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RE: MODIFICATIONS TO MP10 0177 (MOD 4) - 14-18 BOONDAH ROAD WARRIEWOOD

Works within Pittwater Road

In this regard, we note that Pittwater Council has recently made a decision to finance infrastructure/services from the Warriewood Valley Section 94 Contribution Plan for a Police Citizen and Youth Club (PCYC) at the Narrabeen Reserve which is located outside the boundaries of the S94 Plan (**Refer to Annexure 1**). The amount of funds being diverted away from much needed infrastructure in the Warriewood Valley amounts to a substantial \$3.9M, which should be allocated towards the widening of the Pittwater/ Warriewood Road Intersection.

Using \$3.9M for a proposed (not approved) PCYC will result in an “unfunded liability” (Council’s words in their letter) for works outside the Warriewood Valley S94 Plan boundary. The intersection works will amount to \$450,000. Council is being hypocritical by not funding necessary road works, yet make a decision to fund a proposed PCYC that lies outside the Warriewood Valley Section 94 Contribution boundaries for way much more, which will significantly delay the provision of much needed works in the Warriewood Valley.

Our position remains consistent from the outset of this development. Pittwater Council should provide a credit to Meriton for undertaking the intersection works. Future residents of our site will alone not use the intersection. People from the wider local government area and surrounding region visiting the Warriewood Valley for business, personal or recreational purposes will use this intersection. This is a basic Section 94 Nexus principle that is being ignored. Therefore Meriton should not be burdened with paying outright for these works. Funding priority for the intersection is far more important and certain to take place than a proposed PCYC.

The RTA should also be making a financial contribution to the intersection as Pittwater Road is an arterial thoroughfare.

Accordingly, we recommend that a new condition be inserted into the approval as follows:

F15(e) The Proponent in undertaking the works at the Pittwater Road and Warriewood Road intersection be financially credited by Pittwater Council (50%) and the Roads and Maritime Service (50%). The funds to be paid to the proponent at the completion of the intersection works.

Boondah Road (Condition C6)

The proposed works fronting Macpherson Street and Boondah Road require fine tuning. Our original request was to stage the commencement of works between Macpherson Street and Boondah Road.

Following a review of sales, construction timing, and an unusual wet weather pattern, we propose to only undertake the road frontage works from the north western boundary to number 7 Macpherson Street as shown on the plan attached to **Annexure 2**. Works along this part of Macpherson Street matches the Stage 1 approval, where by the remainder of works east of number 5 Macpherson Street apply only to the second stage of development. It is standard practice by Councils in general issuing conditions of development consent that only require the footpaths, kerbs and the like being provided in front of the approved site.

Consequently, a proponent should not be required to undertake public works in front of another adjoining development site. A future consent for 5-7 Macpherson Street will contain conditions to provide footpaths, service trenching, new kerbs/gutters and the like. In this regard, the adjoining site at 5-7 Macpherson Street is currently being advertised for sale as a development site for 18 units or 8 townhouses subject to Council approval (see photographs below).

Photographs of 5-7 Macpherson Street Development Site





The future proponents of the site should be required to undertake their own footpath works etc. Meriton should NOT be constructing the public frontage works of another development site.

Should Council want Meriton to undertake these works in front of 5-7 Macpherson Street, then Council should provide a credit from the Section 94 Contributions. The cost of undertaking these works is \$250,000.

Accordingly, we seek to have condition C6 to be amended as follows:

C6 Existing Public Roads – Roads Act Approval (Pittwater Council acting as the road authority under the Roads Act 1993)

Engineering plans and specifications for all roads, drainage and other civil engineering works within an existing Public Road reserve along the Macpherson Street frontage ~~(including 5 and 7 Macpherson Street)~~ and along the Boondah Road frontage, must be submitted to and a written approval under Section 139 of the Roads Act obtained from Council prior to the issue of the relevant Construction Certificate.

The Engineering Plans and specifications are to include the following matters:

- a. *Macpherson Street and Boondah Road:
Works to the full length of the Macpherson Street ~~(including 5 and 7 Macpherson Street)~~ and Boondah Road frontages of the development site and including works associated with the intersection access to the development; being:*
- b. *Kerb and Guttering (vertical faced kerb only will be permitted);*

- c. Landscaping (in accordance with condition C2 above);
- d. Roundabouts at:
 - i. **The intersection of Macpherson Street with the Anglican Retirement Villages (ARV) section entry road. The ARV cost proportion of 50% be credited to the Proponent from the Warriewood Valley Section 94 Contribution Plan to construct the roundabout. (~~Remaining portion – all cost sharing to be agreed between the Applicant and ARV~~); and**
 - ii. At the intersection of Macpherson Street and Boondah Road – kerb and gutter, footpath and landscape construction to accommodate the future roundabout.
- e. Road shoulder and road pavement construction, including pavement design and treatments for half road construction up to the road centre line or formation of recently construction pavement to pavement design criteria in Macpherson Street (4 x 106 ESA pavement design criteria).
- f. Footpath/cycleway 2.5m wide in Macpherson Street ~~including 5 and 7 Macpherson Street~~, and 2.5m wide footpath/cycleway in Boondah Road.
- g. Associated road drainage for Macpherson Street and Boondah Road.
- h. Indented parking bays in accordance with the requirements of the Warriewood Valley Roads Masterplan.
- i. Indented bus bays in locations and to the requirements of Sydney Buses.
- j. Incorporation of the design and construction recommendations of the Arborist's Report referred to in condition C2 above necessary to achieve the retention of Bangalay Sand Forest where it is outside the approved development zone.
- k. Dedication of 12.5m² Road Reserve land being a splay corner (5 metres x 5 metres) at the intersection of Macpherson Street and Boondah Road to allow the construction of a roundabout.
- l. No vehicle access (other than for a temporary construction works) permitted from any private property to either Boondah Road or Macpherson Street other than via the approved access road network.
- m. Entry treatments into the site:
 - i. The entry treatment for the internal through-road linking Macpherson Street and Boondah Road is to include kerb returns and pedestrian/cycle refuge at the intersection of the roadway with Macpherson Street and Boondah Road.
 - ii. The southern-most entry treatment for the internal road at Boondah Road (south of Building P) is to be designed and constructed as a standard access driveway and gutter crossing in accordance with Council driveway standards.
- n. **Macpherson Street works west of 5-7 Macpherson Street fronting the development site are to be completed prior to the Final Occupation Certificate being issued for Stage 1. The**

remainder of the Macpherson Street frontage east of 5-7 Macpherson Street is to be constructed as part of a future Stage 2 application and completed prior to the Final Occupation Certificate being issued for Stage 2.

- o. The cost of constructing kerbs, gutters, crossovers, footpaths, cycleways and landscaping in front of 5-7 Macpherson Street is to be credited to the Proponent (if undertaking the works) from Pittwater Council's Warriewood Section 94 Contributions Plan.***
- p. The Boondah Road frontage is to be completed prior to the issue of the Final Occupation Certificate for the Stage 2 application. The Relative Levels (RLs) of Boondah Road are to be set at an appropriate level that does not cause flooding of the road. The additional cost of any raising or other flooding infrastructure works of the road is to be funded by Council from the Warriewood Section 94 Contributions Plan.***

The above condition also removes the requirement for Council's proposed caveat which we no longer seeking as a condition.

Construction of ARV Round-about

We recognise that the round-about in front our main access fronting Macpherson Street is required. However the round-about is in the public domain and is not appropriate for the private sector to manage in terms of financing. The round-about should have been incorporated into Council's Section 94 Contributions Plan as traffic management. It is very unusual for a Council to impose a condition whereby two private developers are to provide and finance public works. What happens if the ARV do not want to pay?

Council should be responsible for funding the round-about given that there are 2 private parties involved with a public infrastructure matter. In this regard, that part of the ARV proportion of the round-about costs should be paid by Council out of Section 94 Contributions. Council can then recoup the funds from the ARV. It should not be Meriton that is pursuing another private company for a public traffic management facility because of Council's error of not including the round-about in the Section 94 Plan. A condition is recommended in condition C6 above.

Condition F14 – Works within Council's road reserve

Condition F14 relates to the timing of completing the works fronting Macpherson Street and Boondah Road and does not define the proposed staging outlined in condition C6. To make condition F14 consistent with condition C6, the following insert into F14(a) is sought.

- (a) Prior to the issue of the relevant final occupation certificates for buildings in each stage (as outlined in condition C6), works fronting Macpherson Street and Boondah Road shall be constructed.***

Condition C2

Condition C2 lists the requirements for landscaping of the entire site covering stages 1 and 2. There is however no development approval for Stage 2. To be consistent with the construction of Buildings A,B,C,D,E,F and G (relates only to stage 1) that is currently occurring on site, the following condition be inserted, as there is no development approval for stage 2.

C2(e) Landscaping works mentioned throughout condition C2 are to be completed prior to the final occupation certificate and only pertain to Stage 1 which incorporates Buildings A, B, C, D, E, F and G, as shown on the approved Overall site-staging plan – DA01 revision dated 30 May 2011.

The second part of Condition C2(c) also needs to be amended to reflect the staging and remove ambiguity as follows.

Prior to release of a Occupation Certificate (**Interim or Final**), all landscaping works need to be certified as complying with the approved landscape plans by a registered architect.

Condition C10 – Services

Condition C10 also does not separate the stages of approvals or construction occurring on the site. It is therefore proposed that condition be amended as follow to reflect the staging as per condition C6.

C10 Services

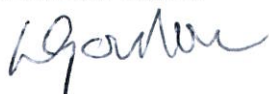
- (a) Street lighting facilities to the development street frontages of the site and to the full length of the existing Public Road reserve frontages to Macpherson Street (**including excluding** 5 and 7 Macpherson Street and the frontage to Boondah Road) to be provided at the full cost of the developer and in accordance with the requirements of Energy Australia.*
- (b) All services, including electrical and telecommunications for the proposed lots, shall be provided underground. The location of any trenching and if required, a pad mounted substation(s) shall have regard for future and proposed landscaping in the public domain.*
- (c) All existing and new utility serviced and adjustments to those services including overhead power supply and communication cables located in the adjacent Public Road reserve verge are to be placed and/or relocated underground for the full length of the road reserve frontages (Macpherson Street **including excluding** 5 and 7 Macpherson Street and Boondah Road) of the development site at the full cost of the developer.*
- (d) Staging of the works in the above conditions are to be in accordance with the staging set out in Condition C6.**

CONCLUSION

The site is quickly being constructed and the above conditions seeking amendment are crucial to the commercial viability of the project. The staging and funding proposed within the conditions are considered reasonable and we now seek that the application be referred to the Planning and Assessment Commission as a matter of urgency.

Yours faithfully

MERITON GROUP



WALTER GORDON

Manager Planning and Development

ANNEXURE 1

SUBJECT: Police and Community Youth Club (PCYC)**Meeting:** Governance Committee**Date:** 17 October 2011

STRATEGY: Building Communities**ACTION:** Investigate the feasibility of a local Police and Community Youth Club.

PURPOSE OF REPORT

Firstly, to seek Council's endorsement of a Preliminary Business Case for a Police and Community Youth Club (PCYC) at North Narrabeen Reserve. Secondly, to seek Council's support to lodge a submission in response to the Expression of Interest (Eoi) for funding of eight new PCYC's in NSW based on the Preliminary Business Case (see **Appendix 1**)

1.0 BACKGROUND

- 1.1 The PCYC model has been in operation for over 75 years, previously a club for boys to engage in positive activities. Later known as Police Citizen Youth Clubs, then in 1995 they changed their name to Police Community Youth Clubs. There are currently 57 PCYC's in both regional and metropolitan NSW.
- 1.2 PCYC is an incorporated not for profit charitable company.
- 1.3 The PCYC is a unique model as it partners with the NSW Police Force. Each time a new PCYC is approved by the State Government an additional 2 Police Officers are allocated to the Police Youth Command which is situated in Mount Druitt. These Police officers are then allocated to work in the newly created PCYC wherever that may be. This is an important aspect as resources do not come from the Local Area Command (LAC) and are accountable to the Police Youth Command.
- 1.4 A facility coordinator is also funded by the State Government via PCYC NSW. The coordinator is an employee of PCYC NSW.
- 1.5 With the above mentioned resources allocated to each club, each PCYC aims to achieve self sustainability, meaning the programs and activities which are offered and the membership contributions all go towards the club maintaining financial viability.
- 1.6 The Police Officers and the PCYC Coordinator facilitate the activities. Typically these would include (but not limited to), sport, dance, self defence, gym, boxing, music and drama, leadership and targeted crime prevention programs. The breadth of activities will depend on the needs of the local community and the model that will best support this whilst remaining financially viable.

- 1.7 Council at its meeting of 19 September, 2011 considered a report on the proposed PCYC (see **Attachment 2**) and resolved:-

- "1. That Council support the preparation of a Submission to the NSW Government to apply for funding for establishment of a Pittwater Police and Community Youth Club servicing the Northern Beaches community, located at North Narrabeen Reserve.
2. That a detailed report outlining the Draft Submission be brought back to Council at its meeting of 17 October 2011 for consideration."

2.0 ISSUES

2.1 Expression of Interest for the Establishment of new Police and Community Youth Clubs

Prior to the last State Election, the Coalition committed to providing additional funding to support the PCYC Program across NSW.

In early August, 2011, the NSW Government, through the PCYC Organisation, announced an Expression of Interest (EOI) process to establish new Police and Community Youth Clubs.

The EOI outlined the following:-

"The NSW Government is providing additional resources to PCYC NSW and the NSW Police Force Youth Command to support the expansion of PCYCs and work to prevent juvenile crime.

Funding will be made available to support the establishment of 8 new PCYCs between 2011 and 2015.

Each new PCYC will be provided two (2) Policy Youth Case Managers and one (1) club Manager, through the NSW Police Force Youth Command and PCYC respectively. These positions are funded by the NSW Government.

Five allocations of \$250,000 and two allocations of \$2.5 million are now available to PCYC to assist in establishing 7 new facilities. In addition, the location of a new facility in south-western Sydney has already been identified and funding towards its construction will be made outside of this allocation process. The capital allocations will be provided by the NSW Government to assist with facility development or expansion, if deemed appropriate, in locations selected."

The EOI requires interested Council's to prepare detailed submissions which must be received by PCYC no later than 5.00 pm, Monday, 31st October, 2011.

2.2 Capital Expenditure Guidelines

The Division of Local Government issued amended Capital Expenditure Guidelines in December, 2010. Under these Guidelines:-

"Councils are required to undertake a capital expenditure review for projects that are not exempt and cost in excess of 10% of Council's annual ordinary rates revenue or \$1 million (GST exclusive), whichever is the greater. There are additional requirements for non exempt capital projects where the project costs are expected to exceed \$10 million (GST exclusive).

The Guidelines have been issued pursuant to Section 23A of the Local Government Act 1993. As such, Councils must consider these Guidelines before committing to capital projects. It should be noted that Councils are expected to undertake the processes outlined in the Guidelines, irrespective of the funding sources of projects."

Consistent with these Guidelines, a Preliminary Business Case (**Appendix 1**) has been developed for the Project. The Guidelines note that:-

"Once a Council is satisfied that sufficient information and evidence has been provided in the preliminary business case and has resolved to continue with the project, a Capital Expenditure Review should be prepared."

It is, therefore, recommended that, should Council proceed with the project after considering this report including the Preliminary Business Case, then a full Capital Expenditure Review should be undertaken.

2.3 Proposed Facility Mix

In examining other PCYC models across the State, there are a range of operating models. More recent PCYC developments have tended to be where Councils have developed new multi-purpose community/leisure centres and then leased the facility to PCYC NSW to manage on Council's behalf.

The most recent example of this is the Marrickville PCYC which was developed as a leisure facility by Marrickville Council and then leased to PCYC NSW to manage.

The usage patterns of PCYC's across NSW varies greatly, but according to information supplied by PCYC NSW, approximately 50% of usage of PCYC's is youth related and the other 50% is general community use. For general community use it is envisaged that the proposed facility would meet some of the needs of the Warriewood Valley community as a multi purpose community facility.

It is envisaged that any Pittwater PCYC would be a similar model, that is a multi-purpose community facility with a focus on youth. Council could then agree to enter into a lease with PCYC NSW for the management of the facility.

2.4 Identified Need and Benefit

The need for recreational activities and 'youth friendly spaces' has been identified by the community through a range of Council planning processes. Over the years Council has delivered a number of recreational and targeted youth programs in partnership with other agencies, however, a designated 'space' or facility appealing to young people has been a difficult outcome to achieve. The proposed PCYC facility offers an opportunity to better respond to the needs of the youth population. It also demonstrates a commitment to investing in long term outcomes for young people, providing them with a space and opportunities to interact and engage in positive activities, programs and vocational training. These opportunities foster aspirations, skills and overall well-being which are vital to health and development of our young people, but also to the sustainability of our community at large.

As stated in 2.3, the usage patterns of such facilities are a combination of both youth and general community use. This is a favourable model as it ensures financial viability with a range of fees and charges. The initial concept design and proposed features takes this into account, ensuring a mix of spaces that would be both appealing and appropriate for a range of different activities, whilst also providing spaces designed to be 'youth friendly'. This is consistent with Council's approach in providing a range of community facilities to cater for diverse community use.

The needs and benefits of the proposed facility is outlined within the Preliminary Business Case (see **Attachment 1**).

2.5 Concept Plans

Based on a Detailed Design Brief (**Annexure 1** of the Preliminary Business Case), Concept Plans (**Annexure 2** of the Preliminary Business Case) have been developed for the proposed PCYC at North Narrabeen Reserve.

The following table outlines the elements within the proposed facility:-

Main Hall			Totals
	Hall	790 m ²	
	Stage & Grandstand	232 m ²	
	Courtyard (not inc. in QS calcs.)	128 m ²	
	Change Rooms (2)	70 m ²	
	Store	80 m ²	1,300 m ²
Operational Facilities			
	Foyer	80 m ²	
	Offices (manager, community)	44 m ²	
	Meeting rooms (2) & Police	44 m ²	
	Café & Kitchen	128 m ²	
	Amenities (staff & public)	40 m ²	
	Circulation	48 m ²	384 m ²
Activity Rooms			
	Small Activity rooms x 3 (8x6m)	144 m ²	
	Medium Activity Room (10x7)	70 m ²	
	Boxing Gym (10x10)	100 m ²	
	Large Activity Room (15x10)	150 m ²	
	Circulation	36 m ²	500 m ²
Sporting Field Facilities			
	Change rooms & Amenities (GF)	140 m ²	
	Offices, Foyer, Stair & Lift	50 m ²	
	Function Room	144 m ²	
	Amenities, Kitchen & Bar	66 m ²	400 m ²

The proposed site for the PCYC within North Narrabeen Reserve, adjacent to Pittwater Rugby Park, proposes the replacement of the existing old change rooms, offices and function space. All of these facilities will be replaced in the proposed development as can be seen in the previous table under the heading of "Sporting Field Facilities".

2.6 Cost of Works

Based on the Concept Design work for the proposed PCYC, a detailed initial Cost Plan was commissioned.

The total estimated project costs, including construction, design and fit out, for the PCYC based on this Cost Plan is \$8,464,457 (see **Annexure 3** of the Preliminary Business Case). This total cost is broken down as follows:-

Cost Centre	Total \$ (excl GST)
Demolition Works	\$52,500
Substructures	\$1,038,608
Structure and Envelope	\$2,176,876
Internal Finishes	\$640,828
Fittings	\$863,033
Service Installations	\$810,110
External Works	\$426,268
Allowances	\$2,006,234
Design Team Fees	\$450,000
Total (excl. GST)	\$8,464,457

2.7 Funding Strategy

As a result of the more detailed Cost Plan estimate of works, a revised funding strategy has been developed as follows:-

Proposed Funding (in future dollars):

- Warriewood Valley S94	\$3,978,995
- State Government Grant	\$2,500,000
- SRV Re-Phasing	\$540,000
- Council Funds	\$500,000
- Future Land Sales	\$1,000,000
Total Income	\$8,518,995

The following section provides a detailed analysis of the funding component from the Warriewood Valley Section 94 Plan.

2.8 Warriewood Valley S94 Funding Component

Since the Warriewood Valley Section 94 Plan (the Plan) was first adopted by Council as a single Plan incorporating various elements in June 1998, there has always been a Community Services element.

The Demographic & Facility/Services Needs Studies, Ingleside-Warriewood Urban Release Area provides sound evidence of the nexus between the proposed development and the demand for community service facilities created by the development.

Over the life of the Plan, the Community Services Element has always contained a number of works items which have formed the basis of its Contribution Rate.

The Works Program in Amendment No. 16 of the Plan totals \$9,068,907 (**Appendix 1**) and included the following elements:-

- Contribution to Childcare Centre.
- Contribution to land for Childcare Centre.
- New Community Facility.
- Acquisition of land for new Community Facility.
- Equipment.

In response to the Ministerial Cap of \$62,100 for the Plan, a detailed review of the Plan was undertaken to reduce the Works Program to comply with the \$62,100 Cap and to develop a submission to the Planning Assessment Commission for the proposed Meriton development.

The Works Program in Merton's submission totalled:-

Scenario 1	\$7,986,346
Scenario 2	<u>\$200,000</u>
Total:	\$8,186,000

and included the following elements. It should be noted that the overall program was reduced in keeping with the reductions in works across the entire Plan to comply with the \$62,100 cap:-

- Contribution to Childcare Centre.
- Contribution to Land for Childcare Centre.
- Embellishment of existing community facility.
- Equipment.

The revised Works Program now proposed totals \$7,000,000, in 2011/2012 dollars, and comprises the following:-

1.	Contribution to a new multi-purpose community and youth centre	\$3,500,000
2.	Embellishment/extension to existing community facilities	\$3,500,000

It is proposed that Item 1 would be phased as follows:-

2012/2013	\$250,000	(Design)
2013/2014	\$250,000	(Design)
2014/2015	\$3,000,000	(Construction)

Indexation of the works items means that the total cost in 2014/2015 dollars is \$3,978,995.

Item 2 is proposed to be phased at the end of the Plan.

The previous strategy outlined in earlier in this section sought to leverage Commonwealth Government funding to provide a Family Resource and Early Childhood Centre (Childcare Centre).

That opportunity no longer exists and the recent analysis undertaken for the review of Council's Social Plan indicates the supply of childcare has increased significantly over the last five years to the point where the mix of services required to service the Valley no longer needs to include a dedicated childcare component. What the Social Plan is highlighting is a need for general community space and particularly space for young people.

An opportunity exists to leverage State Government funding to provide a large multi-purpose community facility with a focus on youth (managed as a PCYC).

It is envisaged that the proposed facility would provide general community facility space for Warriewood Valley as well as a regional space for young people. Clearly young people from Warriewood Valley would also use the facility.

It is proposed that if constructed, Council would manage the facility through a long term lease with PCYC NSW. In discussions with staff from PCYC NSW, on average across the State, PCYC's are utilised 50% of the time for youth related activities and 50% for general community use.

It is therefore expected that the proposed facility would operate as both a general community centre for Warriewood Valley, as well as a regional youth facility (PCYC). In addition, obviously young people from the Valley would also access the facility.

The recently adopted 2011-2015 Delivery Program and Budget contains a major work item as follows:-

- 2014/1025 Community Facilities - Warriewood Valley \$4,271,997

The proposal outlined in this section would reduce this cost slightly and spread the expenditure approximately as follows:-

2012/2013	\$261,750	For Design
2013/2014	\$274,052	For Design and Preliminaries
2014/2015	\$3,443,102	For Construction

In response to the new Minister for Planning and Infrastructure maintaining the Cap of the Plan at \$62,000, Council staff have initiated a further review of the Plan to ensure compliance with this Cap.

A preliminary review of the Works Program of the Plan has commenced which is giving consideration to the following:-

- Referencing previous work done to ensure the Works Program complies with the \$62,100 cap.
- Prioritising the remaining works.
- Linking the remaining works to future sector developments.
- Reviewing cost estimates.
- Ensuring that the Plan stays cash positive.

The initial work done on this review would seem to suggest that a contribution of \$3,978,995 from the Community Services Element over the next four years towards a new multi-purpose community and youth centre is achievable, whilst ensuring there are also sufficient funds to undertake other priority works such as:-

- Macpherson Street Bridge.
- Upgrade parts of Boondah Road.
- Roundabout Macpherson and Garden Streets
- Central Local Park Stage 1 and 2.
- Improvements Narrabeen Sports High.
- Cycleway Narrabeen Creek - Sector 6 to Macpherson.
- Narrabeen Creek Corridor B Works.
- Fern Creek Corridor H (Sector 8)

Note 1: This is not a comprehensive list of all the works proposed for the first four years and also excludes a number of Material Public Benefit works and land dedications.

Although detailed modelling indicates that the Plan will have sufficient funds available in 2014/2015 to undertake the proposed PCYC, any allocation of funds will ultimately be contingent on there being sufficient funds in the Plan at the time to allow work to progress.

2.9 Recurrent Funding Impact

It is anticipated that a new centre would not be operational until 2015/2016.

Once completed, it is proposed that the new facility would be leased to PCYC NSW for up to 20 years. In conjunction with the Finance Team, a projected income and expenditure statement for PCYC NSW has been developed. In addition, an analysis has been made of the impact of a PCYC on Council's operating results.

This review found that there would be no material impact on Council's Cash Flow, Consolidated Statements and Current Ratios.

In terms of impact on Council's operating result between 2015/2016 to 2020/2021, it would have an adverse result of approximately \$155,000 a year. According to the Council's LTF's, this would still result in a positive operating result for each of these years.

A detailed financial breakdown is included as **Annexure 4** to the Preliminary Business Case.

2.10 Proposed Timetable for the Project

The Expression of Interest indicates that successful Councils will need to deliver their PCYC's between 2011/2012 to 2014/2015. Below is a proposed timetable for the project.

- November 2011 - March 2012: Exhibit Concept Plan (see Community Engagement Plan **Annexure 6** to the Preliminary Business Case).
- March - June 2012: Modify, Exhibit and Adopt Plan of Management North Narrabeen Reserve.
- May - October 2012: Tender for Architect.
- November 2012 - March 2013: Detailed Design.
- April - September 2013: Development Application Lodged and Determined.
- October - December 2013: Finalise Tender Documentation.
- February - June 2014: Construction Tender.
- July 2014 - June 2015: Construction.

2.11 Community Engagement

Initially Council staff worked with Northern Beaches Business Education Network (NBBEN) a local community organisation to investigate the potential for a PCYC and canvass initial interest from community groups, MP's and individuals.

Extensive community engagement has been undertaken in the development of Pittwater Council's two previous Social Plans, 2020 Community Strategic Plan and with on-going consultation with young people (being the primary stakeholders). In addition, increased recreation opportunities and designated youth space has been identified throughout the consultation process in the development of Pittwater's new Social Plan 2012-2016. Throughout all of these community engagement processes, designated space (facility) and recreation activities for young people has been identified as a priority.

As outlined in Sections 1.0 and 1.1 of the Preliminary Business Case, extensive community consultation has already occurred regarding the idea of a PCYC. Over a long period of time, including two previous Social Plans and during the current review of the Social Plan, youth issues and lack of youth facilities has been consistently highlighted.

Moving forward, it is expected that there will be another four clear stages of community engagement (see Community Engagement Plan **Annexure 6** of the Preliminary Business Case).

- Stage 1:** Preliminary consultation with key stakeholders in developing a submission to respond to the State Government's EOI.
- Stage 2:** Public Exhibition of Concept Plans for PCYC at North Narrabeen Reserve.
- Stage 3:** Public Exhibition of revised Plan of Management for North Narrabeen Reserve.
- Stage 4:** Statutory Consultation during Development Application process.

2.12 Eol Submission

The Eol released by PCYC NSW requires a detailed submission to be prepared. Since Council's resolution of 19 September, 2011, staff have been working to bring together the various elements required to comprehensively respond to the Eol.

This work continues and staff will have a comprehensive submission ready for lodgement by the deadline of 31 October, 2011. Copies of the final submission will be circulated to Councillors under separate cover. The basis of this submission has been outlined in the Preliminary Business Case presented to Council in **Appendix 1** of this report.

2.13 Stakeholder Engagement and Support

Council staff have been consulting with key stakeholders regarding the proposal and there is widespread support for the project from a broad range of community leaders.

A meeting was held with representatives of the Warringah Rugby Club who indicated their support for the project.

The project is strongly supported by Police from the Northern Beaches Local Area command, including Superintendent Cruickshank.

2.14 Way Forward

The next steps in developing the project are outlined below:-

- Finalise a comprehensive submission based on the Preliminary Business Case by 31 October, 2011.

- Gather community support for the project from key organisations and individuals.
- Commence a Capital Expenditure Review of the project in accordance with the Guidelines issued by the Division of Local Government.
- Place the Concept Plans for the proposed PCYC on public exhibition.

3.0 SUSTAINABILITY ASSESSMENT

3.1 Supporting & Connecting our Community (Social)

The proposed PCYC provides opportunities for young people to socialise and engage in positive supervised activities. It has the potential to be a significant regional youth facility and local community centre, providing a place for the whole of community to connect and engage. In addition, a PCYC facility offers a Police presence with the potential to positively strengthen the relationship between the community and Police.

3.2 Valuing & Caring for our Natural Environment (Environmental)

The proposed facility will be constructed so as to be Environmentally Sustainable as possible. The design and construction will examine reuse of stormwater, maximisation of natural light and ventilation, and generation of energy from the building utilising solar panels. The building will also utilise management systems to reduce energy usage and to minimise waste.

3.3 Enhancing our Working & Learning (Economic)

A Northern Beaches PCYC facility has the potential to create local employment and training opportunities. Spaces can be designed within the facility to accommodate a range of vocational training pathways.

3.4 Leading an Effective & Collaborative Council (Governance)

The collaboration between Council and key community organisations strengthens links between Council, community and youth agencies.

3.5 Integrating our Built Environment (Infrastructure)

The proposed PCYC has the potential to improve opportunities for young people participating in recreational activities, training opportunities and overall intergenerational engagement.

4.0 EXECUTIVE SUMMARY

Council's Community Strategic Plan clearly identifies the need for an improved range of facilities and programs for young people in Pittwater.

The 2011-2015 Delivery Plan and Budget further identifies actions to investigate the feasibility of a Police and Community Youth Club.

Over the last 10 years, Council's Social Plan consultations and specific youth consultations have consistently identified the need for a facility like a PCYC and the programs and "space" it can provide for young people.

The recent announcement by the State Government of additional funding to help create eight new PCYC's across NSW provides an important opportunity for Council to create a facility that will serve the needs of local young people.

The PCYC model is a proven success across the rest of the State and generally provides multi-purpose spaces, not only for use by youth people, but also the general community.

The Concept Plans for a PCYC at North Narrabeen Reserve outlined in this Business Case are for a large new multi-purpose community centre which has a strong focus on serving the needs of both local and Northern Beaches young people. In addition, the Centre will act as a major new facility catering for the needs particularly of the new residents of Warriewood Valley.

It is proposed that any new Centre would be leased for approximately 20 years to PCYC NSW.

One of the significant advantages of the PCYC model is the recurrent funding provided by the State Government. Each new PCYC approved comes with recurrent funding for a Centre Manager (funding provided to PCYC NSW) and two additional Police Officers (funding provided to the NSW Police Youth Command).

The **Appendix 1** Preliminary Business Case provides detailed Concept Plans for a new PCYC located at North Narrabeen Reserve. Based on these Plans, comprehensive Capital and Recurrent Financial Analysis has been undertaken which demonstrates the financial viability of the project.

Extensive community consultation has already occurred regarding the project and this Business Case outlines the additional community engagement which will occur should the project proceed.

RECOMMENDATION

1. That Council, having considered the information and evidence contained in this report and in **Attachment A** – the Preliminary Business Case, continue to support the project to develop a Police and Community Youth Club (PCYC) at North Narrabeen Reserve.
2. That, consistent with the Capital Expenditure Guidelines issued by the Division of Local Government, Council commence preparing a Capital Expenditure Review for the PCYC project.
3. That Council place on Public Exhibition the Concept Plans as detailed in **Attachment A** – the Preliminary Business Case between November, 2011 and March, 2012 and that a report be brought back to Council at the conclusion of the exhibition period.
4. That Council support the lodgement of a submission to the Expression of Interest from PCYC NSW for funding of a PCYC at North Narrabeen Reserve based on the **Attachment A** - the Preliminary Business Case.

5. That Council commits to expediting the implementation of the proposed PCYC should it be successful in securing a grant of \$2,500,000 from the State Government. Any future implementation of the project will be consistent with the timetable outlined in this report and in **Attachment A** – the Preliminary Business Case.

Report prepared by

Lindsay Godfrey
MANAGER, COMMUNITY & LIBRARY

C10.6 Police and Community Youth Club (PCYC)**COMMITTEE RECOMMENDATION**

1. That Council, having considered the information and evidence contained in this report and the attached Preliminary Business Case, continue to support the project to develop a Police and Community Youth Club (PCYC) at North Narrabeen Reserve.
2. That, consistent with the Capital Expenditure Guidelines issued by the Division of Local Government, Council commence preparing a Capital Expenditure Review for the PCYC project.
3. That Council place on Public Exhibition the Concept Plans as detailed in the attached Preliminary Business Case between November 2011 and March 2012 and that a report be brought back to Council at the conclusion of the exhibition period.
4. That Council support the lodgement of a submission to the Expression of Interest from PCYC NSW for funding of a PCYC at North Narrabeen Reserve based on the attached Preliminary Business Case.
5. That Council commits to expediting the implementation of the proposed PCYC should it be successful in securing a grant of \$2,500,000 from the State Government. Any future implementation of the project will be consistent with the timetable outlined in this report and the attached Preliminary Business Case.

(Cr Rose / Cr Hegarty)

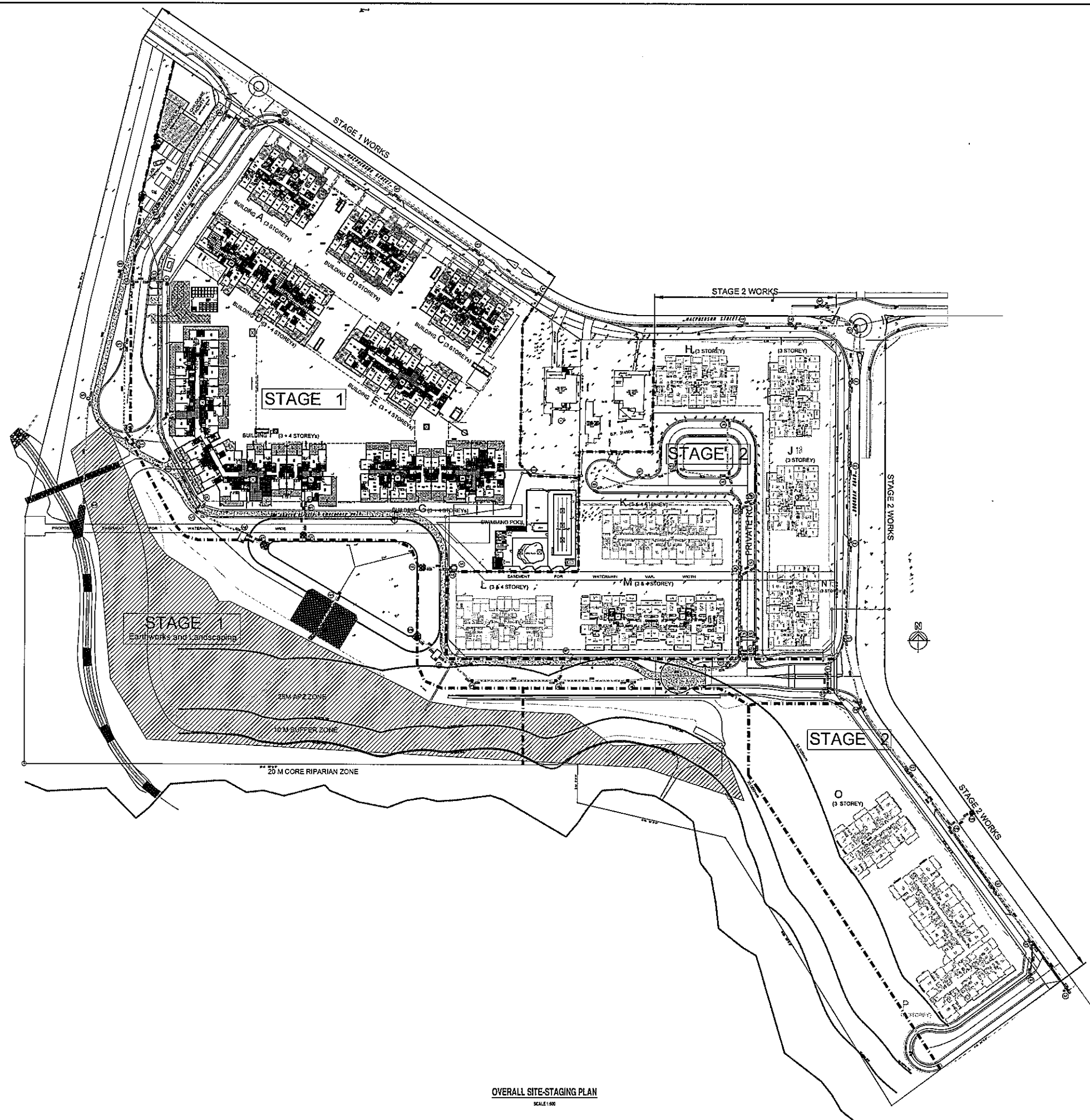
C10.7 Adoption of Draft Pittwater Procurement Policy**COMMITTEE RECOMMENDATION**

1. That the Pittwater Procurement Policy as shown in Attachment 1 be adopted.
2. That the following policies be revoked:

Policy No	Policy Name
9	Disposal of Council Owned Plant and Equipment
171	Pittwater Sustainable Purchasing

(Cr White / Cr Townsend)

ANNEXURE 2



										DO NOT SCALE THIS DRAWING IS VALID FOR ALL PURPOSES IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES. IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES, IT IS YOUR RESPONSIBILITY TO CHECK AND VERIFY ALL INFORMATION AND TO BE AWARE OF ANY CHANGES TO THE PLAN. THIS DRAWING IS VALID FOR ALL PURPOSES IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES. IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES, IT IS YOUR RESPONSIBILITY TO CHECK AND VERIFY ALL INFORMATION AND TO BE AWARE OF ANY CHANGES TO THE PLAN.										GENERAL NOTES: THIS DRAWING IS VALID FOR ALL PURPOSES IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES. IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES, IT IS YOUR RESPONSIBILITY TO CHECK AND VERIFY ALL INFORMATION AND TO BE AWARE OF ANY CHANGES TO THE PLAN. THIS DRAWING IS VALID FOR ALL PURPOSES IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES. IF YOU CHECK WITH MERITON APARTMENTS PTY LTD. FOR THE LATEST INFORMATION AT ALL TIMES, IT IS YOUR RESPONSIBILITY TO CHECK AND VERIFY ALL INFORMATION AND TO BE AWARE OF ANY CHANGES TO THE PLAN.										PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT NEW RESIDENTIAL DEVELOPMENT 14-18 BOOMBAH ROAD WARRENWOOD, NSW 2102										DRAWING TITLE: STAGED ROADWORKS										PROJECT No.: 697 DATE: 2/9/2011 DRAWING No.: DA71 REV.: A									
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