

| | |
|--------------------------|---|
| ITEM 10.5 | DRAFT NORTHERN BEACHES COUNCIL CONTRIBUTIONS PLAN 2018 |
| REPORTING MANAGER | EXECUTIVE MANAGER STRATEGIC & PLACE PLANNING |
| TRIM FILE REF | 2018/204420 |
| ATTACHMENTS | 1 📄 Draft Northern Beaches Council Contributions Plan 2018 (Included In Attachments Booklet 5) |

EXECUTIVE SUMMARY

PURPOSE

To inform Council of the 2017/18 review of the *Northern Beaches Section 94A Plan 2017* and to seek Council's endorsement to publicly exhibit proposed changes to this Plan, by way of the *Draft Northern Beaches Council Contributions Plan 2018*.

SUMMARY

The *Environmental Planning and Assessment Act 1979* (EP&A Act) allows Council to levy a flat rate contribution (currently 1% of development costs) for the provision, extension or augmentation of public infrastructure and services necessary to meet the increased demand created by new development in the catchment area.

The *Northern Beaches Section 94A Plan 2017* was adopted by Council on 27 June 2017. Council has undertaken an annual review of this Plan and has identified proposed amendments to ensure compliance with legislative changes and Council's Draft 2018/19 Capital Works Program.

If agreed by Council, the Draft Northern Beaches Council Contributions Plan 2018 will be exhibited in accordance with the *Environmental Planning and Assessment Regulation 2000*. The outcomes of this exhibition will be reported back to Council.

RECOMMENDATION OF ACTING GENERAL MANAGER PLANNING PLACE & COMMUNITY

That:

- A. Council endorse the public exhibition of the Draft Northern Beaches Council Contributions Plan 2018 for a period of 28 days.
 - B. The outcomes of the public exhibition be reported back to Council following the conclusion of the exhibition period.
-

REPORT

BACKGROUND

The *Northern Beaches Section 94A Plan 2017* levies development in the former Warringah LGA to fund the provision, extension or augmentation of public infrastructure and services necessary to meet the increased demand in this area. The annual review of this Plan has resulted in minor administrative changes and a revision of the works schedule consistent with Council's Draft 2018/19 Capital Works Program. These changes are proposed in the Draft Northern Beaches Contributions Plan 2018 (Draft Plan) (Attachment 1).

The *Northern Beaches Section 94A Plan 2017* and the Draft Plan incorporate funds collected between 2001 and 2006 under the former *Warringah Section 94 Development Contributions Plan 2001* which was repealed and replaced by the fixed development consent levies system under Section 94A of the EP&A Act in 2006. These existing Section 94 reserves are unlikely to grow via contributions however these reserves continue to earn interest. The remaining Section 94 funds will be committed to infrastructure to support the increased development occurring around the Dee Why Town Centre. Council's objective is to spend these funds on appropriate work in the Dee Why Town Centre and the eventually close the Section 94 reserves.

Key Changes to Draft Plan

Key changes proposed in the Draft Northern Beaches Contributions Plan 2018 include:

- Renaming the Plan to remove reference to 'Section 94A'. Recent amendments to the EP&A Act have renumbered the legislation and 'Section 94A' no longer relates to development contributions. All references to 'Section 94A' throughout the document have been amended. Provisions relating to fixed development consent levies are now contained within Section 7.12 of the EP&A Act.
- An update of the works schedules consistent with Council's Draft 2018/19 Capital Works Program. Approximately \$9.7million of development contribution funded capital works are proposed for the 2018/19 financial year. The assessment of individual projects has been undertaken based on community need, safety and risk. The fixed development consent works schedule is identified in Table 1. The works schedule of former Section 94 funds is identified in Table 2.
- Administrative changes including updating references to Council and State Government policies and an update on the expected development and the demand for public facilities.

Table 1 – Fixed development consent works schedule

| Bid Number | Job Name | Description | 2018/19 S94A | Estimated Total Project Cost | Estimated Completion |
|------------|---------------------------|---|--------------|------------------------------|----------------------|
| BN01003 | Allambie Oval – New Works | New inclusive playground, multi-use half court and pathway connections delivered as part of the Open Space Strategy. | \$260,000 | \$300,000 | 2019 |
| BN01011 | New Traffic Facilities | Design and construction of new traffic facilities including Maxwell Parade, Frenchs Forest to improve road user safety. | \$400,000 | \$600,000 | 2019 |

| Bid Number | Job Name | Description | 2018/19 S94A | Estimated Total Project Cost | Estimated Completion |
|------------|--|---|-----------------|------------------------------------|-------------------------|
| BN01016 | Dee Why Town Centre - Design | Concept, preliminary and detailed designs for upgrades in Dee Why Town Centre including Oaks Avenue, Howard Avenue, Pittwater Road, St David's Pocket Park and the Howard Avenue shared path. | \$580,000 | \$870,000 | 2020 |
| BN01017 | Dee Why Town Centre – Construction – Phase 1 | Construction and delivery of streetscape upgrades in Dee Why Town Centre including Oaks Avenue, Howard Avenue, Pittwater Road, St David's Pocket Park and the Howard Avenue shared path. | \$4,074,970 | \$16,000,000 | 2021 |
| BN01028 | Bike Plan Implementation - New | Design and construct new path links at various locations and provide end of trip facilities. | \$30,000 | \$130,000 | 2019 |
| BN01056 | Narrabeen Lagoon Trail – Aquatic Boardwalk | Design and construction of a new boardwalk section of the Narrabeen Lagoon Trail to circumvent the pinch point close to Wakehurst Parkway. | \$500,000 | \$1,800,000 | 2019 |
| BN01130 | Forestville War Memorial Fields Masterplan | Construction of new netball courts, additional lighting, upgrade to existing courts and new car parking. | \$500,000 | \$770,000 | 2019 |
| Total | | | \$6,344,970 | | |

Table 2 – Former Section 94 reserves works schedule

| Bid Number | Job Name | Description | 2018/19 S94 | Estimated Total Project Cost | Estimated Completion |
|------------|--|--|----------------|------------------------------------|-------------------------|
| BN01017 | Dee Why Town Centre – Construction – Phase 1 | Construction and delivery of streetscape upgrades in Dee Why Town Centre including Oaks Avenue, Howard Avenue, Pittwater Road, St David's Pocket Park and the Howard Avenue shared path. | \$3,345,034 | \$16,000,000 | 2021 |
| Total | | | \$3,345,034 | | |

CONSULTATION

If agreed by Council, the Draft Plan will be placed on public exhibition for a period of 28 days in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

A public notice will also be placed in the Manly Daily and information on the proposed changes will be published on Council's website in accordance with Council's Community Engagement Policy. Copies of the Draft Plan will be made available for viewing at Dee Why, Mona Vale, Avalon and Manly Customer Service Centres.

At the close of the public exhibition period, all submissions will be considered and if required, changes will be made to the Draft Plan. The outcomes of the public exhibition will be reported back to Council for its consideration.

FINANCIAL CONSIDERATIONS

The Draft Plan seeks to ensure the efficient and equitable funding and delivery of infrastructure in the former Warringah LGA.

SOCIAL CONSIDERATIONS

The Draft Plan will enable Council to deliver a capital works program which will facilitate and enhance social outcomes for current and future residents of the former Warringah LGA.

ENVIRONMENTAL CONSIDERATIONS

All potential environmental impacts resulting from the delivery of the proposed works program will be mitigated through appropriate environmental assessment and management.

GOVERNANCE AND RISK CONSIDERATIONS

The Draft Plan has been prepared to ensure that Council's mechanism for funding local infrastructure is contemporary and in accordance with all legislative requirements. An ongoing review of the Plan is undertaken to ensure a sound level of risk management.