

REDMAN ROAD PLAZA UPGRADES

GUIDE FOR BUSINESSES



NORTHERN
BEACHES
COUNCIL

northernbeaches.nsw.gov.au

Scheduled for Phase 2 Streetscape Upgrades 2020-2025.
Subject to Developer Contributions.

STAGE 2
Phase 2 (2020-2025)

Scheduled for construction 2017.

STAGE 1
Phase 1 2017



A GUIDE FOR BUSINESSES

The Northern Beaches Council is improving Dee Why Town Centre, through the implementation of Council's award winning MasterPlan 2013. By March 2017, Council aims to commence construction of Stage 1 of the new Redman Road Plaza.

The Plaza will include an elevated catenary lighting structure, making the Plaza safe and attractive at night, along with hanging gardens, seating, a water feature and some integrated public art. It will bring a positive future for business, by creating an attractive, vibrant sought after Plaza that generates investment, promotes social interaction and visitation and will form part of the transformation of Dee Why into a premier commercial and residential district.

KEEP YOUR BUSINESS RESILIENT DURING CONSTRUCTION

Construction is estimated to take in the order of six months. There will be disruptions along the way, but the benefits will be considerable once the works are complete. You only need to look at the recently upgraded "The Strand" at Dee Why Beach to see how street upgrades have transformed and reactivated this commercial strip.



Streetscape upgrades at Dee Why Beach which have transformed the commercial strip

HOW WILL REDMAN ROAD PLAZA UPGRADES AFFECT YOU?

The Stage 1 works will result in some short term traffic impacts caused by the need for a construction zone. It will also result in the removal of six on-street parking spaces and the taxi zone. Existing vehicle access to private properties will not be diminished by the construction of the proposed Redman Road Plaza.

Construction of Stage 2 is subject to available funding and may be undertaken in conjunction with redevelopment of adjoining private properties. When these redevelopments take place, they are required to provide adequate on-site parking for the new residential and commercial components. In the future there will be more customer parking than at present as new developments replace existing developments which currently have little or no customer parking.

Pedestrian Access

Pedestrian access will need to be temporarily diverted while we upgrade the footpaths. We will carry out the works in sections, to ensure pedestrian access is always available, and provide temporary crossings and signage so that you and your patrons can always access your business.

Deliveries and Services

In planning the works, Council will be contacting you to find out about your delivery requirements, including time of day, frequency and location. Council's contractors will be instructed to assist and facilitate access for deliveries to your business premises during the works. Throughout the construction process, the highest priority will be given to maintaining pedestrian and delivery access.

Noise and Dust

The works will result in some noise and dust. Council's contractors will be required to comply with standards for noise and dust suppression. Over and above this, Council will encourage contractors to take all measures possible to minimise impact of their works on your business operation and amenity.

Working together

As we upgrade Redman Road Plaza, we'll make every effort to minimise the disruptions to business and maintain customer flow.

Council's construction companies will work to site-specific plans complying with environmental conditions of approval. Mitigation measures include:

- Getting the job done as quickly as possible
- Reducing construction impacts where possible, including air quality, noise and vibration levels
- Keeping business owners and residents informed
- Working with businesses to resolve site specific solutions

Both Council and their contractors will aim to keep your business "in the loop" during every step of the project. They will be out and about talking to businesses on site at key stages of the project, providing information about construction and how it may affect you.

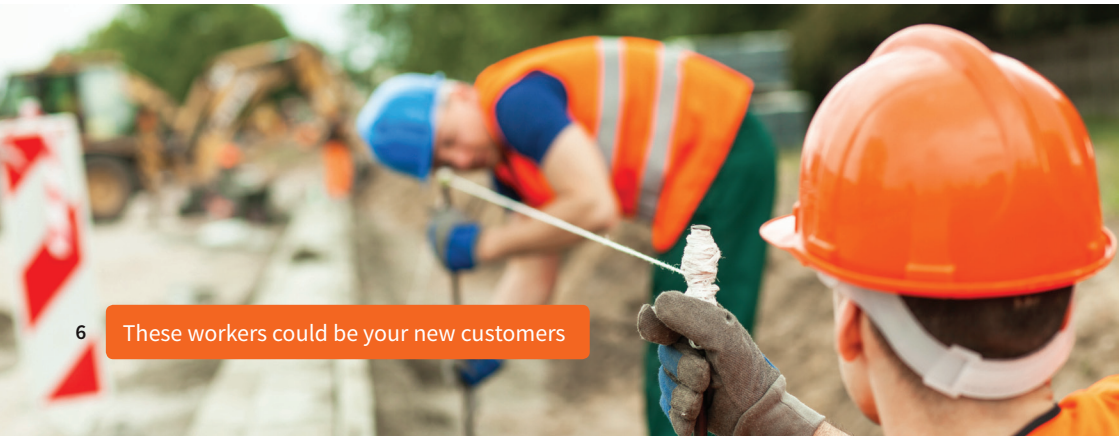
The best way to keep abreast of what's going on is to register for regular email alerts about key milestones or specific works that may affect you. To register, email your contact details to council@northernbeaches.nsw.gov.au.

KEEPING BUSINESS RESILIENT DURING CONSTRUCTION

The longer-term benefits for business from the improvements will be significant. Construction does present challenges, but there are positive lessons to be learned from past experiences.

KEY TIPS ARE:

- Stay informed of what is happening around your business through registering with Council for email alerts or checking online
- Always keep your customers informed
- Be mindful that construction workers are customers too, take advantage of this new customer base
- Look at the positive and new ways you can market your business during construction
- Collaborate with other businesses and business groups to create network opportunities
- Talk to your business neighbours and see what their plans are. You might share the same customers, so their plans may impact on your business
- Take advantage of NSW Government subsidised business advisory service, Small Biz Connect, by making an appointment for a free consultation session
- Take stock of your business:
 - Liaise with your landlord and make sure they are aware of the upcoming works and likely impacts
 - Review and update your business plan around what is taking place, including advice from your local business advisor
 - Check your insurances and know what you are covered for.



CONNECTING BUSINESSES WITH SUPPORT AND ADVICE

Sydney Business, a not-for-profit business advisory organisation, is offering free advisory sessions to help you plan ahead and prepare for potential future disruption. This service is independent of the Northern Beaches Council and is heavily subsidised through the NSW Government's Small Biz Connect program which provides business advice to small businesses across NSW.

Please contact Louise Lye from Sydney Business Organisation on 0451 998 709 to make an appointment, or email your enquiry to info@sydneybusiness.org.au. You may also visit their website at www.sydneybusiness.org.au.

KEY CONTACTS

NORTHERN BEACHES COUNCIL

For information about the Dee Why Town Centre improvements and how they may affect you, or to register for regular email updates, contact:

Community Liaison Officer, Phone 9942 2755 or email council@northernbeaches.com.au
Project website: www.northernbeaches.nsw.gov.au

SYDNEY BUSINESS

For a free business advisory session contact:

Louise Lye from Sydney Business Organisation on 0451 998 709 or email info@sydneybusiness.org.au or visit www.sydneybusiness.org.au.

OFFICE OF THE NSW SMALL BUSINESS COMMISSIONER

For details on the NSW Government's Small Biz program, contact:

NSW Small Business Commissioner on 1300 134 359, email we.assist@smallbusiness.nsw.gov.au or visit www.smallbusiness.nsw.gov.au.

