will create a need for various new or improved road and traffic management facilities.

Consequently, the nexus for road and traffic management facilities can be clearly established. Council has undertaken various investigations of the requirements for road upgrading to meet the future needs of the Release Area.

The volume and characteristics of expected traffic growth is directly related to land use. Manuals such as the *Roads and Traffic Authority's Guide to Traffic Generating*



*Developments (RTA 2002)* clearly demonstrate the nexus between development and traffic increases. It provides traffic generation rates by land use type including residential, industrial, retail and recreational activities.

Council's aim is to ensure there is capacity on all roads and at major intersections for trips generated by new development. The *Warriewood Valley Roads Masterplan as amended* (Roads Masterplan) outlines the standard for road infrastructure for the Warriewood Valley catchment. The main components of the Roads Masterplan include:

- A road network comprising five classes of roads (see Table 3 below),
- Pedestrian and cyclist facilities provided as part of the road network, and
- A public transport network consisting of bus routes and bus stops.

**Table 3: Road Hierarchy**

Road Hierarchy Classification	Performance Criteria	Existing Streets to be Upgraded
Sub-Arterial Road	Carry most traffic in the release area. Approximately 10,000 vehicles per day.	Ponderosa Parade, Jacksons Road, MacPherson Street, Warriewood Road (south-east of intersection with Macpherson Street), Garden Street.
Collector Road	Provides for access between sectors and links to Local Streets within sectors. Approximately 5,000 vehicles per day.	Boondah Road, Orchard Street, Jubilee Avenue, Daydream Street, Foley Street, Vineyard Street, Warriewood Road (north-west of intersection with Macpherson Street).
Local Street	Serves internal traffic within a development site, individual sector or buffer area and has a traffic volume between 300 and 2,000 vehicles per day.	Fern Creek Road
Access Street	Serves internal traffic within a development site, individual sector or buffer area and has a traffic volume of less than 300 vehicles per day.	N/A
Laneway	Provides rear access to dwellings within a development site, individual sector or buffer areas and has a traffic volume of less than 300 vehicles per day.	N/A

Originally, the *Traffic and Transportation Study* (Urban Research and Planning Pty Ltd Nov 1997) predicted that the Warriewood Valley Release Area would generate an additional 31,000 vehicle trips per day based on an acceptable Level of Service B (average). Estimations indicate that the network can accommodate up to 44,000 vehicle trips per day with a reduced Level of Service for the AM and PM peak demands. *The Strategic Transport Report for Warriewood Valley* (AECOM, 2011), informing the Strategic Review undertaken by Council and the Department of Planning estimated that the network can accommodate the resultant increase in residential development based on assumption that the intersection upgrades identified in the *Warriewood Valley Roads Masterplan* are completed. All key intersections will operate within capacity and are at acceptable levels of service in the am and pm peaks; having minimal impact on the intersection performance of the arterial and collector road network.

The increased travel demand derived from the future development of the Warriewood Valley will generate the need for:

- New and/or augmented traffic facilities to promote the permeability and connectivity of the road network to the surrounding arterial road system and within Warriewood Valley;
- The upgrading of road intersections and sections of roads to provide the required road network that promotes the efficient, safe and orderly movement of people and goods;
- The provision of safe access to and from Mona Vale Road by the broader Warriewood Valley catchment;
- Improved connectivity of the road network to facilitate access and promote low travel times/distance to and from Warriewood Valley;
- Bus connections and emergency vehicles access;
- Improved and safer access to the schools within and adjacent to Warriewood Valley;
- A series of traffic calming measures along roads adjacent to and within Warriewood Valley to mitigate the negative impact of increased traffic generated by the future development on the safety and amenity of the area;
- Speed control measures to minimise pedestrian conflict and safeguard residential amenity;
- The provision of facilities that promote reduced reliance on private motor vehicles and the use of more environmentally sustainable transport modes including public transport, cycling and walking; and
- Provision of emergency access routes during major flood events.

In addition to the above, the impacts and the capacity of roads are to be managed via the provision of traffic calming devices at appropriate locations within the Release Area. The devices include:

- Traffic signals;
- Roundabouts;
- Carriageway narrowing incorporating landscaping;
- Pedestrian/cyclist refuges and medians;
- Channelised intersections;

- 3 tonne load limits on residential streets; and
- Vehicle speed controls through appropriate design.

Intersections and their proposed traffic management controls have also been designed to allow efficient, safe and orderly movement of traffic. Safe vehicular movement will be enhanced by the provision of appropriate line marking for vehicle turning bays, bus stop bays and kerb parking areas. The proposed residential precincts will be defined by “gateway” threshold treatments that may also include roundabouts. In addition to the above there is an identified need for major road crossings over creeks to be upgraded for emergency access and evacuation purposes. These are: -

- MacPherson Street (east) at Narrabeen Creek - to be raised to allow access in the 1% AEP storm event; and
- Boondah Road at Narrabeen Creek - to be raised to allow access in the 5% AEP storm event.

The acquisition of land will also be required to improve road alignment and accommodate necessary traffic calming infrastructure. All costs associated with the acquisition of land to enable the provision of traffic and transport facilities are accounted for under this Plan.

#### **4.2.1 Reconstruction of roads directly fronting development sites**

Developments fronting existing or planned public roads will be required to construct/reconstruct these roads, incorporating any necessary pedestrian and cyclist infrastructure, as part of the subdivision works associated with the land. These works do not form a part of the works funded under this Plan and as such the responsibility for funding this work lies solely with the developers of these sites. These requirements will be imposed via conditions of development consent.

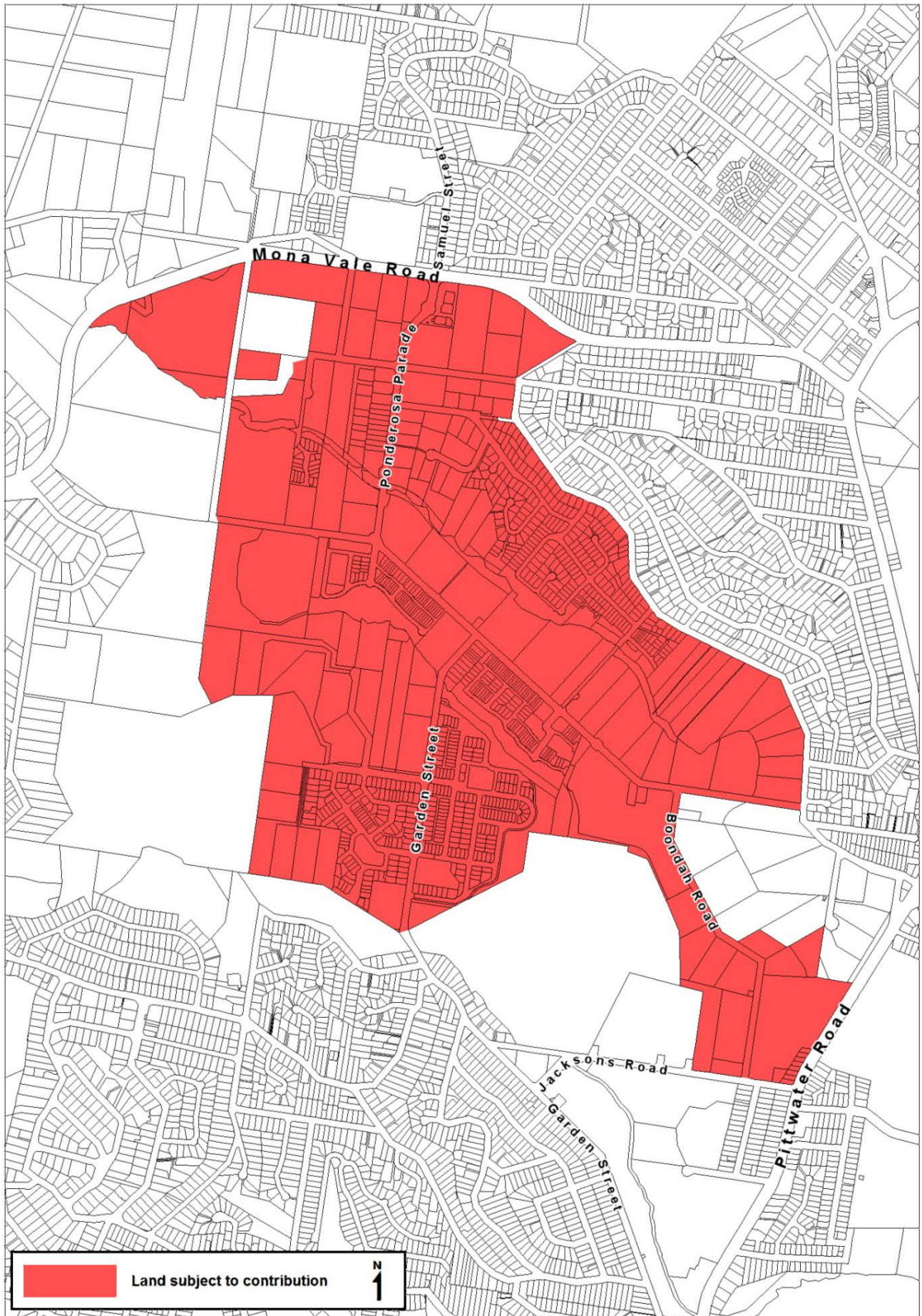
### **4.3 Contributing development**

All development on land identified in Figure 2 will contribute toward the cost of delivering the Traffic and Transport Strategy.

Sectors 20, 202 and 203 are not included because of their isolated location to the north of the Release Area. Development in these sectors will be required to provide any traffic and transport facilities generated by the development. These requirements will be determined by Council at the development assessment stage.



Figure 2: Land subject to Traffic and Transport Strategy



#### **4.4 Apportionment**

The need to provide the traffic and transport works identified in this Plan is generated by the development of Warriewood Valley. The works have been identified in response to the demand for those facilities likely to be generated by the new residents and commercial/ industrial development in Warriewood Valley.

Being an urban release area traffic and transport works are considered essential in order to allow the proposed development to occur and will primarily benefit the Warriewood Valley community. It is therefore appropriate that all development within Warriewood Valley be subject to the full cost of providing these facilities.

As discussed at section 2.4 of this Plan, the contribution amount toward the Traffic and Transport Strategy is adjusted based on the proposed form of development and the relevant RMS trip generation rate. This adjustment is discussed in detail at section 2.4 of this Plan.

#### **4.5 Reasonableness**

A core requirement of a Development Contributions Plan is that contributions must be reasonable. A contribution for traffic and transport works is considered to be reasonable as it levies for the needs of new residents to ensure efficient, effective and safe movement of the Warriewood Valley community. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

#### **4.6 Works schedule**

The traffic and transport works already completed are listed in Appendix A of this Plan. The traffic and transport works still to be completed is listed in Appendix B.

## 5.0 Multi-functional Creek Line Corridor Strategy

### 5.1 Introduction

New development generally results in an increase in impervious surfaces, leading to higher levels of urban stormwater runoff and increased transfer of pollutants from urban to natural environments.

The Warriewood Valley catchment drains to Narrabeen Lagoon. While individual site development impacts on downstream drainage systems are unlikely to be significant, the cumulative effect of uncontrolled development within the Warriewood Valley catchment will adversely affect downstream drainage capacity and water quality. In Warriewood Valley this may lead to an exacerbation of existing flooding problems and possible further deterioration in downstream water quality. On this basis, it is reasonable to require a contribution toward drainage and flood management facilities that are required as a result of the development of the Release Area.

A strategy for environmental protection and water and flood management in Warriewood Valley has been created to facilitate provision of drainage and floodway infrastructure to service Warriewood Valley. This strategy includes the purchase and rehabilitation of land along Narrabeen Creek and Fern Creek as well as an area of land within Sector 1 for the purpose of water detention and flood conveyance.

The key objectives of this Strategy are:

- Provide natural drainage corridors to manage stormwater runoff as it leaves the development site;
- Provide drainage corridors that carry flows up to the 1% Annual Exceedance Probability (AEP) flood event;
- Protect down-stream properties from local flooding as a result of development of the Release Area;
- Enhance long-term environmental conditions of the receiving waters including the Warriewood Wetlands and Narrabeen Lagoon;
- Conserve and maintain integrity and quality of remnant native vegetation along creek lines to provide a functioning habitat for birds and native flora;
- Introduce and enhance wildlife corridors and establish riparian vegetation along Narrabeen and Fern Creeks;
- Protect and restore a range of aquatic habitats within the creeks;
- Preserve and enhance the existing environmental values of Warriewood Valley; and
- Provide for environmentally sustainable use of creek line corridors.

Note this Strategy is concerned with the management of water as it leaves the development site, having already been appropriately detained and treated. The infrastructure funded and delivered under this Strategy does not negate the need for developments to provide their own water detention and water quality facilities on-site.



## 5.2 Nexus and future demand

As described at section 5.1, new development in the Warriewood Valley catchment will result in an increase in impervious surfaces. The impact of urban development on flow regimes, erosion and siltation, and flooding can be substantially reduced by adopting stormwater management techniques that are focused on continuing the function of the natural drainage system. Future development in the Warriewood Valley catchment will result in the need to manage the quantity and quality of stormwater run-off both up and down stream of development,<sup>15</sup> protect properties from flooding and safeguard the integrity of ecosystems in the catchment.

The overall aim of this strategy is to provide a network of multi-functional creek corridors along Narrabeen Creek, Fern Creek and Mullet Creek primarily for conveyance of stormwater and the 1% AEP flood event. In addition the creek line corridors will provide flora and fauna habitat and linkages, assist in water quality treatment, and contain cyclist and pedestrian facilities (refer to Section 7.0 of this Plan) linking the Warriewood escarpment with Warriewood Wetlands and Narrabeen Lagoon.

The delivery of the multi-functional creek line corridor strategy comprises two components: -

- Rehabilitation and reconstruction of the creek line; and
- Dedication of creek line corridor land.

The pedestrian and cycleway network proposed to be incorporated in the creek line corridor will facilitate connectivity across the Warriewood Valley catchment. As a result of the recreational utility of the creek line corridor network, 30% of the total creek line corridor land area has been included in the overall open space area calculations (resulting in 4.8 hectares of creek line corridor land being attributed to passive open space – refer to section 6.0 of this Plan).

### 5.2.1 Additional creek line corridor now included in Strategy

Following the rezoning and inclusion of 120-122 Mona Vale Road in the Warriewood Valley Release Area in 2014, the creek line corridor that forms part of these sites has been included in this Strategy.

These areas of creek line corridor are located on steep and not easily accessible terrain. Accordingly, for the purpose of calculating the area of passive open space, the upper reaches of Narrabeen Creek have been excluded from the open space land area calculations set out in Chapter 6.0 - Public Recreation and Open Space Strategy.

Through this strategy, creek line areas will be rehabilitated and reconstructed to assist in water conveyance and protect the new urban development from flooding. The creeks will comprise a natural formation with pools, riffles and

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<sup>15</sup> Stormwater run-off enters the creek system either directly where development is located adjacent to the creek system or indirectly via piped/open channel stormwater systems where development is not located adjacent to the creek system.



rapids to maintain creek line flow and water levels in adjacent wetlands and will be designed in accordance with the *Warriewood Valley Water Management Specification*. They will also be constructed to contain the 1% AEP flow.

### 5.2.2 Land to be dedicated under this Plan

This strategy comprises the dedication of creek line corridor land to ensure the long-term success of the creek network. As part of this strategy, an inner 50 metre corridor (25 metre wide either side of creek centre line) will be brought into public ownership to ensure efficient and consistent management of the creek, flora and fauna habitat, and the cyclist and pedestrian facilities. In addition to this, an outer 25 metre landscaped buffer to remain in private ownership is to be maintained on both sides of the inner corridor to support habitat and assist in stormwater and water quality management.

At the completion of this strategy, the total area of the creek line corridor land in public ownership will be 16.71 hectares (see Figure 3).

With respect to development sites which partially comprise creek line corridor land, Council will require, by condition of consent, a 25 metre wide corridor to be dedicated to Council as part of the development. The value of this land will directly offset the total monetary contribution payable. Table 4 lists the properties with creek line corridor land required to be dedicated to Council as well as the value attributed to the land. Creek line corridor land has been valued by a registered land valuer as at June 2015. The exact area of creek line land to be dedicated to Council is subject to final plan of subdivision. The areas outlined in Table 4 are not survey accurate.

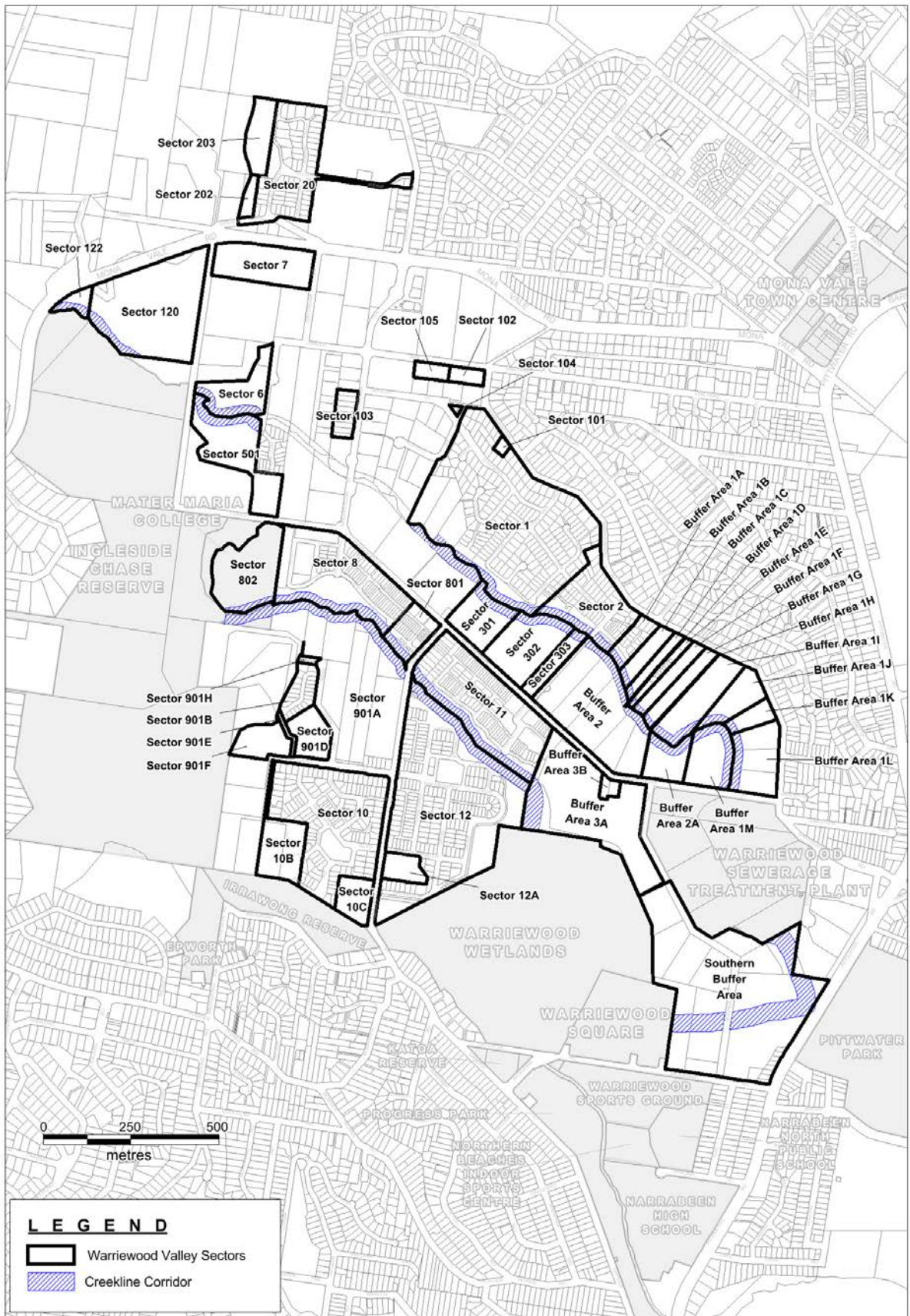
All creek corridor land to be dedicated to Council must be free from weeds and contaminated material. Any remediation works on this land will be at the developer's cost and must be completed and signed off by a professional with relevant qualifications prior to dedication to Council. This will be imposed via conditions of consent.

Creek corridor land is to be dedicated to Council through the release of the Subdivision Certificate. Creek corridor land to be dedicated is to be identified on the linen plan and the Deposited Plan Administration Sheet.

Noting that the position of the creek centreline has meandered over the years, to avoid confusion, the area of creek line required to be dedicated to Council is to be measured as 25 metres from the current rear property boundary.

Table 4 corresponds with Figure 3 and Appendix B of this Plan.

Figure 3: Warriewood Valley creek line corridor network



**Table 4: Creek line corridor land to be dedicated**

Property	Land to be dedicated (sqm)**	Rate (2018/19)*	Land value (2018/19)
Sector 501	6,165	\$58.53	\$360,848
Sector 301	3,960	\$58.53	\$231,786
Sector 302	4,344	\$58.53	\$254,262
Sector 303	1,119	\$58.53	\$65,497
Buffer 1b	1,099	\$58.53	\$213,348
Buffer 1c	760	\$58.53	\$64,326
Buffer 1e	443	\$58.53	\$44,484
Buffer 1f	694	\$58.53	\$25,930
Buffer 1g	777	\$58.53	\$40,621
Buffer 1i	4,107	\$58.53	\$45,479
Buffer 1j	2,238	\$146.67****	\$240,390
Buffer 1k	1,070	\$146.67****	\$355,150
Buffer 1l	4,144	\$58.53	\$169,799
Buffer 1m	6,751	\$29.27	\$242,556
Buffer 2a	3,645	\$58.53	\$197,574
Sector 901A - 13 Fern Creek Road	1,493	\$58.53	\$21,949
Sector 901A - 4 Orchard Street	919	\$58.53	\$163,596
Sector 901A - 206 Garden Street	2,945	\$58.53	\$155,636
Sector 901C	1,471	\$58.53	\$86,100
Sector 901G	2,659	\$58.53	\$87,388
Upper Narrabeen Creek - 120 Mona Vale Road	4,531	\$29.27	\$53,791
Upper Narrabeen Creek - 122 Mona Vale Road	2,560	\$29.27	\$172,376
Upper Fern Creek (within Ingleside Chase Escarpment)***	3,430	\$58.53	\$200,764
Southern Buffer - 3 Boondah	375	\$58.53	\$132,604

Road			
Southern Buffer – 6 Jacksons Road	2,794	\$58.53	\$74,921
<b>Total</b>	<b>64,493</b>		<b>\$3,701,174</b>

*\*Value of creek line corridor land varies across the Release Area based on the utility and condition of the land.*

*\*\*Exact area of land to be dedicated is subject to final plan of subdivision.*

*\*\*\*The purchase of the Upper Fern Creek Corridor was forward funded by Council. Contributions are still to be sought to compensate Council through funds collected under this Plan.*

*\*\*\*\*Development consent issued 19 November 2014. Creepline rate calculated under previous version of this Plan.*

### 5.2.3 Requirements for on-site water quantity and quality maintenance

All developments within the Warriewood Valley catchment will be required to provide water detention and treatment facilities, either on individual lots or on a broad scale area basis, to manage run-off from the development site before it enters the creek network. This requirement is directly generated by the development itself and as a result, the provision of these facilities is not a matter in respect of which any credit will be given against contributions payable under this Plan.

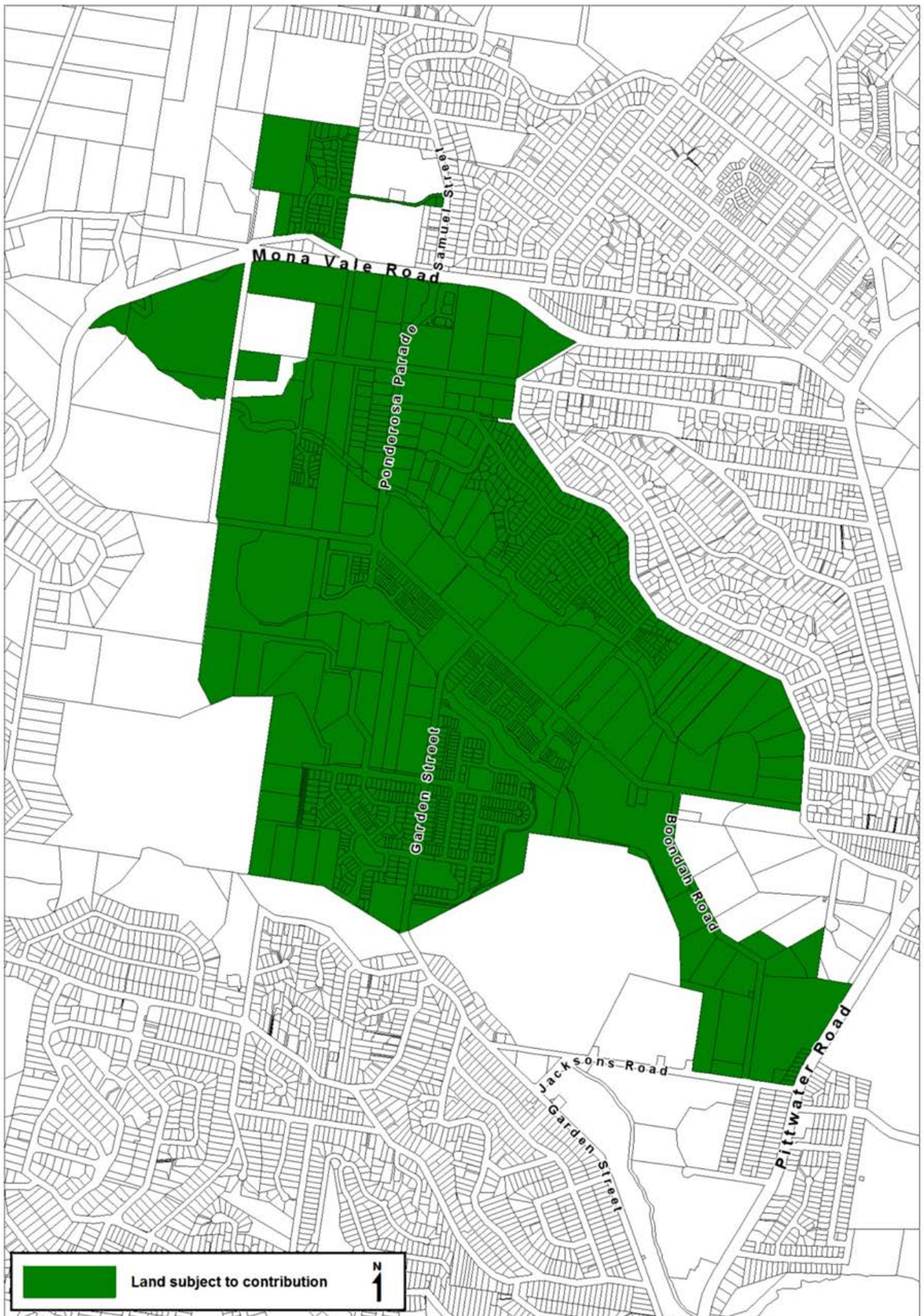
Applicants are advised to refer to the Warriewood Valley Water Management Specification 2001 for guidance on the necessary on-site water quality and quantity requirements.

### 5.3 Contributing development

All development on land identified in Figure 4 will contribute towards the cost of delivering the Multi-functional Creek Line Corridor Strategy.



Figure 4: Land subject to Multi-functional Creek Line Corridor Strategy



## **5.4 Apportionment**

The need to provide the multi-functional creek line corridors identified in this part of the Plan is generated by the increase in development across the whole of the Warriewood Valley catchment. It is therefore appropriate that development within the Warriewood Valley catchment be subject to the full cost of providing these facilities.

As discussed at section 2.4.2 of this Plan, the contribution amount toward the creek corridor strategy for residential care facilities is adjusted based on a reduced occupancy rate.

## **5.5 Reasonableness**

The core principle of development contributions is that they must be reasonable. A contribution toward this Strategy is considered reasonable as it will ensure the sustainable management of stormwater generated by the development of the Release Area. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

## **5.6 Works schedule**

The land dedication and works already completed are listed in Appendix A of this Plan. The land dedication and works associated with this Strategy that are still to be delivered are detailed in Appendix B.

## 6.0 Public Recreation and Open Space Strategy

### 6.1 Introduction

The purpose of this section is to ensure that adequate open space is provided throughout Warriewood Valley to meet the needs of an increased population resulting from the development of the Release Area.

The residential development in Warriewood Valley will result in increased demand for recreation and open space facilities. It is expected that a population of the size and nature described in section 3.0 of this Plan will require a range of open space networks to cater for and support the forecast population.

The former Pittwater community strongly supported the conservation and enhancement of the unique environmental qualities of the LGA, as highlighted in numerous studies and community consultation surveys, and further articulated in the *Pittwater Public Space and Recreational Strategy (2014)* (Pittwater Recreation Strategy). This Plan seeks to support these community values and strategic goals by ensuring that the contributions provided from new development go to maintaining and enhancing the unique environment for the benefit of all residents in Warriewood Valley.

The former Pittwater area already provides a range of open space and recreation facilities including a range of facilities for unstructured play and recreation (including picnic areas, playgrounds and walking paths). Parks and open spaces are key components of the environmental, recreation and social infrastructure in all communities. They are used and valued by a wide cross section of residents, from all age groups and socio-economic backgrounds.

The Pittwater Recreation Strategy articulates the strategic framework for the provision of open space and recreational areas for the former Pittwater LGA. The Strategy adopts a standards-based approach of 2.83 hectares per 1000 persons based on the Department of Urban Affairs and Planning *Outdoor Recreation and Open Space Planning Guidelines* (1992) and does not consider land capability or pressures from tourism. The Pittwater Recreational Strategy confirms that there is an existing undersupply of recreation areas in the former Pittwater LGA. Accordingly, the Strategy recognises the importance for the Warriewood Valley Release Area and any release in Ingleside to provide adequate recreation areas and facilities to meet the needs of their incoming populations to ensure that the increase in demand does not further exacerbate the existing shortage of recreation areas within the former Pittwater LGA.

### 6.2 Nexus and future demand

The provision of public recreation facilities and open space areas benefits the community in a number of ways. Open space provides the venue for many



recreational, cultural and social activities and the various types of open space typically provided by local government cater for the differing needs of the community.

Public recreation and open spaces are key components of the environmental, recreational and social infrastructure in all communities. They are used and valued by a wide cross section of residents, from all age groups and socio-economic backgrounds.

The former Pittwater LGA is well served, in terms of the everyday needs of its residents, through the provision of local and district parks. In order to ensure the adequate provision of open space and recreational facilities in Warriewood Valley there is a need to identify and purchase land for open space and provide improvements to existing open space areas to increase capacity and provide for the forecast future population.

In order to maintain the present level of service provided, this Plan adopts a two-fold approach to the provision of additional open space and public recreation facilities to meet the additional needs of the incoming population:

- Purchase of strategic land that will contribute to the network of open space currently provided, including land for the purpose of a new park to serve the new population; and
- Embellishment of the existing open space areas.

In determining the future public recreation and open space needs of the community of Warriewood Valley, it has taken into account the anticipated demographic population profile examined in Sections 3.2 and Section 3.3 of this Plan. Generally the profile of new residents moving into Warriewood Valley is expected to be younger than the former Pittwater LGA average. In addition a significant proportion of future residents are also expected to be above the average age of the population. As result there is a need to:

- Provide a significant quantum of open space facilities, offering both passive and active recreation opportunities;
- Ensure that the open space and recreation facilities are of a high quality;
- Provide both neighbourhood and local parks within a 'reasonable' walking distance or in close proximity of future residents;
- Provide sufficient facilities for younger children (aged between 5-10 years old) such as sports fields which will be utilised through junior organised sports (i.e. soccer/football) and off-road cycle ways;
- Provide sufficient facilities for older children and young adults (aged between 10-20 years old). The limited existing recreation opportunities and limited public transport facilities has been identified as two major issues for young people moving into the area. The multi-functional creek line corridors for open space and water management will provide both the opportunity for alternative and safe transport and serve as a recreational area for use by this age group. Multi-use pathways within these corridors provide increased connectivity to district and regional facilities (such as the cinema, Warriewood Square and beaches) and to the main transport routes.

- Ensure adequate recreation facilities are provided for older persons, generally focussed on walking and appreciation of environmental quality. All parks have been developed with strong emphasis on landscaped amenity, facilities for seating and views and to take advantage of environmental settings such as creek lines and associated bushland riparian zones. The open space system has a strong linear design that once accessed allows older users to access all parts of the Release Area off-road via a level, well-lit path with neighbourhood parks located at key intervals. It is envisaged that these parks will become social nodes where all age groups are able to gather while also increasing the Release Area's sense of place.

### 6.2.1 Strategy for Recreation and Open Space Facilities

The *Demographic and Facility/Service Needs Study for the Ingleside-Warriewood Urban Release Area* (Travers Morgan 1994) identified several issues that needed to be considered in planning for open space and recreation. These strategic issues have been considered and are reflected in this Plan:

- Optimising joint use opportunities with schools and community facilities. Local schools contain extensive areas of open space which historically have not been available to the community for either passive open space or active sports reserves. Council is intensively negotiating with all schools in the area to make this land available to the public out of school hours which is peak recreation time for the community. By providing increased security and facilities such as amenities, lighting and parking, this land will be fully utilised by incoming residents;
- Developing an overall park system with linkages between open space areas using walkways and cycle ways, including linkages to other public use areas and sectors (such as schools, community and retail centres and industrial/commercial sectors);
- Linking the escarpment, creeks, wetlands and lagoons via multi-functional open space corridors; and retaining existing bushland;
- Implementing buffer zones to minimise the migration of pollutants and the potential for flooding of low lying areas for increased urban run-off;
- Providing parks to accommodate water quality elements such as bio-swales and detention basins as urban design elements and where they do not impact upon the recreational opportunity or quality of the area;
- Developing larger integrated parks including playgrounds, sports fields and park lands rather than too many small scattered parks as a means of controlling maintenance costs;
- Establishing parks that cater for older residents with strong emphasis on walking activities, seating, creation of settings with high amenity and landscape quality;
- Establishing parks with adequate car parking and accessibility to residential areas;
- Establishing informal parks in areas where there is topography to create interest and places for informal activity as well as passive purposes;

- Recognising the high capital and recurrent cost of public recreation and open space will limit Council's ability to provide completed facilities in the short to medium term, and therefore in the initial stages of development Council has concentrated on identifying and securing land for open space purposes; and
- Exploring opportunities to bring areas with high conservation value and environmental attributes into public ownership through possible land exchanges between private landowners and State Government departments.

The locations for open space facilities are shown in the *Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain)* as amended. The final location and detailed design of many open space areas will be determined through ongoing consultation with landowners, developers and the community.

The proposed quantum of open space is based on the standard of 2.83 hectares per 1000 persons. While this is less than the current ratio in the LGA, this area of open space meets accepted standards and can be adequately planned and managed to provide high quality, usable and accessible recreational opportunities that meet the needs of the expected population while minimising land acquisition costs.

The Pittwater Recreation Strategy (p. 90) recommends:

*"Retain this standard of 2.83 hectares of open space provision per 1,000 population for Warriewood Valley. Ensure the open space provision comprises large and small parks, public recreation areas including multifunctional creekline corridors, pedestrian and cycleway paths, playgrounds and sportsfields... Focus on the purchase of large areas of land suitable for sportsground precincts using section 94 funds from developer contributions."*

The proposed provision allows for multi-use facilities and can remain relatively flexible and able to accommodate changing recreation needs and circumstances over time. Provision includes the following:

- Neighbourhood Parks: Three neighbourhood parks have been provided in the geographic centre of the Release Area. All parks are connected to the central creek line corridors enabling connectivity between all recreational areas. The provision of linear corridors allows all parks to become equally accessible throughout the area. The neighbourhood parks have now been completed. The combination of creek line corridors and parks provide a unique recreational and environmental asset to the new residents.
- Local Park: One centrally located local park will be provided serving the local community.
- Sports fields: 4.7 hectares of land have already been purchased for sportsgrounds and ancillary uses. This area is known as Warriewood Valley Sportsground. Of the 4.7 hectares, 2.4 hectares comprise sports fields and curtilage, with the balance containing associated car parking, amenities and passive recreation areas.

- Consideration of the use of flood prone lands for sports fields where possible.
- Use of partnerships with State government agencies, such as Department of Education and Communities, to allow use of sports fields by the public and local sporting associations out of school hours.
- Linear Open Space: Land proposed to be acquired and embellished under this Plan via the Multi-functional Creek Line Corridor program has been included in the overall open space calculations. Generally the recreational potential of the corridors will be limited to pockets along the corridors where the creek meanders, allowing expanded open space areas for passive recreation.

### **6.2.2 Open space land requirements**

Given Warriewood Valley is expected to contain a total of 2,394 residential dwellings which will house 6,464 persons, the quantum of open space to be provided is 18.3 hectares (based on the standard of 2.83 hectares per 1000 persons).

Table 5 details the quantum of open space delivered since the commencement of this Plan in 1998. As outlined in Table 5, of the 18.29 hectares of open space required for the Release Area, 12.86 hectares of open space has been delivered to date, with 5.43 hectares still to be delivered. The remaining 5.43 hectares comprises 1.69 hectares of linear open space to be achieved through the future dedication of creek line corridor land and acquisition of 3.74 hectares of land for active open space. These land acquisitions are discussed in further detail in the following sections.

**Table 5: Active and passive open space areas**

Open Space Type	Areas delivered (hectares)	Remaining area still to be delivered (hectares)
<b>Active Open Space</b>	<b>6.1</b>	<b>3.74</b>
Warriewood Valley Sportsground (Jackson Road)	4.7 *	-
Narrabeen Sports High School (synthetic and turf fields)	1.4 **	-
Southern Buffer	-	4.15 – Refer to section 6.2.3
<b>Passive Open Space</b>	<b>6.76</b>	<b>1.69</b>
Central Local Park (northern half in Sector 8)	1.1 (exclusive of creek line corridor)*	-
Central Local Park (southern half in Sector 9)	1.0 (exclusive of creek line corridor) (land purchase only) *	Note: Land still be to embellished +
Sector 1 playground	0.2 *	-
Fernbank Reserve playground (in Sector 10)	0.47 *	-
Shearwater playground (in Sector 12)	0.22 *	-
Detention Basin (2 Prosperity Parade)	0.65 usable area only (the remaining 0.35ha comprises water quality basin) *	-
Linear Open Space along Creek Line Network (counted as 30% of total creek line corridor land area)**	3.12	1.69 – Refer to section 6.2.4
<b>SUB TOTAL</b>	<b>12.86</b>	<b>5.43</b>
<b>TOTAL AREA OF OPEN SPACE TO BE DELIVERED</b>	<b>18.29</b>	

Note that any open space purchases occurring in 2017/18 can only be reflected in the Plan once the year end reconciliation has occurred.

\* Refer to Appendix B (in Warriewood Valley) of Pittwater Recreation Strategy

\*\* Refer to Appendix B (in North Narrabeen) of Pittwater Recreation Strategy

+ Embellishment identified in works schedule – refer to Item 10 in Public Recreation and Open Space Strategy in Appendix B of this Plan

\*\* Refer to section 5.3 of this Plan

### 6.2.3 Active open space still to be delivered

Land located in the Southern Buffer area comprising approximately 4.7 hectares (refer to Figure 5), has been identified as potentially suitable to meet the forecast demand for active open space. Given the expected future population, the purchase of this land would maintain the level of provision for the future residents of Warriewood Valley. This area could be embellished and integrated with the existing playing fields in Boondah Road. It is considered that this land, adjacent/adjoining existing recreation areas, will provide high quality access and will best meet the needs of the future population.

The future purchase of any lands for open space will be through commercial negotiations between Council and individual landowners. The negotiations will be based on the best outcome for all parties in relation to achievement of high quality public open space outcomes and maximised development potential.

In the event that Council is unsuccessful in purchasing the total 3.74 hectares required or there are insufficient funds for the embellishment of the land to sufficiently meet the objectives of this Plan, the following options will be considered:

- Delay embellishment until funds become available through other future opportunities; and
- Further embellish existing active recreation areas with the view to upgrading the playing surfaces to a higher standard to facilitate more intense usage (for example, replacing a turf playing surface with a synthetic surface to allow 7 days per week continued usage regardless of weather conditions and in turn, facilitate increase in number of users).

### 6.2.4 Passive open space still to be delivered

In order to meet the passive recreation requirements, a total of 1.69 hectares of land is required to be acquired. This is proposed to be achieved through the acquisition of land along creek line corridors. This linear open space is deemed suitable for use as passive recreational land.

The Multi-functional Creek Line Corridor Strategy, outlined in section 5.0 of this Plan, recognises that the strategy will also deliver a linear open space network within the creek line corridor. Given their primary function as drainage corridors, only 30 percent of the total creek line corridor land is attributable as open space area.

The total inner creek line corridor width is generally 50 metres (25 metres either side of creek centre line). The actual creek bed area and batters will generally occupy up to a 25m width (5m bed and 10m batters on either side). Batters and surrounding creek line land will be extensively planted and as such the recreation potential of the corridors will be limited to pockets along the corridor where the creek meanders and allows expanded open space areas for reasonable recreation opportunities. While industrial and commercial developments are not directly levied under the Public Recreation and Open Space Strategy, it is recognised that there is some recreational value of the

creek line corridors for these developments and that people working in these sectors are able to use the corridors for either access to and from work or for lunch time recreation.

As the purchase and embellishment associated with the creek line network has already been attributed as part of the contribution toward the Multi-functional Creek Line Corridor Strategy, a second levy under this Strategy is not applied.

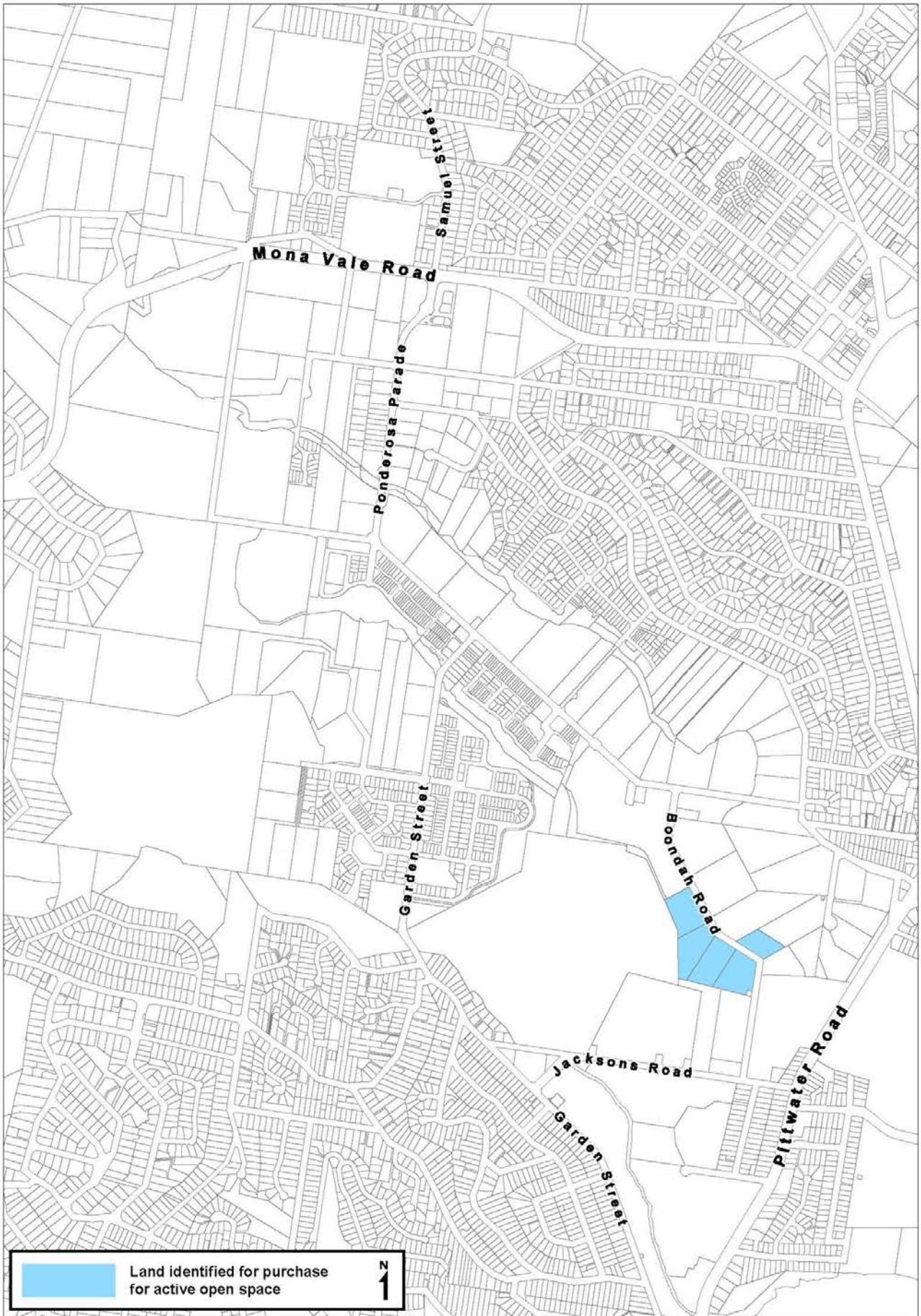
#### **6.2.5 Deletion of works from this strategy**

There are some works previously identified in superseded versions of this Plan which, after further in depth analysis, have been removed for the following reasons:

- Progress Park (0.25 hectares) – not considered desirable as the field is on a main road and is also used as an unleashed dog exercise area. Better options have become available.
- Buffer Area 1m (1 hectare) – considered not suitable for the following reasons:
  - This land is highly flood affected, with high flood hazard due to depth of flooding and velocity, making it unsuitable for active or passive recreational uses where lives, in particular children’s lives could be put at major risk.
  - The site is part of the current flood storage for Narrabeen Creek and Narrabeen Lagoon floodplain and as such cannot be filled with more material unless compensatory cut is provided.
  - There is potential for the water table to be close to the surface at this location, which would affect the drainage and grass growth of any future sports fields.
  - The site has been filled over the years with material of unknown quality. This fill material is likely to contain contaminants that cannot remain in-situ and would need to be removed and replaced. What is observed at the surface is tile, concrete and brick rubble that has been introduced to the site to create a more permeable surface to operate the existing plant nursery.
  - The land does not adjoin any existing active recreation facilities. If the site was to be developed for sports fields, separate amenities and car parking facilities would need to be provided. As a result, compared to the cost of expanding existing active recreation facilities, establishing a sports field at this location would be considerably more expensive.
  - The site is extremely close to land planned for future medium density residential development. This causes logistical problems with scheduling its use.



Figure 5: Land identified for purchase for future active open space





### **6.3 Contributing development**

Development identified in Table 1 on land identified in Figure 6 will contribute towards public recreation and open space facilities.

While industrial/commercial developments are not directly levied for public recreation and open space, it is recognised that there is some recreational value of the creek line corridors and that people working in Warriewood Valley are able to use the corridors for either access to and from work or for lunch time recreation. As industrial and commercial development will contribute toward the Multi-functional Creek Line Corridor Strategy, a contribution toward the Public Recreation and Open Space Strategy is not applied.

The Plan recognises that assisted living developments do not generate the same level of demand for public recreation and open space facilities as other residential development. As a result assisted living residential developments will not contribute the provision of these facilities.

### **6.4 Apportionment**

The need to provide the public recreation and open space facilities identified in this Strategy is generated by the future residential development of the Warriewood Valley Release Area. It is therefore appropriate that residential development (excluding assisted living developments as identified in Table 1) within the Warriewood Valley catchment (see Figure 6) be subject to the full cost of providing these open space facilities.

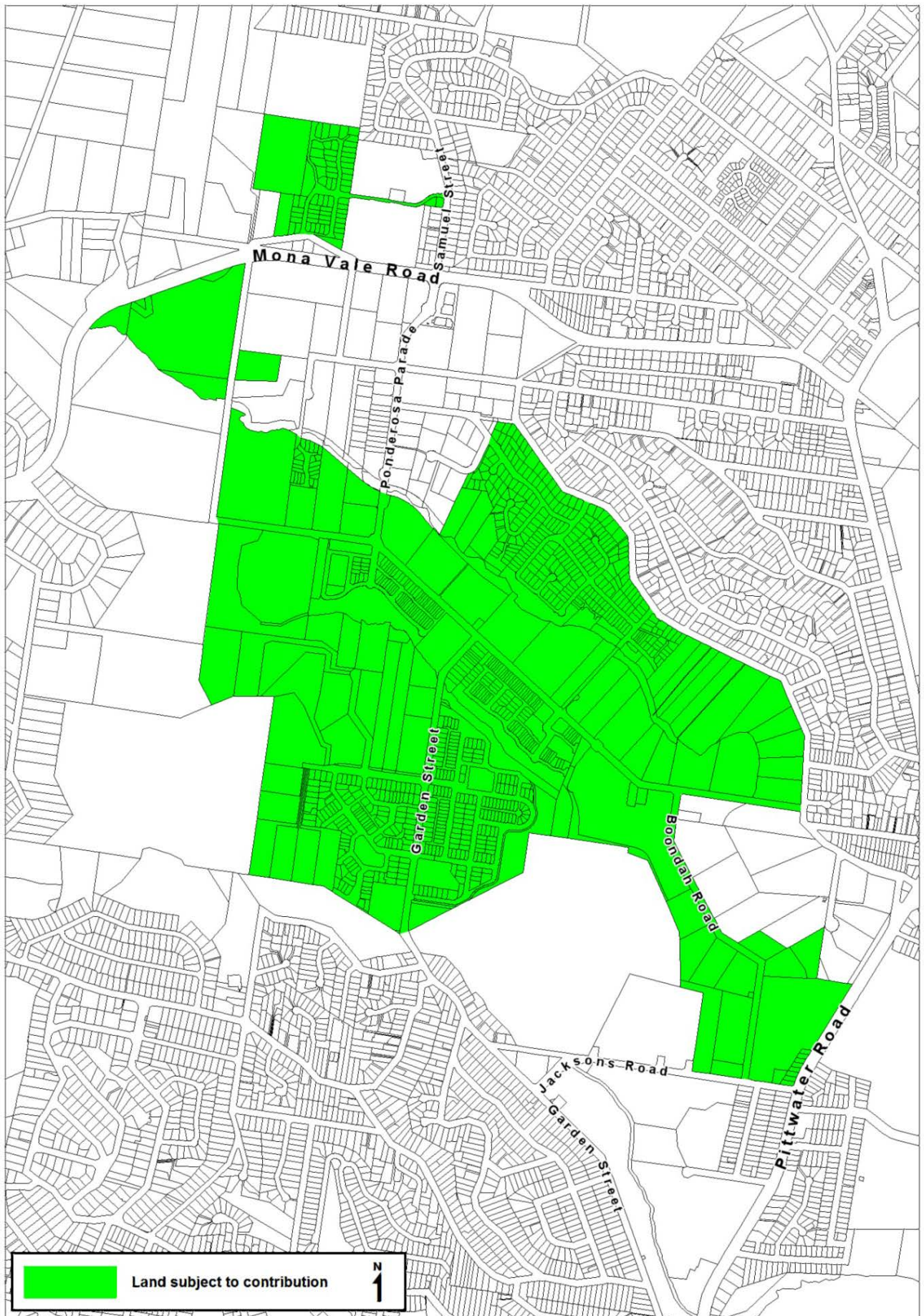
### **6.5 Reasonableness**

The core principle of development contributions is that they must be reasonable. A contribution toward open space and recreation facilities is considered reasonable as it will ensure the equitable provision of recreation and open space facilities for all future residents. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

### **6.6 Works schedule**

The open space and recreation facilities already delivered under this Strategy are listed in Appendix A of this Plan. The open space and recreation facilities associated with this Strategy that are still to be delivered are detailed in Appendix B.

Figure 6: Land subject to Public Recreation and Open Space Strategy



## 7.0 Pedestrian and Cyclist Network Strategy

### 7.1 Introduction

The provision of pedestrian and cycleway facilities within communities is critical to provide access, improve health and deliver ecological sustainable development. Consistent with this, Council remains committed to the development of a safe and practical pedestrian and cycleway network for the LGA. Council recognises that additional residential, commercial and industrial development in the Warriewood Valley Release Area will increase the demand for pedestrian and cycleway facilities.

Council's objectives are to provide a consistent standard of facilities for pedestrians and cyclists within Warriewood Valley. This strategy identifies the pedestrian and cycleway facilities that will be required as a result of the future development of Warriewood Valley.

### 7.2 Nexus and future demand

Pedestrian and cycleway facilities offer a flexible and low impact alternative to the use of private motor vehicles and are an important consideration in transport planning for the Release Area. New development in the Warriewood Valley Release Area is a mix of residential, industrial and commercial development, which will create a demand for transport and recreation facilities by residents and workers.

Sectors 20, 202 and 203 will not be levied under the Pedestrian and Cyclist Network Strategy because of their isolated location to the north of Warriewood Valley. Development in these sectors will be required to provide directly to any required pedestrian and cycleway facilities as part of their development.

Sustainable transport management involves the provision of non-motorised transport modes as well as roads for motorised transport needs. Provision of multi-use access ways can be effective in providing a sustainable and balanced transport regime, particularly for trips in the immediate locality as well as providing an attractive form of recreation and access to recreation facilities within the Warriewood Valley.

Significant adjacent land uses likely to be heavily utilised by Warriewood Valley Release Area residents, such as Warriewood Square and the Warriewood Wetlands, provide both a need and opportunity for convenient and direct pedestrian and cycle path connections.

The *Pittwater Walks and Rides Strategy Masterplan Review – March 2012* identified the need to provide a well-planned active transport network in order to promote alternative transport use and to cater for the recreational needs of incoming residents. These plans identify the opportunities and constraints in developing bicycle and pedestrian facilities and recommendations for actions required in establishing a safe, functional and integrated bicycle network



Given Council's commitment to bicycle facilities expressed in the *Pittwater Walks and Rides Strategy Masterplan Review – March 2012*, the provision of the cycleway and pedestrian network is a reasonable expectation of incoming residents to Warriewood Valley. The cycleway and pedestrian paths identified are expected to be used for commuters travelling to and from school or work, or to link to other transport networks, such as a planned B Line stop on Pittwater Road near Jacksons Road, as well as other recreational users.

The pedestrian and cycleway network has been developed and located to service the industrial/commercial and residential areas alike. The creation of the pedestrian and cycleway network has taken into account shared paths situated in the creek line corridors, and the existing and proposed active and passive open space areas. The network will largely be situated in vegetated corridors with high landscape and environmental amenity. Shelters, bridges and other recreational opportunities in addition to playground areas will feature strongly. Key destination points such as Warriewood Square, Warriewood Wetlands, Warriewood cinema complex and sports facilities are accessible from the pedestrian and cycleway network.

The shared paths will also provide access for pedestrians, cyclists, and maintenance vehicles, ensuring their long-term function within the Release Area. Pedestrian and bicycle use and their location primarily in drainage corridors prone to flooding reinforce the need for such paths to be durable and of lasting construction. As such, concrete construction of pathways will be in accordance with RMS and Council standards for construction of shared paths.

Acquisition and construction of the multi-use access way network will proceed at the same pace as the development in Warriewood Valley, as land acquisition will generally occur through dedication of land as adjacent development is approved.

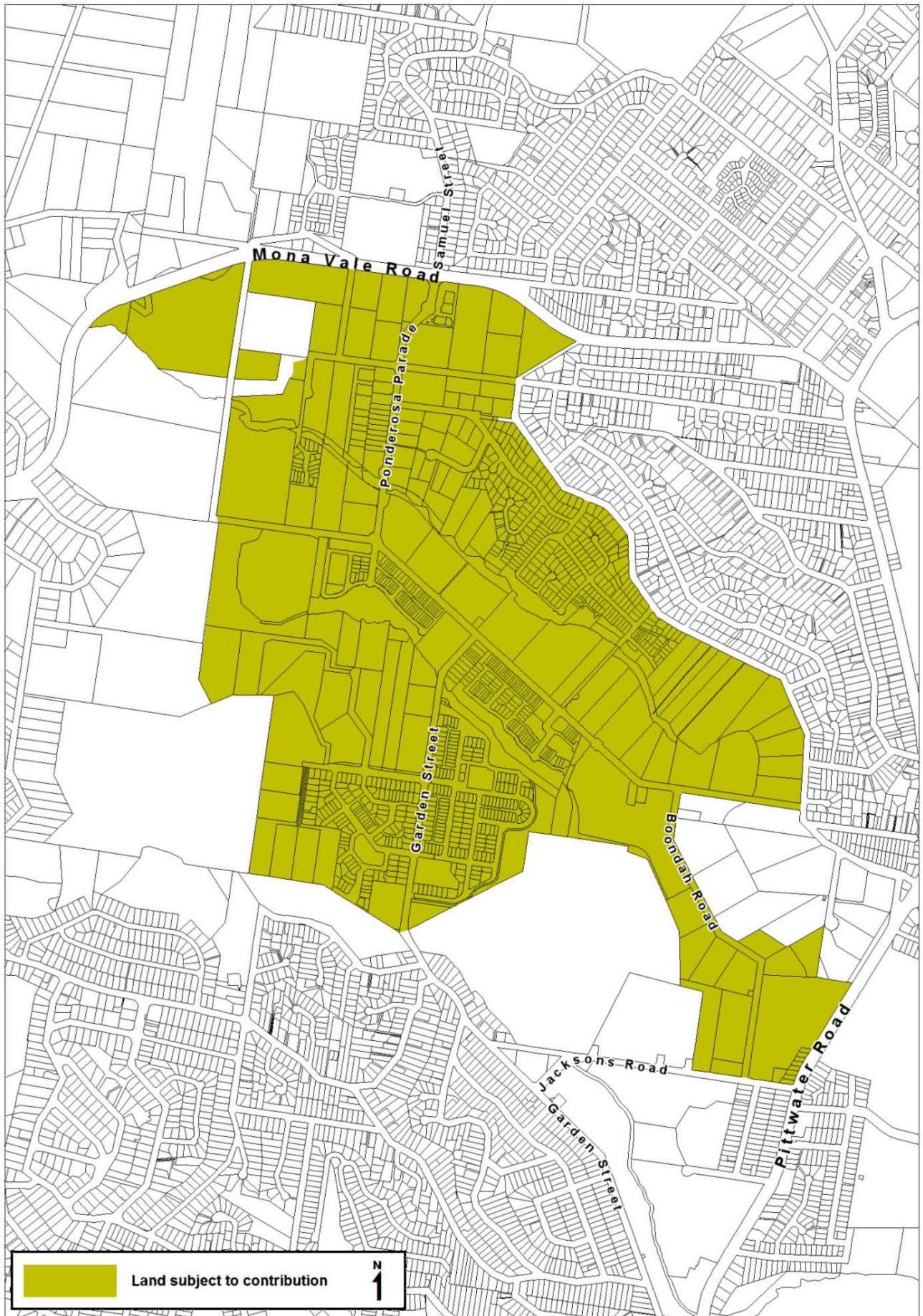
The Pedestrian and Cyclist Network Strategy does not include purchase or augmentation of land already purchased and is for the planning and provision of the actual pedestrian/cycleway facilities only. Through the Traffic and Transport and Multi-Function Creek Line Corridors strategies, a unified system of linear corridors will be acquired throughout Warriewood Valley designed to accommodate facilities for cyclists and pedestrians.

### **7.3 Contributing development**

Development identified in Table 1 on land identified in Figure 7 will contribute towards the cost of delivering the Pedestrian and Cycleway Strategy.

The Plan recognises that residential care facilities do not generate the same level of demand for pedestrian and cycle infrastructure as other residential development. As a result residential care facilities will not contribute the provision of this infrastructure.

Figure 7: Land subject to Pedestrian and Cyclist Network Strategy



## **7.4 Apportionment**

The need to provide the pedestrian and cycleway facilities identified in the Pedestrian and Cyclist Strategy is generated by the development of the Warriewood Valley catchment. Being an urban release area, pedestrian and cycleway facilities are considered essential pieces of active transport infrastructure and will primarily benefit the residents and workers of the Release Area. It is therefore appropriate that all residential development except for residential care facilities within the Warriewood Valley catchment (excluding Sectors 20, 202 and 203) be subject to the full cost of providing these facilities.

As discussed at section 2.4 of this Plan, a discount toward the Pedestrian and Cyclist Strategic is applied specifically for industrial and commercial development in recognition of the reduced demand for these facilities as compared to residential development. This adjustment is discussed in detail at section 2.4 of this Plan.

## **7.5 Reasonableness**

The core principle of development contributions is that they must be reasonable. A contribution toward this Strategy is considered reasonable as it will ensure the equitable provision of pedestrian and cycleway facilities for all new residents and workers. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

## **7.6 Works schedule**

The pedestrian and cycleway facilities already delivered under this Strategy are listed in Appendix A of this Plan. The pedestrian and cycleway facilities associated with this Strategy that are still to be delivered are detailed in Appendix B of this Plan.



## 8.0 Communities Facilities Strategy

### 8.1 Introduction

A place for the community to meet is considered a basic prerequisite for community development. A local community facility, such as a community centre, provides a place for community groups to meet, encourages the establishment of new groups and activities and provides a place for the whole community to meet and integrate. These centres provide flexible space that can cater for the needs of a diverse population of various age groups, community groups and ethnic, cultural, linguistic, educational and socio-economic backgrounds. Activities and programs can be adapted to accommodate the changing needs and characteristics of the population. Locality based groups are some of the building blocks of community cohesion and often the focus of effective neighborhoods.

Council seeks to provide a high level of community services throughout the LGA. This element of the Plan has been developed to ensure that an appropriate level of service provision, consistent with relevant benchmarks and best practice, is maintained for all residents and workers of the Warriewood Valley Release Area. Activities accommodated and needed in community centres for Warriewood Valley will include:

- Social activities for all age groups.
- Adult education.
- Playgroups.
- Youth activities.
- Art and craft activities.
- Activities for older residents.
- Activities for those with a disability.
- Catering and function rooms for events.

### 8.2 Nexus and future demand

Demand for new public facilities within the Warriewood Valley Release Area will be influenced by a number of factors, including the anticipated demographic composition of the new population, the availability and type of facilities currently available, and whether there is any spare capacity within the existing infrastructure.

Existing facilities are at capacity, evidenced by the requests for provision of additional activities and services from community groups that cannot be accommodated in existing facilities. It is apparent, through previous research, that there is no capacity in the existing community facilities to cater for the demand likely to arise from expected population growth over the next 10 years. As a consequence, it will be necessary to provide additional floor space to ensure appropriate levels of service to the incoming population. The factors which will affect the demand for community services are based on the profile of the incoming population.

In 1994, the population of the Warriewood Valley Release Area was anticipated to be different to that of the existing community. The *Demographic & Facility/Services Needs Studies, Ingleside-Warriewood Urban Release Area* (Travers Morgan 1994) identified the following characteristics and requirements:

- *Services for children*  
With a significant proportion of children aged 0-12 years and a high rate of women in the workforce, there will be additional demand for children's services. Residents moving into the area will require access to services such as long day care, pre-school, occasional care and outside school hours care, which is permissible in residential zones of the Release Area. There will also be a need for community facilities in which to provide a range of activities for children, in particular for preschool children and afterschool recreational activities.
- *Services for young people*  
Youth entertainment and transport have been identified as two major issues for young people moving into the area. Community facilities will need to provide a variety of recreation/entertainment options for young people, in a location that is accessible by bus, bicycle and those in wheelchairs and on foot.
- *Ageing population*  
The provision of multi-unit housing may increase the number of aged residents as very often they are seeking smaller homes with reduced maintenance. There will be continued demand for community centres to provide space for activities for older people and information services such as libraries.
- *Female workforce participation*  
With a stable proportion of children aged 0-12 years and continued high rate of female workforce participation, new residential development will create strong demand for child care services, particularly for children under 2 years, preschool services and services for children with a disability.
- *Services for persons with a disability*  
It is anticipated that the Release Area will have a significant population of people with disabilities. This is due primarily to the high proportion of aged residents and the attractiveness of the area for those who want to be near the major disability service providers located on the Northern Beaches. There will therefore be a need for community facilities to be fully accessible and to provide a range of services/programs for people with disabilities.
- *Services for the general community*  
The need for a range of other services for the general community including community nursing services and services for women and people from non-English speaking backgrounds have been identified as necessary for the future population. This highlights the need for multi-purpose community



facility space to provide a base from which a variety of services and activities can be offered to the community.

More recent studies and feedback from the community clearly highlight the need for spaces to also be made available for environmental education and awareness.

Some types of community services are age specific (such as child care, youth centres or senior citizens centres) while others are generic and used by people of all ages (such as exhibition space). This Strategy seeks to provide community facilities and services that are able to provide for the demands of the whole population. Based on a review of Council's strategic community facilities and service priorities and the desire/ability to deliver local services, it is considered that the needs of the incoming population will be best met by provision of additional floor space and equipment.

This Strategy aims to achieve the following objectives and benefits:

- Provide increased flexibility to address changing community needs over time;
- Provide more innovative, economical and effective models of provision;
- Meet a range of community needs in one centre – increasing levels of community access and service;
- Provide a facility that is fully accessible to enable use for services specifically for older residents and for people with disabilities;
- Provide facilities within a reasonable time;
- Establish a focal point for community activities and services which will provide benefits in community development terms and encourage an engaged and connected local community.

A review of existing community facilities across the LGA has been undertaken in conjunction with appropriate benchmarks across the State to determine the current rate of provision and level of service. It is appropriate that the community facility in Warriewood Valley be provided at a rate consistent with the provision across the LGA and NSW. This Strategy will provide for the provision of a community facility to satisfy the demands of the expected population of Warriewood Valley. Development contributions funding for this community facility is identified in Appendix 2 and is considered appropriate for a facility of the size and scale to service the future projected population.

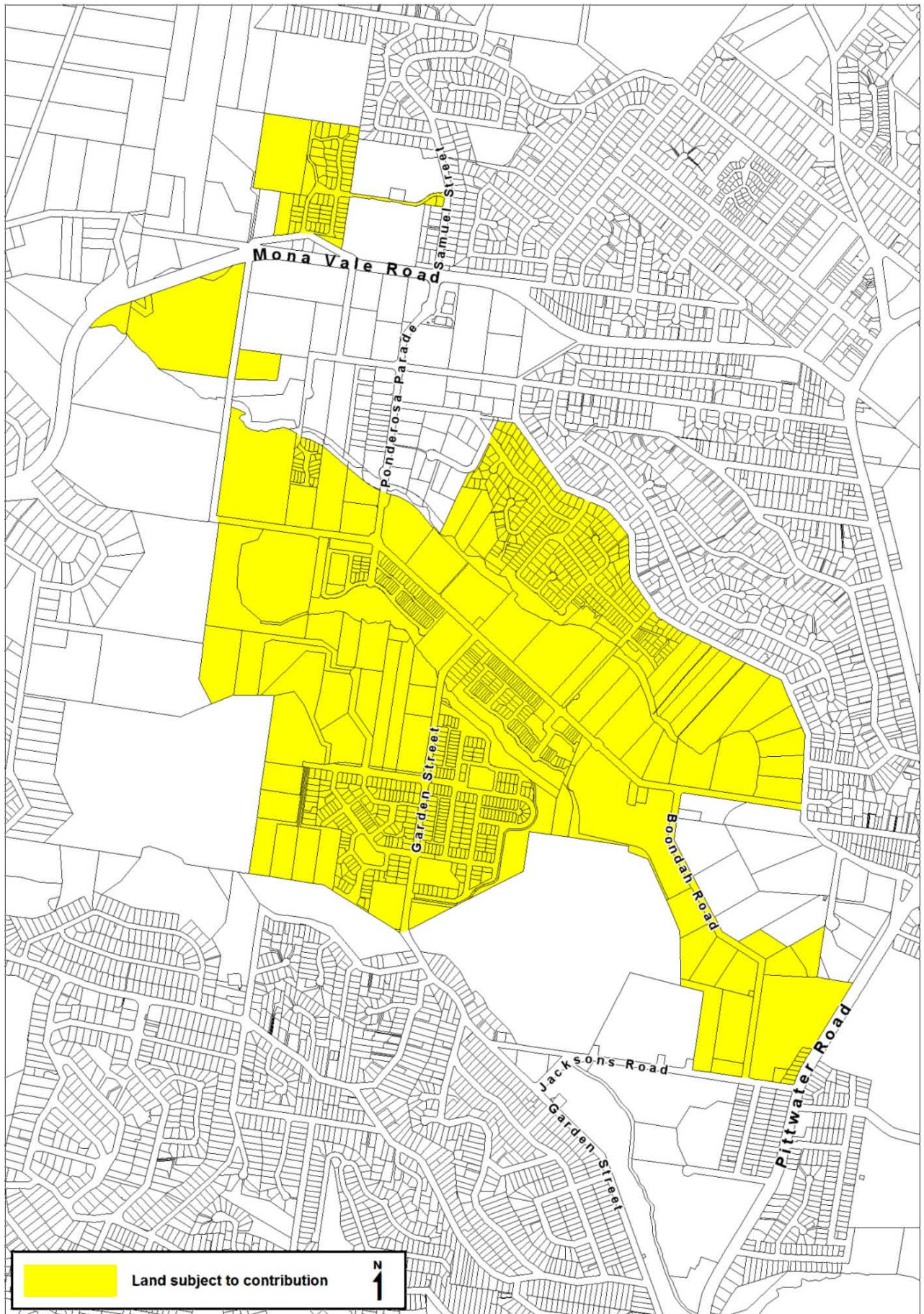
Investigations into the preferred location of the community facility are currently underway. The final form and function of the facility will be the subject of future community consultation.

### **8.3 Contributing development**

Development identified in Table 1 on land identified in Figure 8 will contribute towards the Community Facilities Strategy.

The Plan recognises that residential care facilities do not generate the same level of demand for community facilities as other residential development. As a result residential care facilities will not contribute the provision of this infrastructure.

Figure 8: Land subject to Community Facilities Strategy



#### **8.4 Apportionment**

The facilities proposed are not required to provide for the needs of existing residents outside of Warriewood Valley, nor are they designed to serve as regional facilities, which may be used by people from outside the LGA. The purpose of this approach is to ensure there is a nexus between the expected population and the demand for these facilities, and to ensure that only new development pays for this provision.

This Plan will contribute toward the proposed facility to meet the standards and benchmarks for service provision across the LGA.

#### **8.5 Reasonableness**

The core principle of development contributions is that they must be reasonable. A contribution toward this Strategy is considered reasonable as it will ensure the equitable provision of community facilities for all new residents. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the residents of Warriewood Valley.

#### **8.6 Works schedule**

The community facilities already delivered under this Strategy are listed in Appendix A of this Plan. The community facilities associated with this Strategy that are still to be delivered are detailed in Appendix B of this Plan.



## 9.0 Bushfire Protection Strategy

### 9.1 Introduction

The Warriewood Valley Release Area is bordered to the west by significant vegetation. The area's bushland resource is a significant contributor to the high quality of life enjoyed by the Release Area's residents, while its ongoing protection has been shown as a high priority for the wider former Pittwater community. The scenic and natural qualities and the recreational pursuits available are significant contributors to the LGA's quality of life.

With the history of the behaviour of bushfires previously recorded in the Warriewood Valley Release Area and the significant amount of surrounding bushland likely to be conserved in both public and private ownership, bushfire is a potential threat to all new development that must be managed. This Plan provides for bushfire protection measures, which Council considers essential to safeguard life and property from the risk of bushfire.

*Note: All contributions toward bushfire protection works have now been collected. Although no further contributions will be levied towards delivery of these facilities, some facilities are still to be delivered. These are identified in Appendix B of this Plan.*

### 9.2 Nexus and future demand

The development of the Warriewood Valley Release Area will require the provision of bushfire protection works. This Plan identifies the bushfire protection works that Council intends to implement to safeguard life and property from the risk of bushfire.

The *Ingleside/Warriewood Urban Land Release Bushfire Hazard Evaluation (1995)* recommended the provision of a perimeter fire trail around a bushfire hazard boundary within an urban subdivision to provide perimeter access for fire fighters and for use as a fire control line. Bushfire protection trails with unobstructed access available to emergency vehicles need to be created and maintained in locations that optimise effective management of bushfire emergencies. The bushfire protection trail comprises both:

- Perimeter roads designed as part of the subdivision of the sector; and
- Access linkages between the perimeter roads.

Properties identified as bushfire prone will require compliance with the NSW Rural Fire Service's *Planning for Bushfire Protection 2006*, including provision of a perimeter fire trail and Asset Protection Zones as part of the subdivision layout. The responsibility for funding and constructing the perimeter fire trail within the development site is the responsibility of the developer.

This Strategy will deliver key linkages between perimeter roads provided by the developer through the subdivision of land.

### **9.3 Contributing development**

All contributions toward bushfire protection works have now been collected. Contributions toward this element have not been collected since 4 September 2008.

Prior to this date, all development within the Warriewood Valley Release Area was required to contribute towards the cost of providing bushfire protection services.

### **9.4 Apportionment**

The need to provide bushfire protection facilities identified in the Bushfire Protection Strategy is generated by the development of the Release Area. Given that the Release Area contains significant portions of bushland, developer contributions are required to support additional infrastructure required by new development. Council considers it essential that the full economic value of the contribution made by existing residents to the provision of bushfire protection facilities should be recognised and that new development will benefit substantially from this provision.

### **9.5 Reasonableness**

The core principle of development contributions is that they must be reasonable.

A contribution for bushfire protection is considered to be reasonable as it levies for the needs of new residents and workers for bushfire protection and ensures the equitable provision of these facilities.

### **9.6 Works schedule**

The program of bushfire protection works still to be delivered under this Plan is detailed in Appendix B of this Plan.

## 10.0 Ponderosa Parade Drainage Strategy

### 10.1 Introduction

This Strategy identifies the drainage infrastructure within the Ponderosa Parade precinct established to facilitate development of the Stage 1 Release.

The design and construction of stormwater drainage infrastructure along Ponderosa Parade, from Jubilee Avenue to Narrabeen Creek Warriewood, has already been completed. Forward funding from Council has facilitated early delivery and completion of this infrastructure.

A number of sectors still to be developed are required to contribute towards the early delivery of this infrastructure.

### 10.2 Nexus and future demand

As part of the trunk drainage system for the Ponderosa Parade precinct, a pipeline was constructed in 1998/99 along Ponderosa Parade. The trunk drainage system starts west of Daydream Street and south of Mona Vale Road, and then crosses Daydream Street through private property to the intersection of Jubilee Avenue and Ponderosa Parade. Now complete, this pipeline runs along Ponderosa Parade and discharges stormwater to Narrabeen Creek.

Properties within the Stage 1 Release (being those along Ponderosa Parade between Jubilee Avenue and Narrabeen Creek, and 2 Daydream Street) and Sector 7 are required to contribute toward delivery of this infrastructure. These costs are distributed equitably, based on the area of each site.

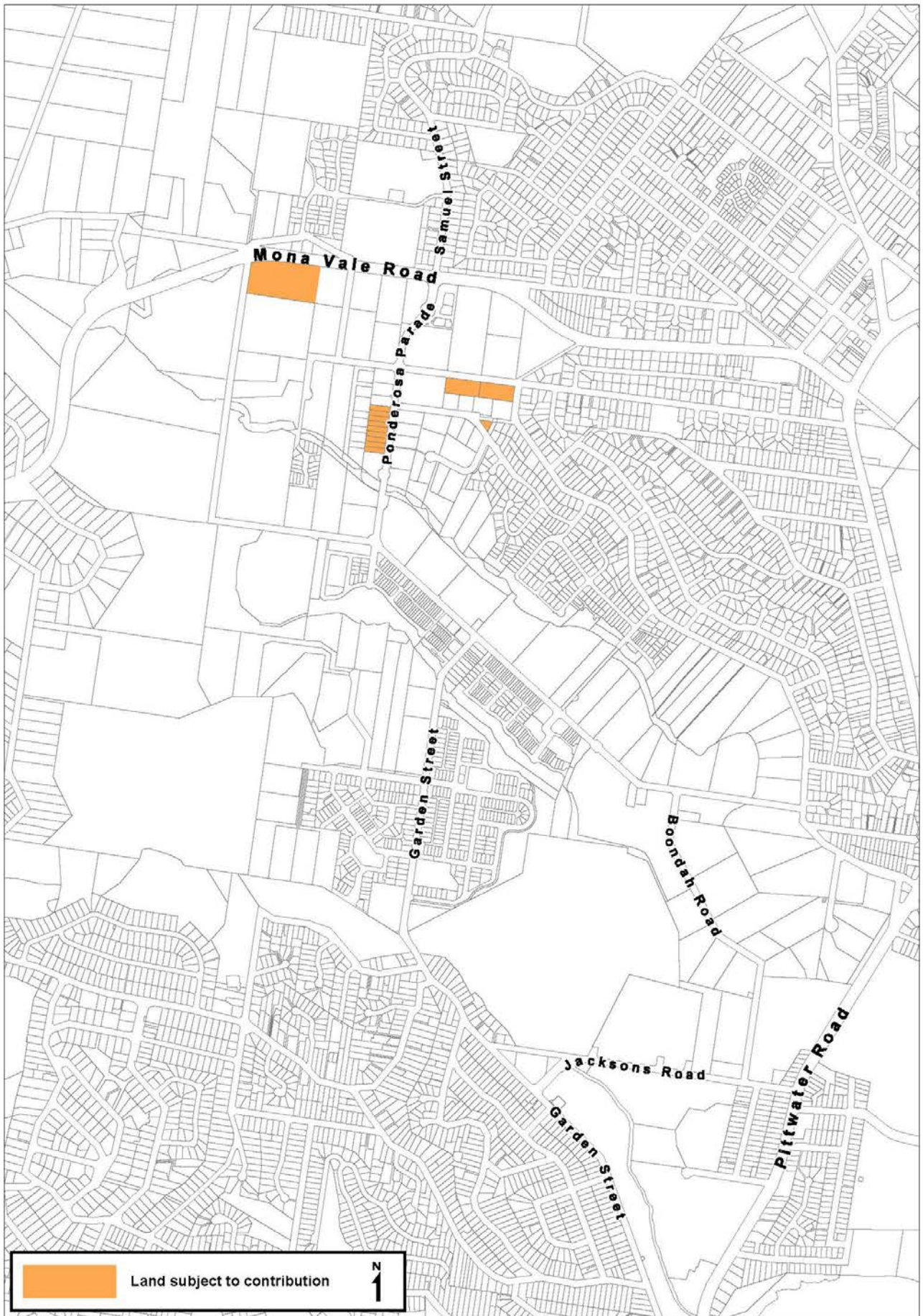
### 10.3 Contributing development

As of 2017, most of the properties having the benefit of the drainage infrastructure for the Ponderosa Parade precinct have been developed and contributed to the repayment of this infrastructure.

The remaining sectors still to be developed are Sectors 102, 103, 104 and 105. All development on these properties (identified in Figure 9) will contribute towards the drainage infrastructure for the Ponderosa Parade precinct.



Figure 9: Land subject to Ponderosa Parade Drainage Strategy



#### **10.4 Apportionment**

The need to provide the trunk drainage system for the Ponderosa Parade precinct is directly generated by the development of the sectors within this precinct. It is therefore appropriate that all development in this precinct be subject to the full cost of providing this infrastructure.

#### **10.5 Reasonableness**

The core principle of development contributions is that they must be reasonable and equitable. This contribution is considered to be reasonable as it relates to costs associated with actual delivery of drainage infrastructure for the Ponderosa Parade Precinct. Costs associated with the early delivery of this infrastructure are still to be recouped via this Plan. Conversely, it would not be reasonable to burden the broader Northern Beaches community with the financial responsibility of providing infrastructure benefiting the Ponderosa Parade Precinct.

#### **10.6 Works schedule**

The Ponderosa Parade drainage infrastructure has been delivered and is listed in Appendix A of this Plan.

## 11.0 Administration and Plan Management Strategy

### 11.1 Introduction

This Strategy identifies the demand for resources related to the ongoing management and administration of this Plan.

The management and administration of this Plan imposes costs on Council in the preparation, implementation, monitoring and review of this Plan. With the increase in population and workforce there is a necessity to ensure there is a continuous process of managing, monitoring, revising and implementing this Plan.

### 11.2 Nexus and future demand

Section 94 plans and management systems exist because the nature of new development justifies and requires it. The costs to prepare, review and implement the plan, including for background studies, will be funded by new development where appropriate.

The administration of a Section 94 Plan is an expensive task. Council employs staff on both a part time and full time basis to coordinate the implementation of this Plan, the associated financial model and works schedule. In addition, consultant studies are often commissioned in order to determine design and costings of works, as well as to review the development and demand assumptions. The cost of contract administration is also considered a plan administration cost.

In accordance with IPART's Local Infrastructure Benchmark Costs Final Report, administration and plan management costs have been calculated annually at 1.5% of the value of the works schedule for each financial year.

### 11.3 Contributing development

All land subject to this Plan will contribute towards the Administration and Plan Management Strategy (refer to Figure 1).

### 11.4 Apportionment

As this Plan has been prepared solely to cater for the demands of future development, the costs associated with the Plan's preparation and ongoing administration will be borne fully by the future development.

As discussed at section 2.4.2 of this Plan, the contribution amount toward plan administration for residential care facilities is adjusted based on a reduced occupancy rate.

### **11.5 Reasonableness**

The core principle of development contributions is that they must be reasonable. A contribution for Administration and Management is considered to be reasonable as it relates to costs associated with actual delivery of infrastructure identified under this Plan including the monitoring/review of the Plan to facilitate timely delivery.

### **11.6 Works schedule**

The funds to be set aside annually for the management and administration this Plan are listed in Appendix B of this Plan.

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## Appendices

### Appendix A: Completed Works

Traffic and Transport Strategy	
Year Completed	Project Description
1998/99	Design and Associated Works
1999/00	Design and Associated Works
2000/01	Mona Vale Road/Foley Street Traffic Lights - Concept Design
	Design and Associated Works
	Traffic calming in Warriewood Road fronting Sector 1 – N0444/98
	Traffic calming in Warriewood Road fronting Sector 1- N0452/98
	2 bus bays in Warriewood Road-N0444/98
	Line marking/signage in Warriewood Road fronting Sector 1 – N0444/98
	Line marking/signage in Warriewood Road fronting Sector 1 – N0452/98
2002/03	Pathway land-Ponderosa Parade to Prosperity Parade – DP 1024779-99/5
	Pedestrian refuge in Garden Street, south of Orchard Street – N0570/01
	Roundabout (partial) in Garden Street at Sector 10 entrance – N0570/01
	Ponderosa Parade widening and roundabout (88 Mona Vale Rd) – 10904 of 2000
	Traffic Lights at Mona Vale Road/Foley Street - design
	Prosperity Parade street lighting
2003/04	Footpath link from Ponderosa Parade to Prosperity Parade
	Bus Shelter in Garden Street
	Traffic Lights / Roadworks design - Mona Vale Road/Foley Street
	Traffic Calming (Sector 2) Warriewood Road
	Traffic Calming (Sector 1) Warriewood Road

2004/05	Traffic Lights / Roadworks design - Mona Vale Road/Foley St
	Fern Creek bridge design
	Street tree planting
	Bus shelters in Warriewood Road
	Apollo Street improvements
2005/06	Bus bay in Warriewood Road (Sector 2) - N0143/00
	Pedestrian refuge in Garden Street, north of Mullet Creek - N0785/02
	Roundabout at Sector 10 / Sector 12 entrance – N0785/02
	Roundabout at Garden and Orchard St-N0785/02
	Traffic Lights / Roadwork design - Mona Vale Road/Foley Street
	Fern Creek Bridge design (2005/06)
	Apollo Street Improvements - street lighting and footpath
2006/07	Traffic lights / roadwork design - Mona Vale Road/Foley Street
	Fern Creek bridge design
	Medians in Jubilee Avenue, west of Daydream St (design)
	Entry Threshold – Garden Street/Natuna Street
	Pavement Correction & Strengthening Warriewood Road
	Traffic Calming - Warriewood Road, adjacent to Sector 1 and 2
	Road Widening - Warriewood Road, outside 12 Apollo Street (design)
	Pedestrian Refuge - Warriewood Road, between Moriac Street and Manooka Place
	Splay corner-Forest Road / MacPherson Street-N0210/04
	Bus bay-MacPherson Street at Forest Road-N0210/04
	Pedestrian refuge in MacPherson Street, north of Garden Street - N0210/04
	Signage, line marking & islands-north side of MacPherson Street - N0210/04
MacPherson St / Forest Rd roundabout - N0210/04	
2007/08	Garden St from Sector 12A to Mullet Creek - N0785/02
	Pavement Strengthening at MacPherson St / Brands Lane roundabout - N0210/04

	Traffic Calming – Warriewood Rd Adjacent to Sector 1 & 2
	Road Widening - Warriewood Road, outside 12 Apollo Street
	Road Culvert over Fern Creek in Garden St
	Street trees
	Culverts in Narrabeen Creek at Ponderosa Pde (design)
	Warriewood Road footpath connection
	Traffic lights Mona Vale Road / Foley Street - relocate power poles
2008/09	Traffic Lights Mona Vale Road / Foley Street
	Pedestrian Refuge - MacPherson Street at Narrabeen Creek (west)
	Culverts in Narrabeen Creek at Ponderosa Parade
	Splay Corner - 213 Garden Street / MacPherson Street
	Road culvert over Fern Creek in Garden Street
	Culverts in Narrabeen Creek at MacPherson Street
	Roadworks associated with Ponderosa Parade culvert
2009/10	Pedestrian Refuge - MacPherson Street at Narrabeen Creek (west)
	Splay Corner - 213 Garden / MacPherson Street
2011/12	Macpherson Street bridge over Narrabeen Creek - Design
	Macpherson Street Boondah Road
2013/14	Bridge and culvert, Road Raising, power and utility Relocation Macpherson Street (Design and part construction)
2014/15	Pavement correction and strengthening at Foley Street
	Roundabout and intersection upgrade - Garden Street/Jacksons Road intersection
	Upgrade Boondah Road from MacPherson Street to approximately chainage 300 (eastern side only)
2015/16	Road upgrade – Macpherson Street (between Garden Street and Sector 8) and Garden Street (eastern side of road only, between Macpherson Street and Fern Creek)
2016/17	Bus Bay and Shelter – Macpherson Street (south side of road) at Garden Street
	Pedestrian Refuge (small) – Garden Street at Fern Creek
	Roundabout – Macpherson Street and Garden Street

	Road upgrade - Macpherson Street (between Garden Street and Sector 8) and Garden Street (between Macpherson Street and Fern Creek (eastern side of road only))
	Splay corner purchase – MacPherson Street and Warriewood Road (1 corner - south-west corner)
Multi-functional Creek Line Corridor Strategy (Rehabilitation works)	
Year Completed	Project Description
1998/99	Water Strategy Works (Old Drainage Plan)
1999/00	Water Strategy Works
2000/01	Water Quality Compliance /Data Monitoring
	Concept Design of Narrabeen Creek Corridor
	Detailed Design of Narrabeen Creek Corridor
	Concept Design of Fern Creek Corridor
2001/02	Narrabeen Creek 30m Corridor C
	Narrabeen Creek 45m Corridor D
	Narrabeen Creek 45m Corridor E
	Water Quality Compliance Data Monitoring
	Water Quality Retention Basin - Earthworks
2002/03	Narrabeen Creek-corridor E and part corridor D-N0446/98
	Water Quality Compliance Data Monitoring
	Water Quality Detention Basin (Stage 2)
	East End Detention Basin Creek Crossing
	Narrabeen Creek Corridor C
2003/04	Fern Creek (Section I)
	Water Quality Compliance Data Monitoring
	Water Quality Detention Basin (Stage 2 earthworks)
	Narrabeen Creek Corridor C (2003/04 works)
	Fern Creek (Section I)

2004/05	Water Quality Compliance Data Monitoring
	Water Quality Detention Basin (Stage 2)
	Water Quality Detention Basin (Stage 2)
	Narrabeen Creek Corridor C (2004/05 works)
	Fern Creek (Section I)
	Narrabeen Creek Corridor B
2005/06	Narrabeen Creek Corridor F (Sector 2)
	Detention Basin
	Fern Creek - Corridor I
	Narrabeen Creek - Corridor C
	Fern Creek - Corridor H (Stage 1)
	Jubilee Ave - Upgrade Outlet
	Water Quality Compliance Data Monitoring
	Warriewood Valley Flood Study - Addendum
2006/07	Narrabeen Creek Corridor F (Sector 2)
	Fern Creek - Pedestrian/Cycleway Bridge (Sector 11/12)
	Detention Basin
	Fern Creek - Corridor H (Stage 1)
	Fern Creek Sector 11/12 Rehab
	Pedestrian Cycleway Bridge to Detention Basin
	Water Quality Compliance Data Monitoring
	Works in Fern Creek (Sector 11)-N0793/02
2007/08	Detention Basin (Final Stage - survey and design)
	Narrabeen Creek - Corridor F
	Fern Creek - Corridor H (Stage 2)
	Narrabeen Creek - Corridor B
	Water Quality Compliance Data Monitoring

2008/09	Detention Basin Design
	Narrabeen Creek - Corridor B
	Fern Creek Corridor H Stage 1
	Water Quality Compliance Data Monitoring
2009/10	Narrabeen Creek Culverts
	Narrabeen Creek - Corridor B
	Fern Creek Corridor H Stage 1
2010/11	WWV Detention Basin Entry Road
2011/12	Narrabeen Creek - Corridor B - Stage 1
2015/16	Fern Creek – Sector 801
<b>Multi-functional Creek Line Corridor Strategy (Land acquisition)</b>	
<b>Year Completed</b>	<b>Project Description</b>
2000/01	Water Quality Detention Basin Land Acquisition
	Sector 1-Australand (Lot 3022 DP 1021084) - N0444/98
	1-3 Apollo St (Lot 29 DP 1024779) - 99/5
2001/02	Sector 8 - Direct Dedication of land at Mater Maria School
	Sector 1 - MPB (Byrne and Associates)
2003/04	Fern Creek - Sector 12 – N0785/02 (CPG Developments)
	Fern Creek - Sector 11 - (Direct dedication - Australand)
2004/05	Narrabeen Creek - Sector 2-stage 51-N0143/00 (MPB - Australand)
	Narrabeen Creek -Sector 2-stage 41-N0143/00 (MPB - Australand)
	Narrabeen Creek - Sector 2-stage 6-N1034/02 (MPB - Australand)
	Fern Creek - Sector 12 – (Direct dedication - CPG)
2005/06	Vuko Place - Upgrade pipe outlet
	Sector 15 Creek Land Acquisition (1 Boondah Road)



	Sector 15 Creek Land Acquisition (1 Boondah Road)
	Narrabeen Creek – Sector 6 – N0738/04 (MPB-FKP)
	Narrabeen Creek – Sector 6 (Direct dedication - FKP)
	Fern Creek – Sector 9 (Direct dedication - Australand)
	Narrabeen Creek – STP Buffer Area (Direct dedication - ARV)
<b>Public Recreation and Open Space Strategy</b>	
<b>Year Completed</b>	<b>Project Description</b>
1999/00	Boondah Reserve works
2000/01	Jacksons Road sportsground acquisition (1st payment)
	Jacksons Road Sportsground Civil Works
	Land for neighbourhood park 1 (Sector 1) (Lot 3022 DP 1021084) - N0446/98
2001/02	Jacksons Road Sportsground Acquisition (2nd payment)
	Jacksons Road Sportsground Car park
2002/03	Jacksons Road Sportsground Acquisition (3rd payment)
	Jacksons Road Sportsground - lighting and signage
	Land for neighbourhood park 2 (Lot 126 DP 1043971) - N0570/01
	Neighbourhood park (Sector 1) - N0446/98
2003/04	Neighbourhood park 2 (Sector 10) - N0570/01
	Land for neighbourhood park 3 (Sector 12) - N0785/02
	Jacksons Road Sportsground Acquisition (4th payment)
	Sportsground (Jacksons Road) Stage 3
2004/05	Jacksons Road Sportsground Acquisition (final payment)
	Jacksons Road Change Rooms (design)
2005/06	Jacksons Road Change Rooms (design)
	District Park (Design)

	Neighbourhood park 3 (Sector 12) - N0785/02
2006/07	Warriewood Valley Sportsground Amenities
	Central park (land in sector 8) - N0210/04
2007/08	Jackson Road Sportsground Lighting
	Jacksons Road Sportsground Amenities - landscaping, plumbing & painting
	Shade Structures to Neighbourhood Parks 1 & 3
2008/09	Purchase of open space land (Sector 9)
	Central Local Park (Sector 8) – Embellishment
	Jackson Road sportsground lighting
	Narrabeen High School soccer ground
2009/10	Warriewood Valley Community Centre Childcare Stage 1
	Central Local Park (Sector 8) - Embellishment
2010/11	Central Local Park (Sector 8) - Embellishment
2011/12	Central Local Park (Sector 8) - Playground
2011/12	Narrabeen High sports field embellishment
2015/16	NBISC Contribution – Stages 1 & 2
<b>Community Facilities Strategy</b>	
<b>Year Completed</b>	<b>Project Description</b>
2007/08	Warriewood Community Centre Childcare Design/Investigation
2009/10	Warriewood Community Centre Childcare Stage 1
2015/16	Embellishment/Extension of Community Facility Space (Design Stage 1)
<b>Library Facilities Strategy<sup>16</sup></b>	
<b>Year Completed</b>	<b>Project Description</b>

<sup>16</sup> All works associated with this strategy have now been completed.

2001/02	Library Resource Items / Equipment (2001/02)
2002/03	Library Resource Items / Equipment (2002/03)
2003/04	Library Resource Items / Equipment (2003/04)
	Extensions Mona Vale Library
2004/05	Library Resource Items / Equipment (2004/05)
	Extensions Mona Vale Library
2005/06	Library Resource Items / Equipment (2005/06)
	Extensions Mona Vale Library
2006/07	Library Resource Items / Equipment (2006/07)
2007/08	Library Resource Items / Equipment (2007/08)
2008/09	Library Resource Items / Equipment (2008/09)

### Pedestrian and Cyclist Network Strategy

Year Completed	Project Description
2000/01	Cycleway west of Sector 1-NO452/98
2002/03	Cycleway network along Narrabeen Creek –(Sector 1)
	Land in Sector 10 (DP 1043971) - (Stockland) – N0570/01
	Cycleway network in Sector 1-Australand-N0444/98
	Cycleway network in Sector 10 - Stockland – N0570/01
2004/05	Warriewood Wetlands boardwalk - Stage 2
	Cycleway around detention basin in Sector 1
	Cycleway along Pittwater Road (south of Warriewood Road)
	Land south of Sector 12 adjoining conservation/open space - N0785/02 (CPG)
	Land in Sector 11 - (Australand) – N0793/02
2005/06	Warriewood Wetlands boardwalk – Stage 2
	Pedestrian/Cycleway bridge over Fern Creek (Sector 11/12)

	Cycleway network for Sector 12 - (CPG) – N0785/02
	Cycleway network in Fern Creek (Sector 12) - (CPG) – N0785/02
2006/07	Warriewood Wetlands Boardwalk Stage 2
	Cycleway network in Sector 11 - (Australand) – N0793/02
	Cycleway around detention basin in Sector 1
	Cycleway network along Narrabeen Creek (Sector 2)
2011/12	Cycleway network along Narrabeen Creek (Corridor B)
2015/16	Cycleway network along Fern Creek (Sector 801)
<b>Ponderosa Parade Drainage Strategy<sup>17</sup></b>	
<b>Year Completed</b>	<b>Project Description</b>
1998/99	Trunk Drainage Ponderosa Parade
2000/01	Trunk Drainage Ponderosa Parade

<sup>17</sup> All works associated with this strategy have now been completed.

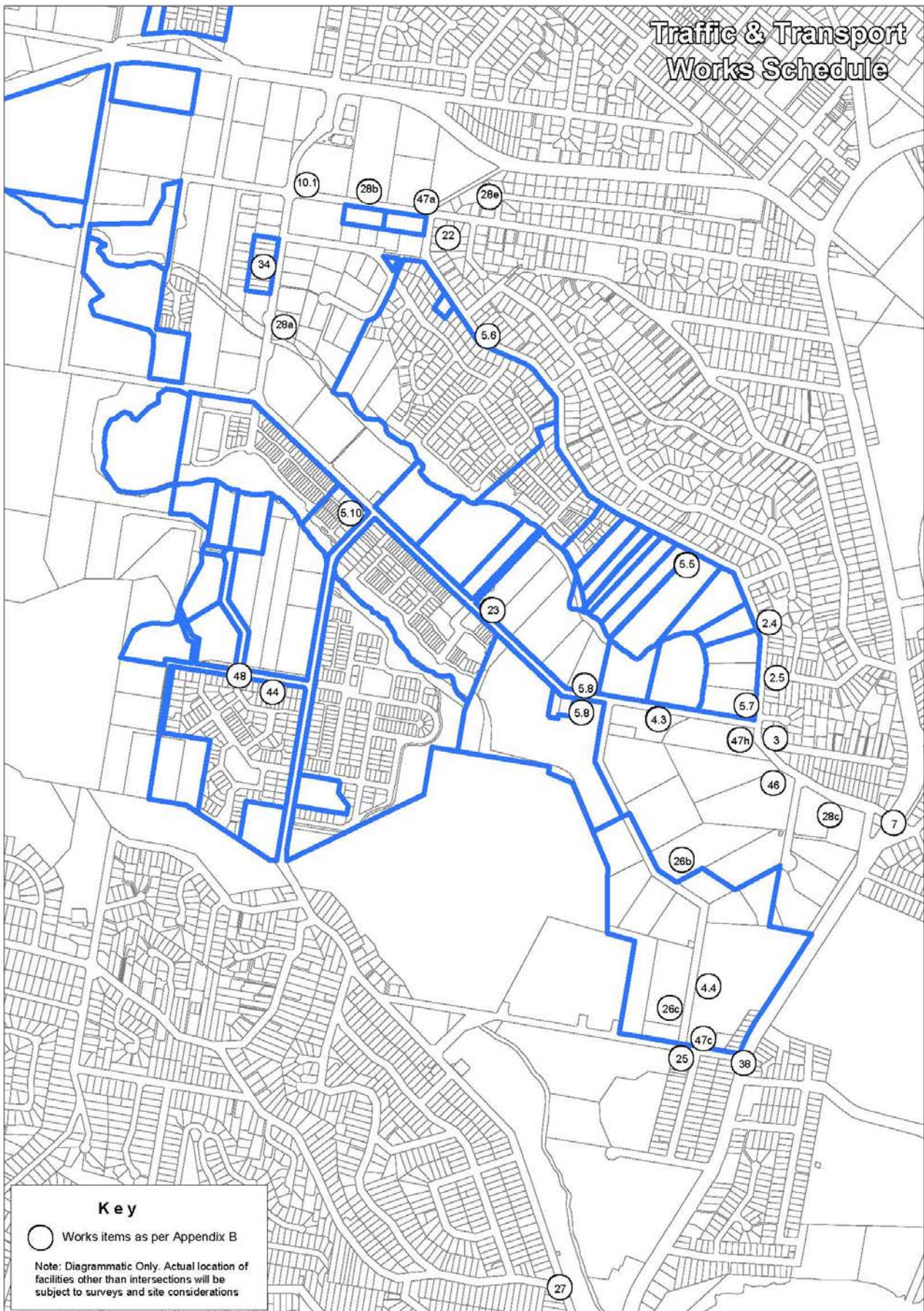
## Appendix B: Works Schedule

Traffic and Transport Strategy			
Location/ Item Number	Project Description	Expenditure (2018/19)	Commencement Year
2.5	Roundabout – Warriewood Road and Hill Street intersection	\$195,127	2019/20
3	Roundabout – Warriewood Road and Macpherson Street (construction, underground power and service adjustments)	\$723,596	2017/18
4.3 - Design	Bridge and culverts, road raising, power and utility relocation – Macpherson Street (design component)	\$65,781	2017/18
4.3 - Construct	Bridge and culverts, road raising, power and utility relocation – Macpherson Street (construction component)	\$5,459,866	2017/18
4.4	Culvert to increase capacity under Boondah Road at Narrabeen Creek	\$730,834	2019/20
5.5	Bus Bay and shelter – Warriewood Road between Manooka Place and Alameda Way	\$36,646	2021/22
5.6	Bus Bay and shelter – Warriewood Road at Alameda Way	\$31,789	2021/22
5.7	Bus Bay and shelter – Warriewood Road at Macedon Place	\$36,644	2021/22
5.8	Bus shelter x 2 – Macpherson Street (north and south side of road) near Boondah Road	\$63,578	2021/22
5.10	Bus Bay and shelter – Macpherson Street (north side of road) near Garden Street	\$40,375	2018/19
7	Intersection upgrade – Improve left turn and produce two right turn lanes into Pittwater Road at Warriewood Road	\$529,331	2020/21
10.1	Traffic islands – Jubilee Avenue and Ponderosa Parade (Stage 2 of roundabout construction)	\$78,918	2019/20
22	Roundabout – Jubilee Avenue and Warriewood Road	\$319,253	2019/20
23	Roundabout – Macpherson Street and Brands Lane	\$195,127	2019/20
25	Upgrade existing roundabout – Boondah Road and Jacksons Road	\$189,877	2019/20
26b	Road upgrade – Boondah Road from Chainage 300 to Chainage 600 (Design and Construction)	\$2,328,393	2020/21
26c	Road upgrade – Boondah Road from Chainage 600 to Jacksons Road (Design and Construction)	\$3,062,673	2020/21
27	Intersection upgrade and parking improvement – Garden Street and Powderworks Road	\$343,235	2017/18



28A	Shared Paths – Ponderosa Parade, Jubilee Avenue to Macpherson Street	\$238,546	2019/20
28B	Shared Paths – Jubilee Avenue, Ponderosa Parade to Warriewood Road	\$160,705	2019/20
28C	Shared Paths – Warriewood Rd, Vuko Place to Pittwater Road	\$118,018	2017/18
28E	Footpath – Foley St, Jubilee Avenue to Mona Vale Road	\$60,766	2021/22
34	Road pavement upgrade – Ponderosa Parade, between Apollo Street and Macpherson Street (western side of road)	\$1,057,277	2019/20
38	Intersection upgrade – Jacksons Road and Pittwater Road	\$587,123	2019/20
44	Central Median – Orchard Street, Garden Street to Fern Creek	\$190,536	2021/22
46	Road upgrade – Warriewood Road, Macpherson Street to Vuko Place	\$328,909	2017/18
47a	Splay corner purchase - Warriewood Road and Jubilee Avenue (3 corners – north-west, south-east and south west corners)	\$162,061	2018/19
47c	Splay corner purchase – Boondah Road and Jacksons Road (2 corners – north east and north west corners)	\$65,275	2018/19
48	Roundabout – Orchard Street and Fern Creek Road	\$189,877	2021/22
<b>Traffic and Transport Strategy Subtotal</b>		<b>\$17,590,137</b>	

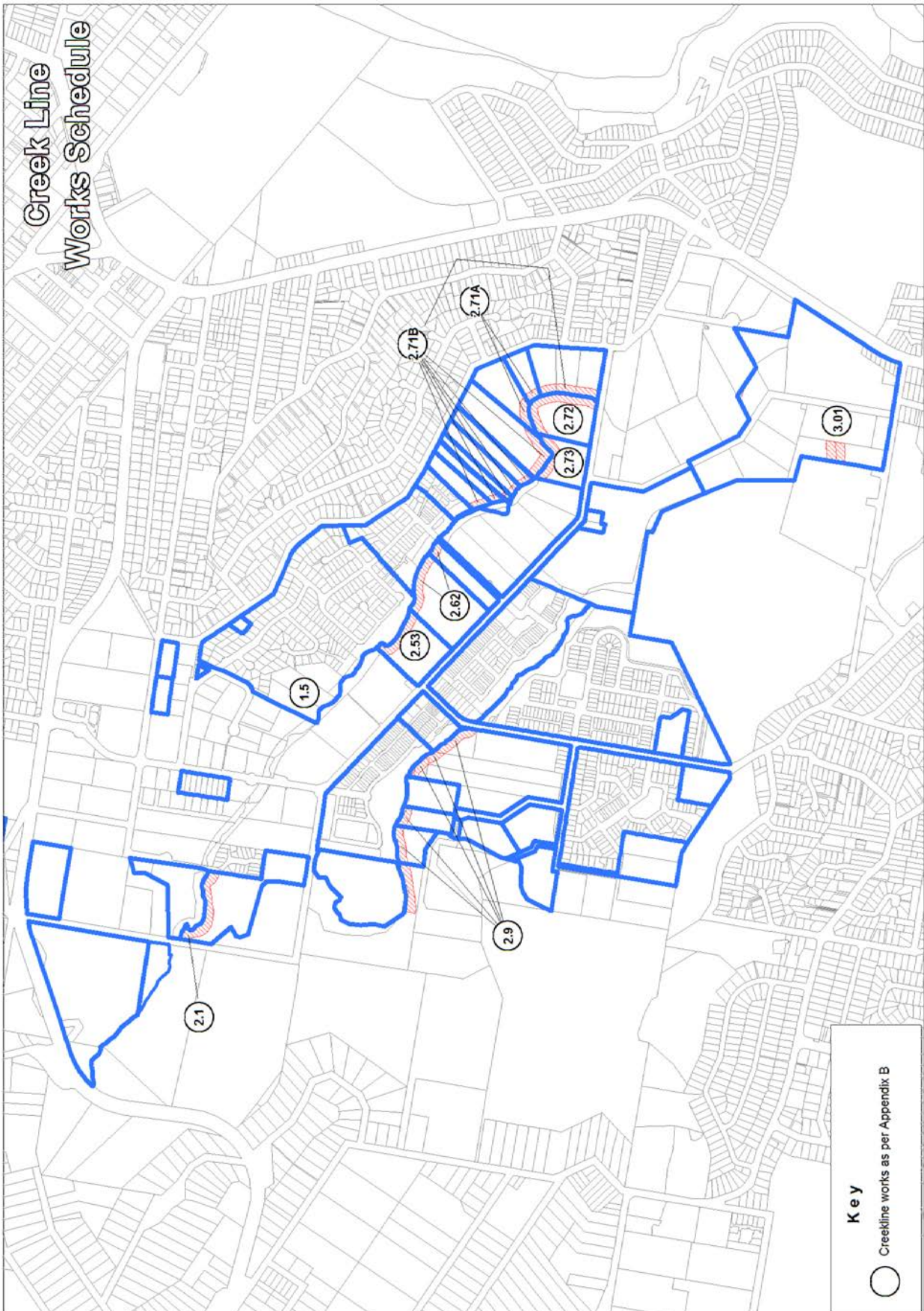
Figure 10: Map of Traffic and Transport Works Schedule



<b>Multi-functional Creek Line Strategy (Rehabilitation works)</b>			
<b>Location/ Item Number</b>	<b>Project Description</b>	<b>Expenditure (2018/19)</b>	<b>Commencement Year</b>
1.5	Water Quality Retention Basin – Narrabeen Creek at Sector 1	\$772,619	2019/20
2.1	Narrabeen Creek Upper Reaches	\$649,000	2020/21
2.53	Narrabeen Creek at Sector 301	\$386,309	2021/22
2.62	Narrabeen Creek at Sector 302 & 303	\$579,464	2018/19
2.71a	Narrabeen Creek at Buffer 1j & 1k	\$334,802	2018/19
2.71b	Narrabeen Creek at Buffer 1b to 1i & 1l	\$1,467,976	2019/20
2.72	Narrabeen Creek at Buffer 1m	\$1,120,298	2020/21
2.73	Narrabeen Creek at Buffer Area 2a	\$399,186	2020/21
2.9	Fern Creek at Sector 901a, 901c and 901g.	\$1,416,468	2019/20
3.01	Narrabeen Creek in Southern Buffer (6 Jacksons Road)	\$283,294	2021/22
<b>Multi-functional Creek Line Corridor Strategy (Rehabilitation works) Subtotal</b>		<b>\$7,409,416</b>	



Figure 11: Map of Creek Line Works Schedule

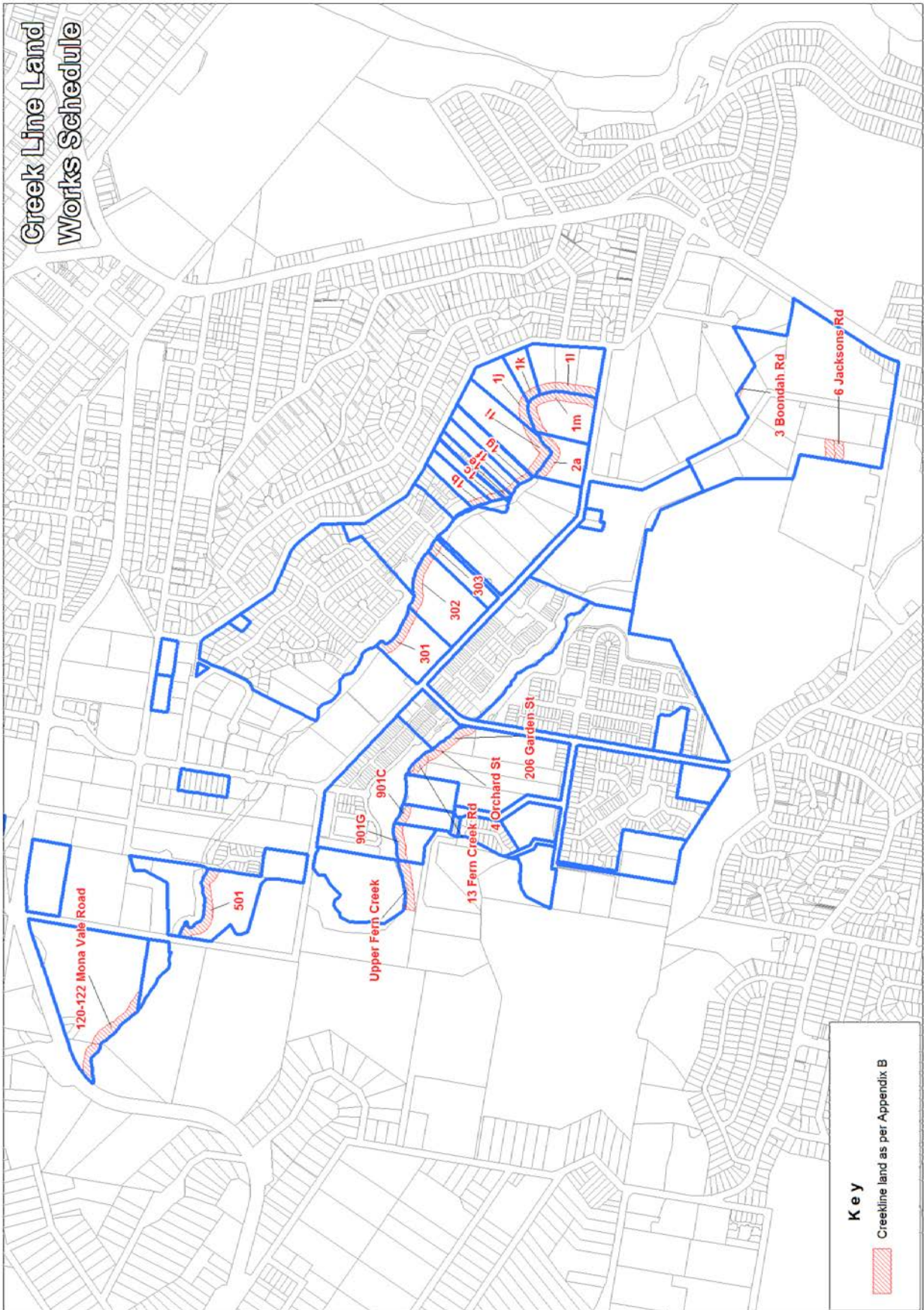


Multi-functional Creek Line Strategy (Land acquisition)			
Location/ Item Number	Project Description	Expenditure (2018/19)	Commencement Year
501	Narrabeen Creek Corridor – 6,165m <sup>2</sup>	\$360,848	2018/19
301	Narrabeen Creek Corridor – 3,960m <sup>2</sup>	\$231,786	2020/21
302	Narrabeen Creek Corridor – 4,344m <sup>2</sup>	\$254,262	2017/18
303	Narrabeen Creek Corridor – 1,119m <sup>2</sup>	\$65,497	2019/20
1b	Narrabeen Creek Corridor – 1,099 m <sup>2</sup>	\$64,326	2017/18
1c	Narrabeen Creek Corridor – 760m <sup>2</sup>	\$44,484	2017/18
1e	Narrabeen Creek Corridor – 443m <sup>2</sup>	\$25,930	2017/18
1f	Narrabeen Creek Corridor – 694m <sup>2</sup>	\$40,621	2019/20
1g	Narrabeen Creek Corridor – 777m <sup>2</sup>	\$45,479	2020/21
1i	Narrabeen Creek Corridor – 4,107m <sup>2</sup>	\$240,390	2018/19
1j	Narrabeen Creek Corridor – 2,238m <sup>2</sup>	\$355,150	2018/19
1k	Narrabeen Creek Corridor – 1,070m <sup>2</sup>	\$169,799	2018/19
1l	Narrabeen Creek Corridor – 4,144m <sup>2</sup>	\$242,556	2018/19
1m	Narrabeen Creek Corridor – 6,751m <sup>2</sup>	\$197,574	2020/21
2a	Narrabeen Creek Corridor – 3,645m <sup>2</sup>	\$213,348	2021/22
901A – 13 Fern Creek Road	Fern Creek Corridor – 1,493m <sup>2</sup>	\$87,388	2018/19
901A – 4 Orchard Avenue	Fern Creek Corridor – 919m <sup>2</sup>	\$53,791	2020/21
901A – 206 Garden Street	Fern Creek Corridor – 2,945m <sup>2</sup>	\$172,376	2020/21
901C	Fern Creek Corridor – 1,471m <sup>2</sup>	\$86,100	2018/19
901G	Fern Creek Corridor – 2,659m <sup>2</sup>	\$155,636	2018/19

120 Mona Vale Road	Upper Narrabeen Creek – 4,531m <sup>2</sup>	\$132,604	2019/20
122 Mona Vale Road	Upper Narrabeen Creek – 2,560 m <sup>2</sup>	\$74,921	2019/20
Upper Fern Creek Corridor	Upper Fern Creek Corridor – 3,430m <sup>2</sup>	\$200,764	2019/20
3 Boondah Road	Narrabeen Creek Corridor – 375m <sup>2</sup>	\$21,949	2017/18
6 Jacksons Road	Narrabeen Creek Corridor – 2,795m <sup>2</sup>	\$163,596	2021/22
<b>Multi-functional Creek Line Corridor Strategy (Land acquisition) Subtotal</b>		<b>\$3,701,174</b>	



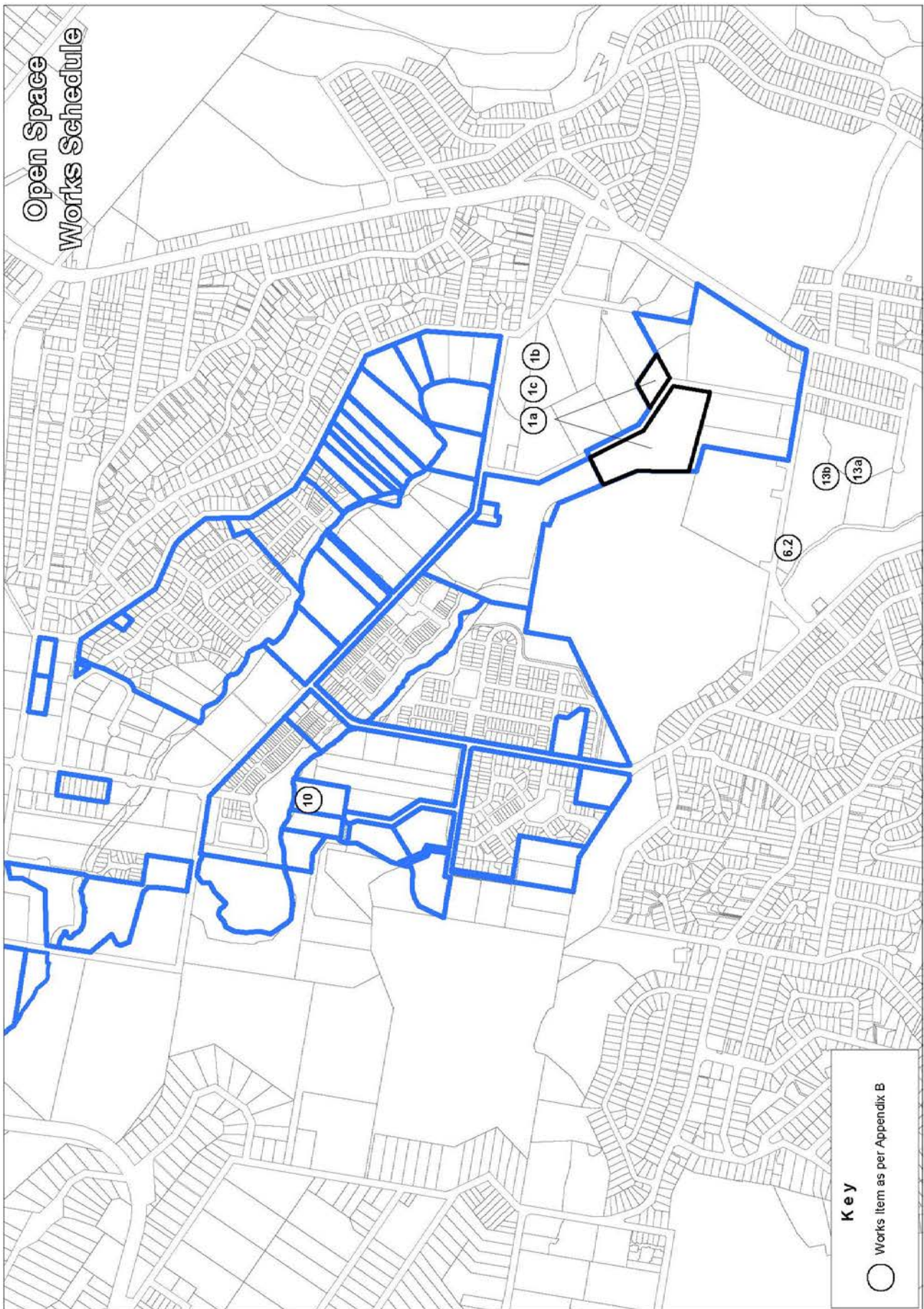
Figure 12: Map of Creek Line Land Acquisition Schedule



<b>Public Recreation and Open Space Strategy</b>			
<b>Location/ Item Number</b>	<b>Project Description</b>	<b>Expenditure (2018/19)</b>	<b>Commencement Year</b>
1a	Southern Buffer land acquisition and embellishment – Stage 1	\$16,942,129	2019/20
1b	Southern Buffer land acquisition and embellishment – Stage 2	\$1,300,897	2020/21
1c	Southern Buffer land acquisition and embellishment – Stage 3	\$5,203,589	2021/22
6.2	Warriewood Sportsground (Jacksons Road) – Carpark upgrade and irrigation	\$791,349	2017/18
10	Embellishment of southern half of Central Local Park - Sector 9	\$1,856,071	2018/19
<b>Public Recreation and Open Space Strategy Subtotal</b>		<b>\$26,094,035</b>	



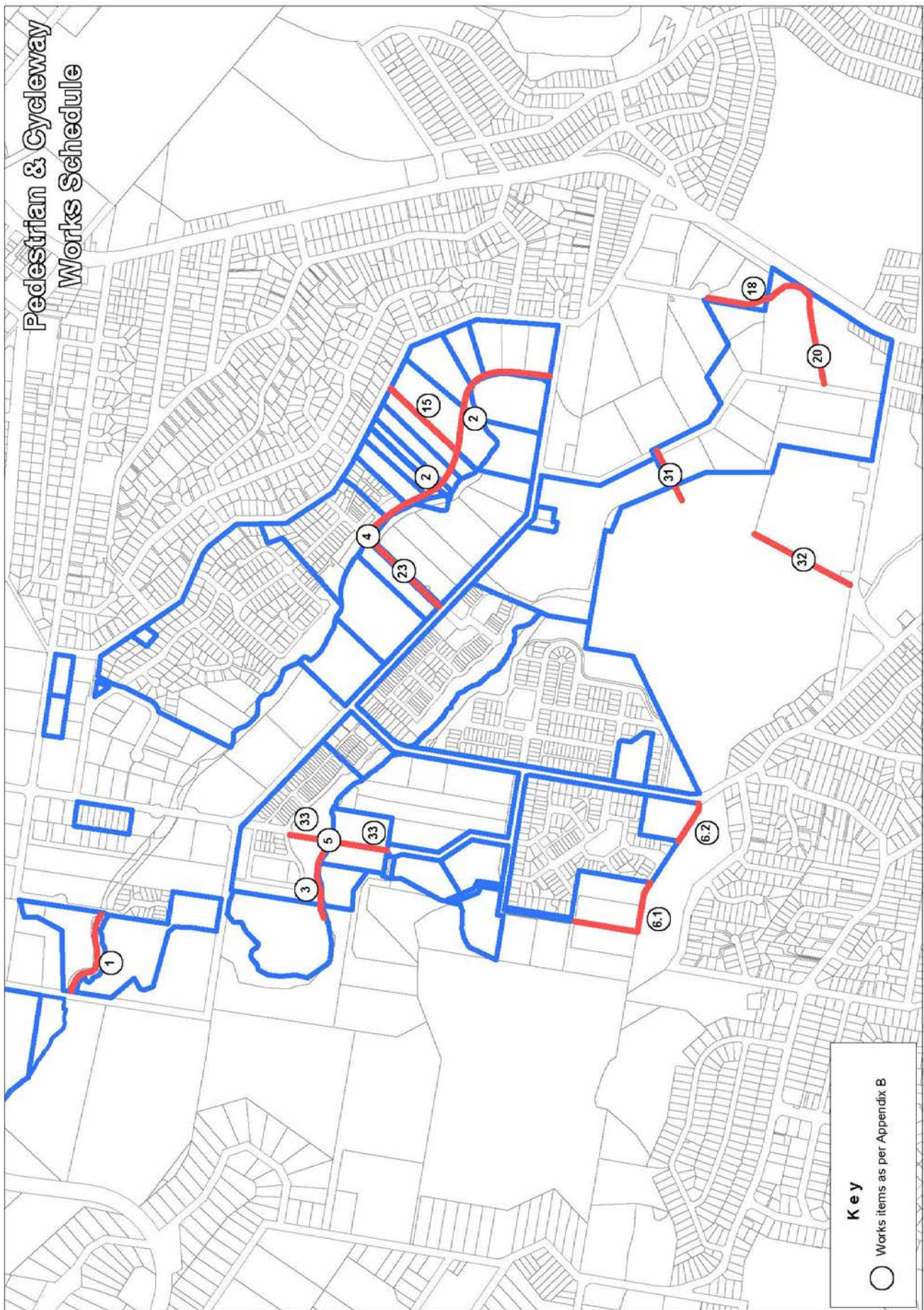
Figure 13: Map of Public Recreation and Open Space Works Schedule



<b>Pedestrian and Cyclist Network Strategy</b>			
<b>Location/ Item Number</b>	<b>Project Description</b>	<b>Expenditure (2018/19)</b>	<b>Commencement Year</b>
1	Shared path along Narrabeen Creek – Sector 6	\$202,707	2019/20
2	Shared path along Narrabeen Creek – Buffer 1a to 1l	\$564,902	2019/20
3	Shared path along Fern Creek – Sector 8	\$143,052	2019/20
4	Pedestrian/cyclist bridge over Narrabeen Creek at Brands Lane	\$146,798	2018/19
5	Pedestrian/cyclist bridge over Fern Creek at Sector 8/9	\$146,798	2019/20
6.1	Shared path – Sector 10B	\$110,789	2019/20
6.2	Shared Path – Sector 10C	\$82,787	2019/20
15	Shared path connection (on road) from Narrabeen Creek to Warriewood Road	\$65,743	2019/20
18	Share path connection – Vuko Place to Pittwater Road	\$236,187	2021/22
20	Shared path connection – Pittwater Road to Boondah Road	\$223,404	2019/20
23	Shared path connection (on road) from Narrabeen Creek to Macpherson Street	\$146,704	2019/20
31	Shared path connection – Boondah Road to Warriewood Wetlands	\$150,356	2020/21
32	Shared path connections – Jacksons Road to Warriewood Wetlands	\$21,071	2017/18
33	Shared path connection from Fern Creek to Fern Creek Road and Fern Creek to Casuarina Drive	\$31,654	2019/20
<b>Pedestrian and Cyclist Network Strategy Subtotal</b>		<b>\$2,272,951</b>	



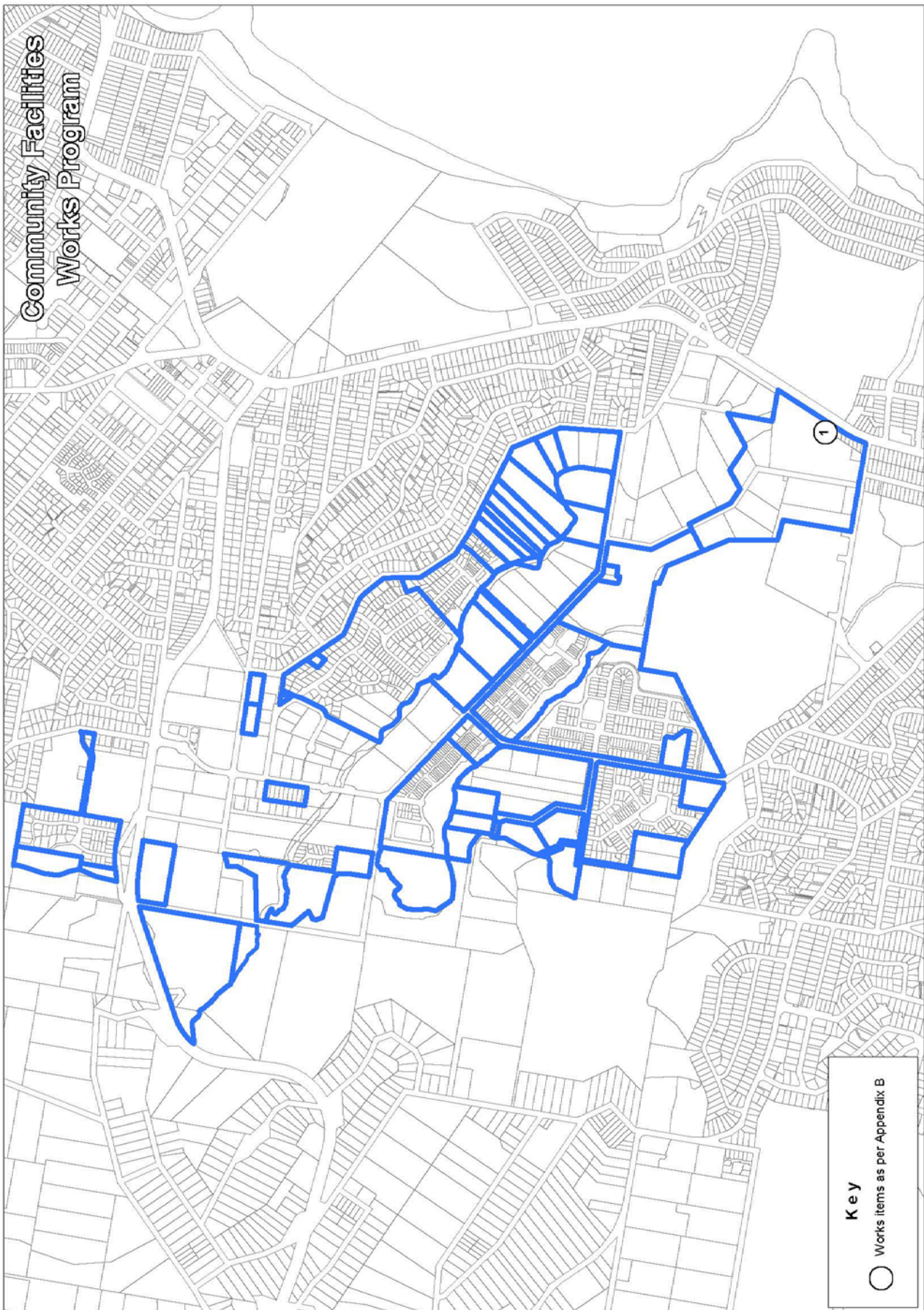
Figure 14: Map of Pedestrian and Cyclist Network Works Schedule



<b>Community Facilities Strategy</b>			
<b>Location/ Item Number</b>	<b>Project Description</b>	<b>Expenditure (2018/19)</b>	<b>Commencement Year</b>
	Community Facility Space – Design Stage 3	\$93,651	2019/20
	Community Facility Space – Construction Stage 1	\$1,814,484	2020/21
	Community Facility Space – Construction Stage 2	\$2,458,333	2020/21
	Community Facility Space – Equipment & fitout	\$234,127	2021/22
<b>Community Facilities Strategy Subtotal</b>		<b>\$4,600,595</b>	



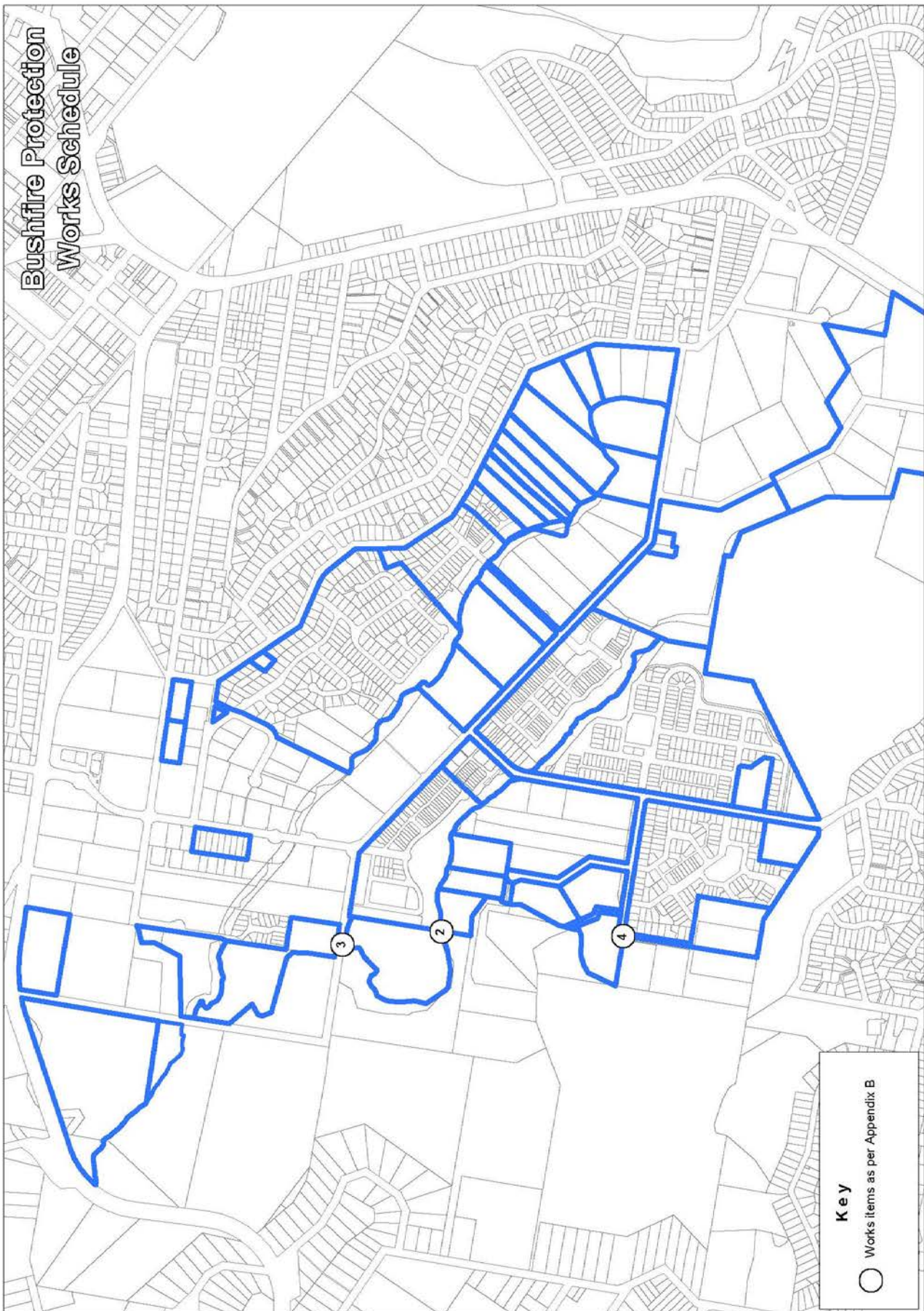
Figure 15: Map of Community Facilities Works Schedule



<b>Bushfire Protection Strategy</b>			
<b>Location/ Item Number</b>	<b>Project Description</b>	<b>Expenditure (2018/19)</b>	<b>Commencement Year</b>
2	Connection - Causeway over Fern Creek at Sector 8/9	\$450,694	2019/20
3	Connection - Sector 5/8	\$39,802	2021/22
4	Connection - Sector 9/10	\$42,143	2021/22
<b>Bushfire Protection Strategy Subtotal</b>		<b>\$532,639</b>	



Figure 16: Map of Bushfire Protection Works Schedule



<b>Administration and Plan Management Strategy</b>			
<b>Location/ Item Number</b>	<b>Project Description</b>	<b>Expenditure</b>	<b>Commencement Year</b>
Year 5	Administration and plan management fee	\$119,155	2017/18
Year 6	Administration and plan management fee	\$73,241	2018/19
Year 7	Administration and plan management fee	\$423,287	2019/20
Year 8	Administration and plan management fee	\$235,553	2020/21
Year 9	Administration and plan management fee	\$125,129	2021/22
<b>Administration and Plan Management Strategy Subtotal</b>		\$976,365	
<b>Total Works Schedule</b>		<b>\$63,177,312 (2018/19)</b>	

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