



Steve Evans, Director, Environmental Planning & Community
8:00am to 5:30pm Monday - Thursday, 8:00am to 5:00pm Friday

12 October 2010

Director General
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Attention: Kim Shaw

Dear Ms Shaw,

Re: Pittwater Council Submission to the Department of Planning on Preferred Project Report for Major Project Application MP09-0162 at 14-18 Boondah Road, Warriewood

Reference is made to your telephone conversation with Council's Planning & Assessment Manager Lindsay Dyce this morning requesting an Addendum to Appendix B to Council's submission specifically providing an outline of the opportunity for reduction of developer contributions through direct provision for Scenario 2.

Please find attached the Addendum as requested.

Council notes that the Addendum is being provided as a result of Meriton making further enquiries / submissions presumably in response to Council's submission being posted on the Department's website.

Council reiterates that these opportunities for reduction in developer contributions involve the direct provision of works and land dedications and would normally be the subject of a Material Public Benefit Agreement which is negotiated with Council to ensure that the appropriate measures are in place in that agreement to ensure that the infrastructure/ land dedication provided is fit for purpose. A process to ensure the delivery of an appropriate standard of works and land is essential if such opportunities for reduction in developer contributions are to be considered.

If you should require any further information or assistance in relation to Council's submission please do not hesitate to contact Council's Planning & Assessment Manager, Lindsay Dyce who is familiar with the issues. Lindsay can be contacted on 9970 1135.

Yours sincerely

Steve Evans

DIRECTOR - ENVIRONMENTAL PLANNING AND COMMUNITY

ADDENDUM TO SECTION 5.3 APPENDIX B

5.3 OPPORTUNITY FOR REDUCTION OF DEVELOPER CONTRIBUTIONS THROUGH DIRECT PROVISION

In the event that Meriton Developments proceeds, Council would consider accepting direct provision of the following land acquisitions, infrastructure & services and a corresponding reduction in developer cash contributions otherwise payable for such provision:

The following table “estimates” the potential reduction that might be achieved for Scenario 2.

Element	Opportunity for direct provision	Potential reduction in contributions in 2010 dollars
Traffic and transport	Construction of a roundabout at intersection McPherson Street & Boondah Road, Warriewood valued at \$1,276,354. Dedication of the 5.5m splay corner at the intersection of Macpherson St & Boondah Road valued at \$94,063	\$1,370,417
Multi-function creekline corridors (works)	Construction & embellishment of 6,681 m ² of proposed creekline corridor land within the Meriton site at \$80 per m ²	\$534,480
Multi-function creekline corridors (land)	Dedication of off site land for creekline corridor to a maximum of 10,102m ² valued at \$101.95per m ²)	\$1,029,899
Community services	Nil	Nil
Public recreation and open space land	Dedication of land suitable for active and passive open space on site and off site (to a maximum of 1.7795ha valued at \$325 per m ²).	\$5,783,375
Pedestrian network	Direct provision including bridge over creekline corridor, pedestrian/ cycleway network where it passes through the Meriton site valued at \$403,317.	\$403,317

Bushfire protection	N/A	N/A
Library services	Nil	Nil
Plan management	Nil	Nil
Total potential reduction		\$9,121,488

On the basis of the above clearly identifiable opportunities the cash component of the Meriton Development Contribution for Scenario 2 has the potential to be reduced by as much as \$9,121,488 subject to an appropriate agreement on the terms for direct provision.

There are further opportunities to directly provide infrastructure and services not on or directly adjacent to the Meriton site including various traffic and transport facilities, embellishment of open space and creekline corridor land, pedestrian walkways/ cycleways, and community facilities subject to agreement on the terms for direct provision.

These opportunities would be the subject of a Material Public Benefit Agreement between Council and Meriton.