

Attachment 4 - Submissions Evaluation

Issues Raised	Council Response
<i>Submission 1 (based on point numbers raised in the submission)</i>	
<p>1. Disclosure of “costs and time frames for Macpherson Street Bridge works and associated infrastructure”</p>	<p>The Macpherson Street bridge incorporates the following works items:</p> <ul style="list-style-type: none"> ▪ Item 3 – Roundabout at Warriewood Rd/Macpherson St intersection ▪ Item 4.3 Design and Construct – Macpherson St Bridge ▪ Item 28C Shared Path – Warriewood Rd to Pittwater Rd ▪ Item 46 – Road Upgrade – Warriewood Rd to Vuko Place <p>This complex project is significantly progressed and is being delivered over a number of years.</p> <p>Appendix B: Works Schedule in the Draft Plan identifies the remaining expenditure to be drawn down to complete these works (\$5,459,866). Conversely, Appendix A identifies what elements associated with these items have been completed, that is:</p> <ul style="list-style-type: none"> ▪ Culverts in Narrabeen Creek at MacPherson Street; ▪ Pedestrian Refuge - MacPherson Street at Narrabeen Creek (west); ▪ Macpherson Street bridge over Narrabeen Creek – Design; ▪ Bridge and culvert, Road Raising, power and utility Relocation Macpherson Street (Design and part construction); ▪ Upgrade Boondah Road from MacPherson Street to approximately chainage 300 (eastern side only); and ▪ Splay corner purchase – MacPherson Street and Warriewood Road (1 corner - south-west corner); <p>There is no reduction in the total cost of these works items. If any savings were realised through the delivery of any infrastructure in Warriewood Valley, then that amount would be returned to the contributions plan to fund the range of public infrastructure identified in the works schedule.</p>
<p>2. Inclusion of the costs of works for the completion of Central Local Park</p> <p>Lack of details on the works planned for this Park</p>	<p>Appendix B: Works Schedule in the Draft Plan identified the embellishment of the southern half of the Central Local Park as Item 10, with an allocation of \$1.78 million.</p> <p>Appendix A in the Draft Plan identifies the infrastructure works that have been completed including the purchase of the open space land in Sector 9, identified on P.93 of the Draft Plan.</p> <p>The embellishment cost is based on a concept masterplan endorsed by Council on 18 May 2015 to form a linear park following extensive community consultation with Warriewood residents and the Warriewood Residents Association. A copy of the approved concept plan is in the Landscape Masterplan as P-2 & P-3.</p>

	<p>Final design of the southern half of the Central Local Park is still to be developed in consultation with the community.</p>
<p>3. Why is the scope of works for the Community Centre reduced?</p> <p>4. The design, business case and construction for the Community Centre deserve immediate action.</p>	<p>The report to Council on 28 June 2018 seeking the exhibition of the Draft Plan discussed the proposed changes to the works schedule. The Plan's forecast income was revised following changes to anticipated development. This required a review of the works schedule to ensure the Plan's financial sustainability. This process resulted in a review of the expenditure on the proposed community facility. It is proposed to reduce expenditure on several works items to ensure a balanced financial position is achieved. It is considered that there are sufficient funds allocated to deliver a multi-purpose community facility to meet the demands of the Warriewood Valley Release Area.</p> <p>Notwithstanding the above, the Plan remains dynamic and as part of a responsible approach to financial management, the Plan will be subject to a regime of ongoing future review. This may lead to a revisiting of the expenditure on this item.</p> <p>It is agreed that the community facility must be considered separately to the replacement of existing buildings.</p> <p>The Community Facility Strategy detailed in Part 8 of the Draft Plan identifies that investigations into the preferred location of the community facility are currently underway. The business case for a new community facility is being reviewed, and the final form and function of the facility will be the subject of future community consultation. Any community facility will incorporate adequate parking.</p>
<p>5. Where are the overall savings in the Plan being allocated?</p>	<p>Appendix B: Works Schedule contains the list of infrastructure items still to be delivered commensurate with meeting the demands of residents in Warriewood Valley. Costings for all items in Appendix B were reviewed following a review of anticipated income, to ensure the Plan is robust and financially sound.</p> <p>In the event that savings are realised, then that amount would be returned to the contributions plan to fund the range of public infrastructure identified in the works schedule.</p>
<p>6. Why are the bushfire protection works not planned to be delivered immediately?</p>	<p>The Bushfire Protection Strategy is detailed in Part 9 of the Draft Plan. The remaining bushfire protection works rely on sections of fire trail on private land being established with the development of that land otherwise, the fire trail sections on public land do not connect at either end.</p>
<p>7. There is no recognition of the danger to road cyclists from the road design template.</p>	<p>The cycling network is located within road reserves and off-road along creekline corridors.</p> <p>Section 3.6 of the Roads Masterplan prescribes on road and off road cycling facilities to be provided in locations shown on the street cross sections and <i>Warriewood Valley Release Area Landscape Masterplan</i>, ensuring</p> <ul style="list-style-type: none"> ▪ All off-road share paths are to be line-marked and signposted in accordance with AUSTRROADS Guide to

	<p>Traffic Engineering Practice Part 14 - Bicycles (1999). [to be updated to <i>Guide to Road Design Part 6A: Paths for Walking and Cycling (2017 Edition)</i> in the post-exhibited version]</p> <ul style="list-style-type: none"> ▪ Shared paths adjacent to bus bays and parking bays are to be directly next to the kerb.
<p>8. Augmentation work to Narrabeen Creek as future development in Ingleside and Mona Vale Road increases the pressure on the existing size and alignment of the creek.</p>	<p>The Contributions Plan funds the reconstruction of Fern Creek and Narrabeen Creek including the rehabilitation of the creek corridors to accommodate the 1%AEP flood event for the Warriewood Valley Release Area.</p> <p>Any future development must address how properties downstream including creekline corridors will not be affected as a result of development. This includes any future development of Ingleside, 120-122 Mona Vale Road and the Mona Vale Road upgrade.</p> <p>Any redevelopment in the Ingleside Precinct includes an assessment resulting in the water cycle management and flood assessment that accounts for the environmental flows and water quality/quantity.</p>
<p>9. <i>“How will the properties be considered which are within the general confines of the Warriewood Valley identified on Figure 3 and Table 4, but not in original Release Area, but are subject to overland flow?”</i></p>	<p>Figure 3 in the Draft Plan comprises the Warriewood Valley Release Area. Table 4 comprises the sections of creek line corridor land that is in the Warriewood Valley Release Area still to be purchased. Overland flow, as part of water cycle assessment, is a critical component in the assessment of any development application.</p>
<p>10. Ponderosa Parade drainage strategy – <i>“The design of the Ponderosa Culvert is considered inadequate as it floods over the road in heavy rain and therefore a review of its design is in order.”</i></p>	<p>This item was completed in 2001 through forward funding. As such, the draft Plan is still collecting contributions for this item.</p> <p>Nonetheless, the Ponderosa Parade culvert is currently being assessed along with other flood mitigation options in the Draft Narrabeen Lagoon Floodplain Risk Management Study and Plan. Proposed options from this study will soon be placed on public exhibition for comment. Following exhibition these options will be evaluated for implementation. Until this is complete no conclusions can be raised about the relative merits or feasibility of further works on the Ponderosa Culvert against other mitigation options in the catchment.</p> <p>Any future works that may result from this current investigation cannot be funded by this Plan.</p>
<p>11. Details of the cost recovery from the sale/swap of land in Sector 9</p>	<p>The terms of the land swap between Frasers Property and Council regarding 9, 11, 12 & 13 Fern Creek Rd is detailed in the Memorandum of Understanding (MOU) and Deed of Agreement. The MOU and Deed were reported to Pittwater Council on 19 March 2016, and is publicly available. At this meeting Council resolved to, among other things,:</p> <ul style="list-style-type: none"> • <i>“Authorise the General Manager to sign the terms of the Deed”...</i>

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	<ul style="list-style-type: none"> • <i>“That the cash adjustment from the proposed land transfer will be reinvested into the Section 94 fund to implement the Plan”.</i> <p>The Deed stipulates that the cash adjustment will occur once the land swap is complete. When this transaction is finalised the contribution will be reported as development contributions income in Council's Annual Financial Report.</p> <p>The land swap transaction is yet to be executed.</p>
<p>12. The Administration and Plan Management Strategy is difficult to understand from the figures contained in the Draft Plan.</p>	<p>For each financial year, Plan administration represents 1.5% of the total value of the works program for that financial year, and accounts for inflation. For example, the 2018/19 works program in Warriewood Valley has a total value of \$4,882,712. 1.5% of that value equates to \$73,241 and is used to administer the Plan.</p>
<p>13. The Warriewood Residents Association would like to meet with Council officers to resolve the issues raised.</p>	<p>Council officers met with the submitter on 7 August 2018 and discussed the issues raised in their submission.</p>
<p>Does Council have to pay for the creek line work valued at \$1.1M at Buffer 1m?</p>	<p>Creek works to accommodate the 1%AEP are funded by development contributions collected under the Contributions Plan.</p>
<p><i>Submission 2</i></p>	
<p>The Council report fails to provide a clear summary of the financial position of the contributions plan in relation to funds and expenditure and the actual cost of provision compared to the original estimate in the plan.</p> <p>This section should also provide an estimate of remaining costs and income. (Where there is a shortfall or excess the report should explain how that will be addressed).</p>	<p>The Council report on 26 June 2018 did not provide a summary of the financial position of the Plan as the report was intended to seek the public exhibition of the 2017/2018 review of the Plan with its proposed changes to the expenditure on the works funded by the Draft Plan. The financial position of the Contributions Plan will be reported in the Annual Financial Report, anticipated to be reported to Council in September 2018. The Warriewood Valley funding and reserves balance will be available on request following the review of this financial year-end work.</p> <p>Notwithstanding, Council uses a future cash-flow financial model to project the Plan's cumulative reserve closing balance and track how the delivery of infrastructure is proceeding against key assumptions around income and expenditure.</p> <p>Based on proposed income assumptions and the expenditure identified in the Draft Plan, the projected cumulative reserve closing balance at 2021/22 is \$27,016.</p>
<p>High cost items such as the Macpherson Street bridge need to identify the original cost as forecast, the actual final cost and report on any change.</p>	<p>All works items in any contribution plan are based on best cost estimates at Plan preparation and at subsequent reviews for robustness. These must account for inflation however the works schedule is shown in present day dollars for ease of reading.</p> <p>The Plan and financial model do not report on savings and overruns on individual jobs. Rather, this is reflected in the</p>

	projected cumulative reserve closing balance.
The failure to plant any trees in the last five roundabouts in Warriewood Valley should be explained.	<p>This issue relates to the implementation of the Landscape Masterplan and the Roads Masterplan. These masterplans require the inclusion of landscaping in roundabouts where safe and practical.</p> <p>The roundabout at the Garden and Macpherson Street intersection was deemed not able to support planting due to the need for vehicle manoeuvrability over the roundabout island.</p> <p>Council's Development Engineers advised that engineering plans for future road works will, in accordance with the Landscape Masterplan, be reviewed to incorporate soft landscaping into future roundabouts where the design allows.</p>
The requirements in the Landscape Masterplan for tree protection barriers have been removed which has resulted in poor planting preparation and execution.	<p>The Landscape Masterplan prior to May 2016 included a note as follows: <i>"All street tree plantings to include hardwood timber tree guards"</i>. No prescriptive description or details were associated with this note.</p> <p>The November 2016 amendments provided specific requirements for trees installed, including the note <i>"All trees installed shall be certified as compliant to Natspec's Specifying Trees"</i>. The tree guard note was removed from the wording as Natspec certified trees are passed as self-supporting with a strong root structure and formation.</p> <p>Post-exhibition changes will be made to the Landscape Masterplan. Tree guards will be re-introduced to prevent vandalism of trees, which is apparent in some areas. A tree guard technical specification will be included.</p>
<p>The Landscape Masterplan should be revised to:</p> <ol style="list-style-type: none"> 1. Clearly specify substantial tree protection structures for street trees; 2. Clearly specify that advanced stock with large pot sizes are required; 3. Clearly require substantial tree planting preparation to ensure trees are not planted into compacted road subgrade; 4. Specify a species schedule for the main roads to ensure a consistent approach is achieved; and 5. Clearly identify that the Landscape masterplan applies to Council's own projects. 	<ol style="list-style-type: none"> 1. Noted. Post-exhibition changes to the landscape Masterplan address this. 2. Council considers the existing specifications in the Landscape Masterplan for stock and tree sizes at installation are appropriate, noting that 35-75 litre stock <i>"shall be planted only when existing services or road infrastructure limit tree pit soil volume, or as advised by Council"</i>. It is also noted that the requirement for pre-Order remains. Nurseries are geared to carrying 400 litre containers and not 500 litres. 3. The Landscape Masterplan contains specifications for tree pit and soil works that are considered appropriate. 4. No version of the Landscape Masterplan since the first edition in 2000 has provided specific street tree selections for specific roads. This is not considered necessary. 5. Noted and agreed. Post exhibition changes to the landscape Masterplan address this issue.
An audit of street tree planting in Warriewood valley should be carried out to identify instances where the objectives of the landscape	<p>Council's Tree Services team will audit and provide a program for tree planting in Warriewood Valley to improve the standard of planting and tree protection.</p> <p>The Contributions Plan cannot be used to fund any actions</p>

Masterplan have not been achieved.	coming out of this audit and an alternate funding source will be identified.
<i>Submission 3</i>	
Pedestrian kerb ramps at intersections are setback too far from the centre of the intersection. This means pedestrians will be less likely to use these designated crossing areas.	Kerb ramps are located to maintain appropriate sightlines and encourage safe usage for pedestrians and cyclist. Crossing points may be set further back from roundabouts to accommodate splitter islands and ensure vehicles are able to give way to path users without interrupting traffic flow on the adjoining main road.
<i>Submission 4</i>	
The Draft Plan provides no consideration of recreation activities conducted indoors.	The Draft Plan details the Community Facilities Strategy (in Part 8) established for Warriewood Valley insofar as it seeks to provide additional community facility floor space to address the demand of the Release Area. This additional floor space may facilitate opportunities for indoor recreation.
Section 8.4 states that facilities provided under the Draft Plan are for the residents of Warriewood Valley only. It is expected that any facility is provided for use by all residents of Northern Beaches Council.	Development contributions can only be levied for Warriewood Valley to meet the demands of the incoming population of this area. The basic premise of development contributions is it does not fund an existing shortfall in facilities and services. Notwithstanding the funding source, facilities and services are accessible to all residents.
Council has yet to make a decision on the future of the Nelson Heather Centre and how the needs of the existing tenants of the Centre will be provided for within any new community facility within the contributions plan.	The Nelson Heather Centre provides community facility floor space for the existing community in the wider LGA. Any future community facility funded by the Draft Plan will address the increase in demand for community facilities floor space generated by the incoming population of the Warriewood Valley. This is treated separately to decisions on the Nelson Heather Centre.
<i>Submission 5</i>	
Support the proposed methodology for calculating the contribution for residential care facilities.	Noted.