

ITEM 8.7	DEE WHY TOWN CENTRE UPGRADES - COMMUNITY FEEDBACK - PRELIMINARY DESIGNS FOR WALTER GORS PARK AND REDMAN ROAD PLAZA
REPORTING MANAGER	GROUP MANAGER PARKS RESERVES & FORESHORES
TRIM FILE REF	2015/228064
ATTACHMENTS	NIL

EXECUTIVE SUMMARY

PURPOSE

To report the results of the public exhibition process, recommend adoption of the preliminary designs for Walter Gors Park and Redman Road Plaza, and recommend a revised scope for Phase 1 of the upgrade works to include the eastern half of Redman Road Plaza.

SUMMARY

In December 2014 Tract Consulting were engaged to undertake preparation of Preliminary Designs for the Phase 1 Dee Why Town Centre Upgrades Works. The preliminary designs for Walter Gors Park and Redman Road Plaza were completed and placed on public exhibition, as these areas were not affected by the delay in obtaining approval of Roads and Maritime Services for the proposed traffic scheme.

Community feedback regarding the preliminary designs has been highly supportive, with only a few suggestions for some minor changes, which will be considered at the detailed design stage. A separate 'Confidential' report recommending the engagement of a consultancy to undertake the detailed design for these two areas is also on the agenda for this Council meeting.

This report also provides an option which will allow inclusion of the eastern half of Redman Road Plaza to be part of the Phase 1 Upgrade Works. Redman Road was originally planned to be included in the Phase 2 Upgrade Works.

FINANCIAL IMPACT

The proposal to include the eastern end of Redman Road Plaza as part of the Phase 1 upgrade works can be accommodated within the previously estimated cost of the Phase 1 upgrade works by re-phasing some works. Details of the works which will be re-phased to facilitate this are included in the body of this report.

POLICY IMPACT

Adoption of the recommendations in this report will not impact or contravene any council policy.

RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT

That:

- A. Council note the strong support for the Preliminary Design Plans for Walter Gors Park and Redman Road Plaza.
 - B. Council staff proceed to prepare detailed designs for Walter Gors Park and Redman Road Plaza.
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- C. Council approve the revised scope of Dee Why Town Centre Phase 1 Upgrade Works to include the eastern half of Redman Road Plaza.
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REPORT

BACKGROUND

At its meeting on 16 December 2014 Council resolved to engage Tract Consulting for Stage 2 Preliminary Design for the Phase 1 upgrade works. The scope of the Phase 1 upgrade works proposed at that time is shown on the plan below.

PLAN 1



In accordance with the Community Engagement Plan for the project, the Preliminary Designs for the upgrade works are to be publicly exhibited to obtain community feedback on the designs before proceeding to detailed design. Due to delays in obtaining Roads and Maritime Services approval of the proposed traffic scheme for the Dee Why Town Centre, preliminary design for Phase 1 of the streetscape upgrades could not be finalised in time for the planned exhibition period.

It was decided to proceed with exhibition of the Preliminary Designs for Walter Gors Park and Redman Road Plaza to enable preparation of detailed designs, particularly for Walter Gors Park. This would enable a public tender, contractor engagement and commencement of construction of Walter Gors Park by May 2016, as planned.

As per the Phasing Plan above, Redman Road Plaza was planned for construction as part of Phase 2 upgrade works. Councillors have requested that the construction of at least the eastern half of Redman Road plaza be included as part of Phase 1 upgrade works. A funding option to allow the eastern half of Redman Road to be included as part of the Phase 1 upgrades is presented below.

CONSULTATION

Extensive public consultation was undertaken during preparation of the Master Plan, and the community's views, aspirations and priorities for the redevelopment of the Town Centre were included in the final adopted document.

In early 2014 council held a 'Design Ideas' competition for Walter Gors park. Many of the themes and components from designs submitted for the competition have been incorporated into the preliminary designs for the new Walter Gors park.

In June 2014 a specialist consultant was engaged to develop a Place Making and Public Art Plan for the Dee Why Town Centre. This involved substantive engagement and consultation with a broad range of targeted stakeholders from within the community, such as the Warringham Chamber of Commerce, Dee Why RSL Club, ethnic group community leaders, council's Youth Consultative Committee to determine what is socially, culturally, historically and environmentally important to the community of Dee Why.

In March 2015, property owners adjoining Walter Gors Park were invited to view the preliminary design plans and to provide feedback. The feedback was strongly positive and supportive. All comments and suggestions were considered, and the design refined accordingly.

A number of briefings and presentations have been given to Council and council's Strategic Reference Groups over the past eighteen months during development of the preliminary design.

Between 15 June and 24 July 2015 the preliminary design plans including input from the previous consultations for Walter Gors Park and Redman Road Plaza were publicly exhibited and comments invited. The outcomes of that public exhibition are included below.

Public Exhibition of Preliminary Designs for Walter Gors Park and Redman Road Plaza

Public exhibition commenced on 15 June 2015 and concluded on 24 July 2015.

The public exhibition included the following:

- A hard copy display in council's Civic Centre and a notification poster in the Dee Why Library,
- Advertisement in the Manly Daily (Warringham Update) on Saturday 13 June, 20 June and 18 July 2015,
- Inclusion on council's web site with links to FAQs and on-line feedback form,
- Notification via email to people on the Community Engagement Register,
- A notification letter mailed out to approximately 16,000 property owners and occupiers,
- Three public information/drop-in sessions

All notification material included details of how the public could view more information on council's web site and make feedback submissions.

Public Exhibition Feedback

Public Information Sessions

Three sessions were held at the Dee Why Senior Citizen's Centre, on Monday 20 June 10am-12 noon, on Tuesday 22 June 6-8 pm, and on Saturday 18 July 10am-12noon. Details of these sessions were included in all notification information issued as per the above.

In all a total of approximately 35 people attended the information sessions.

At all sessions council staff were on hand to explain features of the designs, answer queries and encouraged attendants to fill out feedback forms. The feedback at all sessions was positive and strongly supportive of the designs, albeit some suggestions were made for minor changes which are summarised below.

Review of the Plans on Council's Website

Submissions for Walter Gors Park

Information from council's server reveals that the Preliminary Design Plans were viewed 781 times and downloaded 209 times. However, council only received a total of **24 submissions from 23 respondents**, as one respondent submitted both a letter and an online feedback form. The majority of responses were via feedback forms, with 14 being completed online and nine handwritten at information sessions. Only one letter was received which responded to the Walter Gors Park.

The following list outlines the feedback form questions along with a summary of the common issues raised, with the number of respondents regarding that issue in brackets. The respondent who submitted a letter also submitted an online form, with the letter providing more detail on their concerns. The concerns raised in this letter are summarised in response to these questions:

- **What is your interest in the Walter Gors Park Preliminary Design Plans?** (15 residents of Dee Why, 9 residents of Warringah, 1 Local Resident bordering the park and 1 resident of Pittwater, 6 respondents worked in Dee Why)
- **What do you like about the Preliminary Design Plans for Walter Gors Park?** Landscaped open space (8); Community mindset (4); Multi-functional area (4); Children's Nature Play (2); Fitness Equipment (2); Water Features (2); Playground (1); Table Tennis (1)
- **What do you think is missing or needs changing?** Retain mature existing trees (4); Reduce the amount of paving (3); more toilets (3); too much landscaped open space (2); Remove water features (2)
- **What are the key issues that you think need to be addressed in the Preliminary Design Plans?** Noise from night activities (5); Control skateboarding (2); Loss of trees (4); Impact on neighbours (3); Traffic (3); Parking (3)
- **Do you support having regular markets in the park?** Yes 18; Unsure 3; No 1
- **If so, what sort of markets?** Food (11); Organic Food (5); Fresh Local Produce (4); Craft and/or handmade goods (4); Wine (2); Similar to Narrabeen (1) and Mosman (1); General (3 – e.g. clothing; home wares, antiques furniture and photography).
- **Do you support having movie evenings in the park?** Yes 15; No 3; Unsure 1
- **Please explain reasons for your answer above:**

Supportive respondents said: Opportunity for community to connect (3); Good community attraction (1); Awesome (1); Fun (1); Important for people in units (1); opportunity for retro surf movies, food trucks and picnics (1)

Those who were not supportive or not sure said: Subject to reasonable times and noise constraints (2); Noise an issue due to residential area (3); Current night use of community houses is noisy (1); Small Park and no parking (1)
- **Do you think the park should be designated an alcohol free zone during certain hours?** (No alcohol at any time 7/19; permit alcohol with restrictions 6/19; permit alcohol with no restrictions mentioned 3/19; Unsure 3/19)
- **If yes, what hours would you like to have the park an alcohol free zone?** All hours (7); 10pm-10am (1); 4pm to 12pm (1); Night (1); Week days (1); Allow for Special events only (1); Restrict alcohol in certain areas(1)

- **Any other comments or thoughts on the Preliminary Design Plans?** Other comments and suggestions which will be considered in the detailed design include: running a street art competition; celebrating cultural diversity by inclusion of cultural facilities such as a Tibetan Prayer wheel and consideration of security measures such as CCTV.

Submissions for Redman Road Plaza

Information from council's server reveals that the Preliminary Design Plans for Redman Road Plaza were viewed 678 times and downloaded 271 times. However, council only received a total of **17 submissions**. The majority of responses were via feedback forms, with 13 being completed online and three handwritten at information sessions. Only one letter was received which responded to the Redman Road Plaza.

The following list outlines the feedback form questions along with a summary of the responses, with the number respondents who mentioned that aspect in brackets. The concerns of the respondent who submitted a letter are also summarised in response to these questions:

- **What is your interest in the Redman Road Plaza preliminary design plans?** Local resident living near Redman Road (3); Dee Why Resident (4); Warringah Resident (9); Work in Dee Why (1)
- **In principle, do you support the proposed design plans?** Yes 14; No 2; Unsure 1
- **What do you like about the preliminary design plans for Redman Road Plaza?** Activates dead area (3); Appealing (2); Seating (3); Water Feature (2) New paving (2); Open Space (2); Enhances appeal of western Dee Why (2); Assists and encourages business (2);
- **What do you think is missing or needs changing?** Remove water feature (2); relocate vehicle entries (1); more seating areas (1); concern about maintenance (1)
- **How would you like to use the new plaza?** Meeting area (6); Pedestrian thoroughfare (3); Shopping (3); Community Hub (1); Relaxing and leisure (3); Eating and drinking coffee (2); Food markets on Sunday nights (1); Entertainment area (1); Area for Christmas Carols (1)
- **Do you support the proposal to increase trees and plants as part of the proposal, in particular to have a green roof and hanging garden?** Yes 12; Unsure 2
- **If you do not support the proposal in question 6, please explain why:** concern about blocking sunshine (1); concern about encouraging bats and birds (1); concern about use of non-native species (1)
- **Do you have any other comments or suggestions?** need to attract the right businesses (4); concern about high risk investment for water features (2);

It should also be noted that the exhibited plans for Redman Road Plaza propose the use the same paving unit as used in front of the shops at Collaroy, rather than the paving unit specified in the *Warringah Public Spaces Design Guidelines*. Only one comment was received in relation to this proposal, which strongly supported the change. It is also intended that the same paver be used for all streetscape upgrades in the Town Centre, which will be shown and described in the preliminary design plans for the streetscape upgrades when publicly exhibited. Should the outcome of the public exhibition of those plans be that there is no objection to the proposed paver, then a recommendation will be made for Council to adopt altering the *Warringah Public Spaces Design Guidelines* to reflect this change.

Feedback Summary

Generally respondents were highly supportive of both concepts. The submissions provided valuable feedback and all suggestions will be given consideration during preparation of the detailed designs.

The overall response numbers are summarized in the following table,

Number of notification letters mailed	Approximately 16,000	
	<i>Walter Gors Park</i>	<i>Redman Road Plaza</i>
Number of views of the plans	781	678
Number of visitors who downloaded the plans	209	271
Number of Submissions	23	17
Support Concept	16	14
Don't Support Concept	5	2
Not Sure	2	1

The total number of submissions received is very low relative to the number of notifications letters mailed web page views and downloads. Experience with the exhibition of plans for previous projects has indicated that the vast majority of people who tend to make submissions are those that have an objection to a proposal. It is encouraging to find that this was not the case regarding exhibition of these plans, indicating that the community was so supportive that they went against the normal trend to show their support for the projects.

It is also reasonable to conclude that the vast majority of people who viewed the plans considered them to be satisfactory, or at least did not oppose it strongly enough to make a submission. On this basis it can be concluded that the community strongly supports the proposals.

Removal of Existing Trees

Four responses raised the issue of the removal of some of the existing mature trees in Walter Gors Reserve. An arborist report was commissioned to help inform the concept design. This report identified that most of the trees on site are in decline and are of low ecological value. The design intent of the masterplan is for a large open space surrounded by a mixture of endemic and functional park trees, maintaining the existing trees would compromise this design intent.

The concept plan calls for the retention of the large camphor laurel as an example of an excellent park tree that will provide shade and scale. In response to submissions, the large magnolia tree will also be retained. It should also be noted that the concept plan contains three times more trees being planted than currently exist in the Park.

The trees to be retained will be protected during and after construction works via applying the Australian Standards for protection of trees during construction.

Traffic and Parking

Three responses raised the issue of the adequate parking and increased traffic around Walter Gors Park. The new Walter Gors Park is designed to provide an improved resource and amenity for people already living, shopping and working in the Dee Why Town Centre area. As such these local residents, shoppers and business users/ workers are already accommodated for in existing trip generating developments and suitable parking is available at a combination of commercial shop complexes, residential buildings, public car parks and on street parking arrangements.

Noise / Impacts on Neighbours

Several responses raised concerns regarding noise and impacts on neighbours around Walter Gors Park. In general the design of elements within the park are proposed to be located away from residential buildings to minimise impacts of this type, in line with existing uses in the reserve. The other possible uses of the reserve for markets and other night events such as movie evenings

received reasonable strong support and will need further evaluation prior to determination of frequency and extent of these type of events.

General

Council received a number of comments regarding various design elements and aspects. The merit of each of these will be considered during preparation of the detailed design. This includes the use of appropriate fixtures and finishes to dissuade skateboarders from skating in these pedestrian-centric areas.

Conclusion

Given the strong community support of the Preliminary Design Plans for Walter Gors Park and Redman Road Plaza, council staff should proceed to prepare detailed designs for these two areas to enable public tenders to be called and construction to commence as planned. Refer to section titled 'Detailed Design for Walter Gors Park and Redman Road Plaza' below.

FINANCIAL IMPACT

There is no financial impact as a consequence of the community feedback received from public exhibition of the preliminary design plans for Walter Gors Park and Redman Road Plaza.

The financial impact of the proposed adjustments to the scope of Phase 1 Upgrade Works is shown below. In summary it is shown that the works have been re-phased so that there is no additional cost to include the eastern end of Redman Road Plaza as part of the Phase 1 Upgrade Works.

Current Phase 1 Upgrade Works - Estimate of Costs

The following estimates have been prepared by council's consultants based on the preliminary designs, and include appropriate contingency amounts. They are intended for budget planning purposes and will have to be confirmed with more accurate estimates following preparation of detailed designs.

	July 2015 Estimate inc. contingency
Walter Gors Park	\$ 7,054,848
Oaks Ave (to Link Rd)	\$ 5,281,485
Howard Ave (to Link Rd)	\$ 3,510,691
Link Rd	\$ 1,768,698
Pittwater Rd (DY to Sturdee)	\$ 6,373,783
St David's Pocket Park	\$ 1,084,717
TOTAL	\$ 25,074,221

Proposed Funding Strategy

Proposed Funding Sources by year	2015/16	2016/17	2017/18	2018/19	TOTALS
Section 94 (Currently held funds)	\$ 2,220,227	\$ 6,361,552	\$ 4,461,690		\$ 13,043,469
Section 94A (Current Program 1% General)	\$ 359,678	\$ 3,274,433	\$ 1,600,456	\$ 3,171,830	\$ 8,406,397
Conditions of Consent (Meriton)			\$ 3,323,818		\$ 3,323,818
VPA Contributions (Cobolt)			\$ 250,000		\$ 250,000
External Grant Funding (RMS/ TfNSW)			\$ 500,000		\$ 500,000
					\$ 25,523,684

Estimates only - amounts require confirmation
 Amounts yet to be adopted by Council

Plan 2 Proposed Adjustments to Phase 1 Upgrade Works



The above plan (Plan 2) shows a proposal to reduce the Phase 1 upgrade works for the full width of Pittwater Road between Dee Why Parade and Howard Avenue and on the eastern side of Pittwater Road between Pacific Parade and Sturdee Parade (see Plan 1) and includes half the length of Redman Road between Mooramba Road and Fisher Road.

The estimated cost of the adjusted Phase 1 upgrade works is as follows

	Adjusted July 2015 Estimate	
Walter Gors Park	\$ 7,054,848	
Oaks Ave (Pittwater to Link Rd)	\$ 5,281,485	
Howard Ave (Pittwater to Link Rd)	\$ 3,510,691	
Link Rd	\$ 1,768,698	
Pittwater Rd (DY Pde to Sturdee)	\$ 4,560,100	reduced as per plan
St David's Pocket Park	\$ 1,084,717	
Redman Rd Plaza	\$ 2,000,000	eastern half
TOTAL	\$ 25,260,538	

The above total adjusted estimated cost of \$25,260,538 to enable construction of the eastern half of the Redman Road Plaza (as shown on Plan 2), is slightly less than the previously planned expenditure amount of \$25,523,684 for the Phase 1 Upgrade works (as shown on Plan 1).

DETAILED DESIGN FOR WALTER GORS PARK AND REDMAN ROAD PLAZA

If the recommendations of this report regarding the outcomes of the public exhibition and the revised scope of Phase 1 upgrade works to include the eastern end of Redman Road Plaza are adopted by Council, a consultant will need to be engaged to undertake Stage 3 – Detailed Design for Walter Gors Park and Redman Road Plaza. A separate ‘Confidential’ report recommending the engagement of a consultancy to undertake the detailed design for these two areas is also on the agenda for this Council meeting.

Adoption by Council of the recommendations of both reports will enable preparation of detailed designs for both Walter Gors Park and Redman Road Plaza and a public tender process for the commencement of construction of Walter Gors Park by May 2016, as planned. The earliest that construction of Redman Road Plaza is likely to commence is late 2016 due to the need to get Ausgrid approval for undergrounding of power and RMS approval to a vehicle and pedestrian shared zone.

TIMING

25 August 2015	Council adopt recommendation to engage Tract Consulting
Sept 2015	Detailed design for Walter Gors Park and Redman Rd Plaza commenced
Dec 2015	Detailed design for Walter Gors Park and Redman Rd Plaza completed #
Jan – April 2016	Public tender and engagement of construction contractor for Walter Gors Park
May 2016	Construction of Walter Gors Park commenced
December 2016	Construction of Walter Gors Park completed ##
Late 2016	Earliest expected commencement of construction of eastern half of Redman Rd Plaza

Completion of Detailed Design for Redman Road Plaza dependant approval times from Ausgrid for undergrounding of overhead power and RMS for approval of the proposed vehicle/ pedestrian ‘Shared Zone’.

*Construction period subject to tender and contractual agreements with successful tenderer.*

POLICY IMPACT

All relevant council policies have been considered in the development of the preliminary designs and will be further considered during preparation of detailed designs.

Council's Community Engagement Process has been followed to ensure appropriate notification and opportunity for appropriate community input to the development of the preliminary designs.