

Northern Beaches Council presents

DEE WHY TOWN CENTRE IMPROVEMENTS 2016

NORTHERN
BEACHES
COUNCIL

northernbeaches.nsw.gov.au



Exciting new developments are happening in Dee Why following Council's adoption of an award winning Masterplan in August 2013.

Through the implementation of the Masterplan, Dee Why Town Centre will be transformed into a premier commercial and residential district.

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Street and Public Open Space Upgrades and Traffic Changes

- Phase 1 (2016 - 2019)
- Phase 2 (2020 - 2025)
- Phase 3 (2026 - 2036)

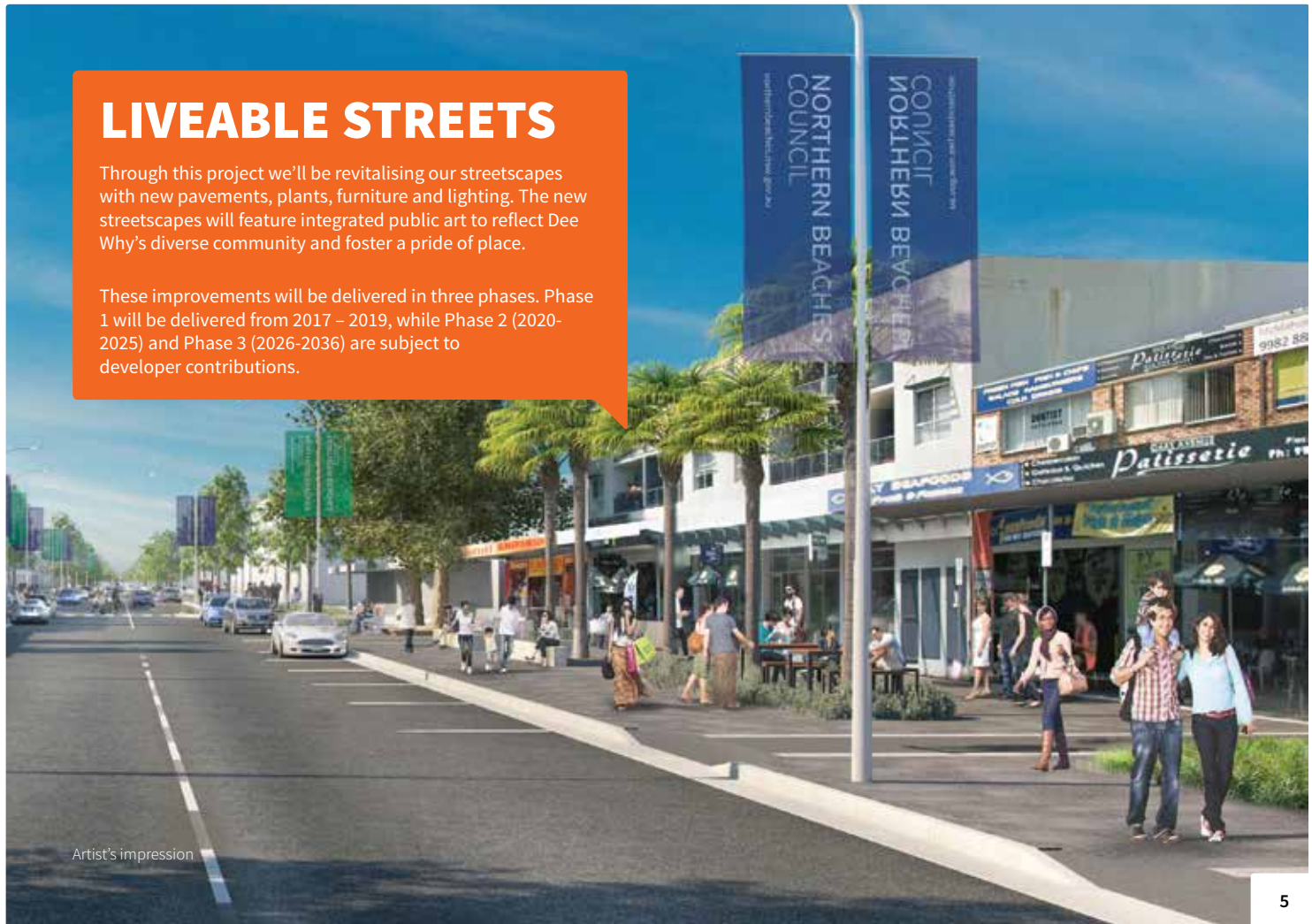
Note: Phase 2 and 3 subject to future developer contributions.



LIVEABLE STREETS

Through this project we'll be revitalising our streetscapes with new pavements, plants, furniture and lighting. The new streetscapes will feature integrated public art to reflect Dee Why's diverse community and foster a pride of place.

These improvements will be delivered in three phases. Phase 1 will be delivered from 2017 – 2019, while Phase 2 (2020-2025) and Phase 3 (2026-2036) are subject to developer contributions.



Artist's impression

PCYC AND CARPARK

Opening early 2017, at the corner of Kingsway and Fisher Rd, Dee Why.

An exciting new facility for the community, including:

- Two multi-use indoor sports courts
- A youth drop-in centre and study area
- Three multi-purpose community rooms
- Police Citizens Youth Club (PCYC) counselling space
- Café
- Parking for 348 cars

A

Artist's impression



OAKS AVENUE DRAINAGE

New stormwater infrastructure has been installed to reduce the impacts of major flooding, making Dee Why safer during severe rain events.



WALTER GORS PARK

Opening early 2017

The park will feature:

- A playground
- Water features
- Exercise area
- Outdoor kitchen
- Herb garden
- Water recycling
- Large open spaces
- Accessible toilets

C

Artist's impression

LEGEND

1. WATER FEATURE AREA - ROUGH TEXTURE SANDSTONE BLOCKS WITH GRANITE PAVING AND WATER JETS
2. CHILDREN'S PLAYGROUND
3. CHILDREN'S NATURE PLAY AREA
4. SYNTHETIC GRASS AREA WITH PAINT PONG TABLES (SITE OF POSSIBLE FUTURE CAFE)
5. FITNESS AND EXERCISE AREA
6. OUTDOOR DINING AREA WITH LONG TABLES AND BENCHES
7. OUTDOOR KITCHEN WITH BBQ'S, SINK AND HERB GARDENS
8. AREA FOR TEMPORARY MOVIE SCREEN WITH THREE PHASE POWER OUTLET
9. SHARED FOOTPATH
10. SERVICE VEHICLE ACCESS
11. GRADED LAWN AREA
12. ACCESSIBLE TOILET BLOCK
13. WATER FEATURE AND IRRIGATION PUMP ROOM
14. AREA FOR ADDITIONAL PORTABLE TOILETS, BLOWY POWER AND WATER SUPPLY AND POWER CONNECTIONS
15. ELECTRICAL SIGNAGE BOARD

- DECOMPOSED GRANITE PAVING BEDDING
- PUBLIC DOMAIN FRINGS
- GRANITIC GOLDEN GRANITE
- WALTER GORS PLAZA FEATURE GRANITE PAVING
- BRUCE ROCK SUPPLYWAY - IN RANDOM PATTERNS
- WALTER GORS PLAZA FEATURE GRANITE SETTS
- BRUCE ROCK COFFEE
- WALTER GORS PLAZA FEATURE GRANITE PLANKS
- AUSTRIAN BLACK
- GENERAL WALTER GORS PARK PAVING
- INDUSTRIAL CONCRETE PAVING WITH COLOURED ORNIE
- COLOURED 47mm RUBBER SAFETY FALL UNDER PLAYGROUND
- EXISTING TREES RETAINED
- NEW STREET TREE PLANTING
- NEW WALTER GORS PARK TREE PLANTING
- NEW GRASS AREA
- NEW GARDEN WITH NATIVE GRASSES AND GROUND COVERS
- NEW AUGUST STREET LIGHTS
- NEW POLE TOP MOUNTED PEDESTRIAN LIGHTS
- PROPERTY BOUNDARY
- LINE OF WORKS



WALTER GORS PARK

C

1:2000 @ 81

REDMAN ROAD PLAZA

Works to eastern half start 2017

A larger, greener pedestrian plaza

D



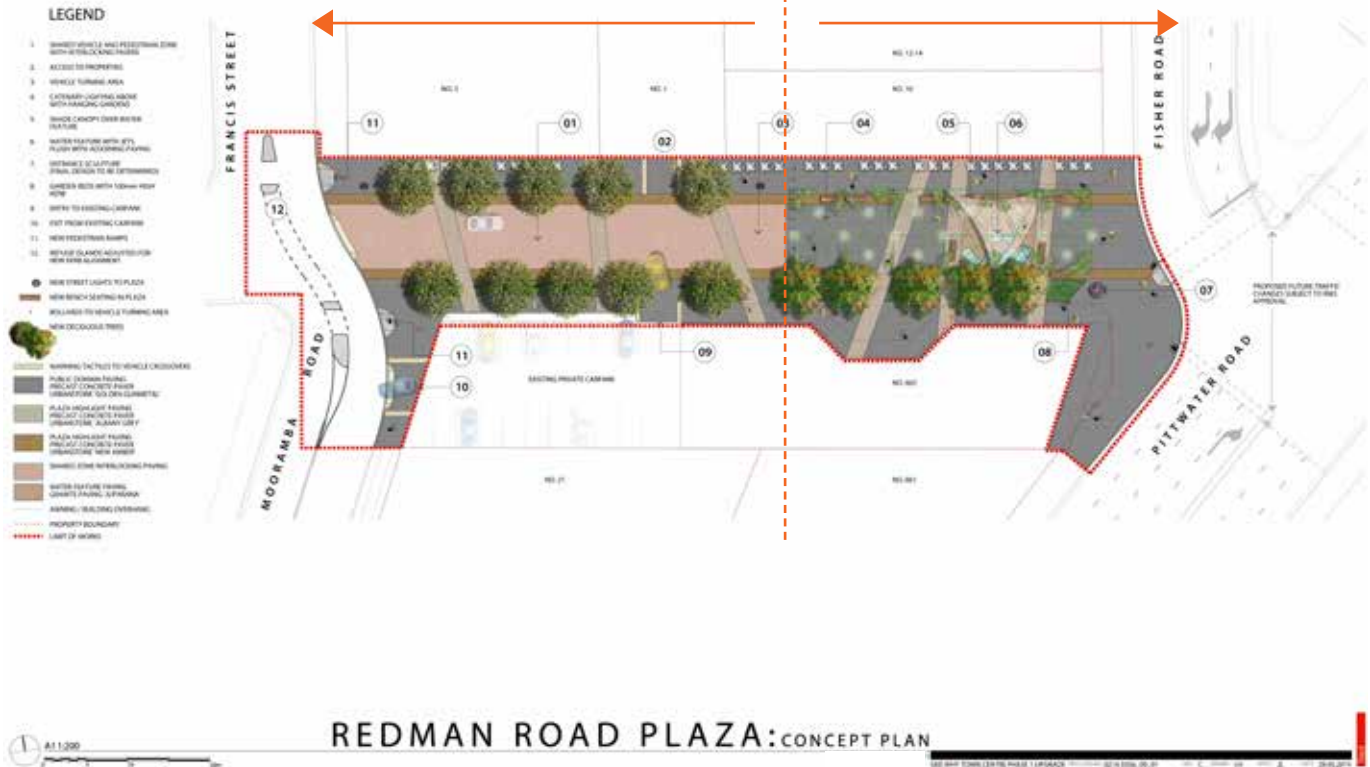
Artist's Impression

STAGE 2

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

STAGE 1

Scheduled for construction 2017.

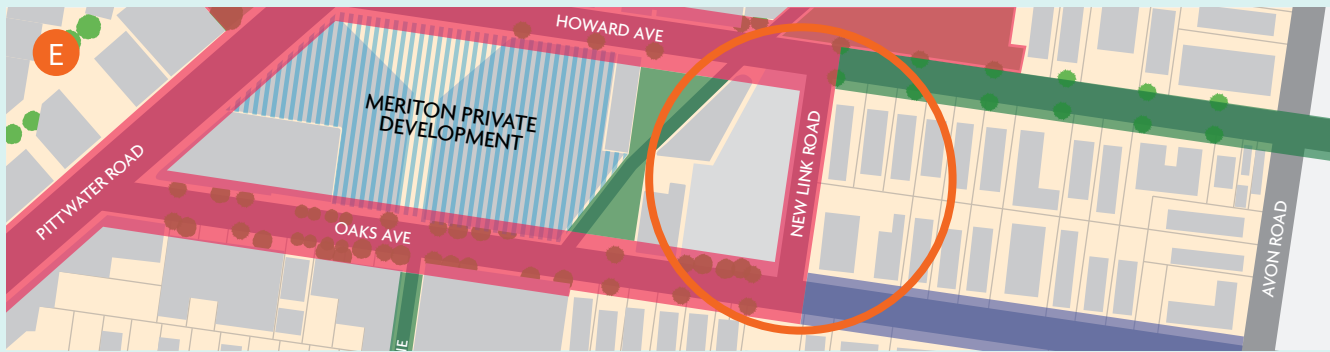


OAKS/HOWARD AVE CARPARK

Planned for future development including the provision of public car parking, a new link road, and the potential future location for the Dee Why Police Local Area Command.

E

NEW LINK ROAD



A new road to improve traffic circulation in the Town Centre will be constructed in conjunction with the redevelopment of Council's carpark.



Artist's impression

ST DAVID PARK

2017-2019

An improved park with new amenities designed to integrate with the new B-Line bus stop.

F



TRIANGLE PARK NORTH

Phase 2 (2020-2025)

Landscape improvements to energise currently underutilised park.

G

Artist's impression

TRIANGLE PARK SOUTH

Phase 2 (2020-2025)

Council bought this site, previously a medical practice at 30 Oaks Avenue, to create more public open space for the Town Centre. A new park will be created after its use as a construction site compound.

H

Artist's impression

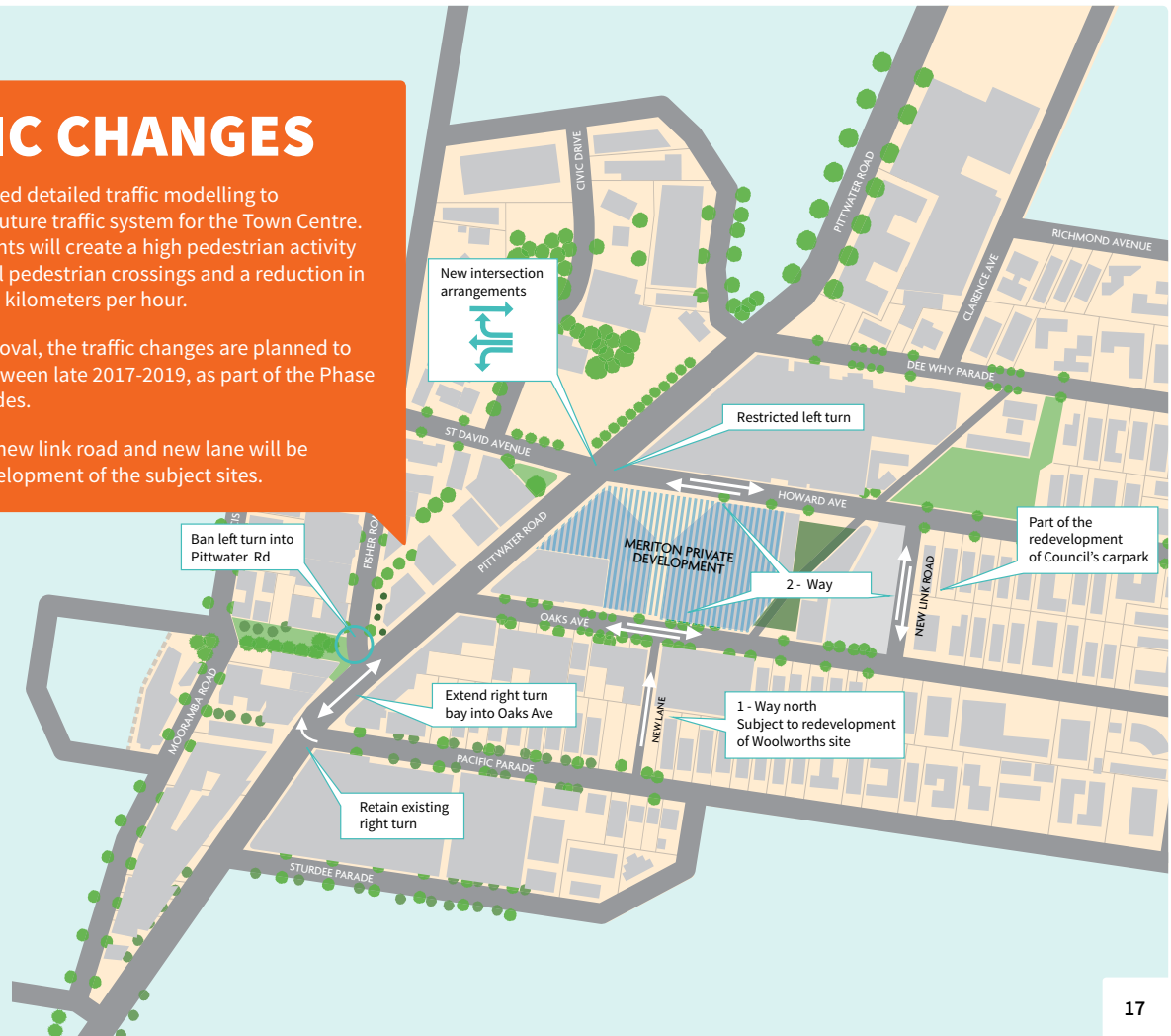


TRAFFIC CHANGES

Council has conducted detailed traffic modelling to determine the best future traffic system for the Town Centre. The new arrangements will create a high pedestrian activity area, with additional pedestrian crossings and a reduction in the speed limit to 40 kilometers per hour.

Subject to RMS approval, the traffic changes are planned to be implemented between late 2017-2019, as part of the Phase 1 streetscape upgrades.

Construction of the new link road and new lane will be subject to the redevelopment of the subject sites.



PUBLIC PARKING

Short Term Parking Changes




There will be some disruptions to parking as improvements are made to the Town Centre. Road works will be carried out in stages where possible to reduce impacts to on-street parking.

Long Term Parking Changes

Future private developments are required under Council's Planning Controls to provide on-site parking for residents and customers. This will result in more customer parking than at present as new developments replace older retail and commercial premises which currently have little or no customer parking.



Legend

-  Carpark - Under Construction
-  Carpark - Existing
-  Carpark - Existing - Potential Redevelopment

PRIVATE DEVELOPMENT

A number of private developments are planned and underway in Dee Why Town Centre.

Visit our website and search for 'Dee Why Town Centre – Private Developments' to get the latest.

Dee Why Town Centre Planning Controls

Future private developments will be subject to changes to our planning controls, to allow us to implement the recommended infrastructure and developments of the Dee Why Town Centre Masterplan.

Development Contributions Plan 2015 (Amendment 1) Draft - Section 94A

We are proposing to increase the levy paid by developers for new developments in the Dee Why Town Centre. This would help fund high priority infrastructure works identified in the Masterplan.

NEW LANE

Subject to Woolworths Redevelopment

Changes to our planning controls will facilitate public benefits such as connected open public spaces at the ground level. This new lane, subject to the redevelopment of the Woolworths site, is an example of a public benefit to deliver improved pedestrian and vehicle access and greater retail activation.



MERITON

Meriton are planning to build a new development, including two residential towers, retail space, a town square and pedestrian link. This development is based on amendments made to the planning controls in 2008.

The establishment of the new town square was a condition of the 2008 voluntary planning agreement in conjunction with the decision to allow the increase in building tower height. The town square is to be publicly accessible and available for use by Council several times a year.



View from corner Pittwater Rd and St David Ave



View From Plaza



View from Oaks Ave

MERITON PROPOSED PLAN FOR TOWN PLAZA AND WALKWAY



Meriton image from DA2016/0705

DEE WHY TOWN CENTRE
LANDSCAPE DEVELOPMENT APPLICATION



PREPARED BY: Arcadia Landscape Architecture
CLIENT: MERITON
ARCHITECT: Cross Architects

DATE: Jan 2025
SCALE: 1:500 @ A3
SHEET: 0

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MANAGING CONSTRUCTION

We ask for your patience as improvements are made to the Town Centre. Construction activities will result in some temporary changes to traffic and parking, such as the relocation of pedestrian crossings, bus stops and taxi stands. There will be truck movements through the Town Centre. Council will make every effort to mitigate these impacts, including keeping business owners and residents informed.

Construction by private developers will be managed through:

- Conditions of consent on development approvals
- Approved Traffic Management Plans
- The certifier appointed to supervise the works

Construction of Council jobs will be managed through:

- Getting the job done as quickly as possible
- Coordination of our contractors
- Contract management by Council
- Approved Traffic Management Plans

KEEPING UP TO DATE

Affected businesses and residents will continue to be kept informed.

We recommend you register for email alerts.

For enquiries or to register your details, contact the Community Liaison Officer at deewhytowncentre@northernbeaches.nsw.gov.au, or call 9942 2111.

Alternatively visit warringah.nsw.gov.au search for 'Dee Why Town Centre'.







northernbeaches.nsw.gov.au