



Agenda

Planning and Strategy Committee

Notice is hereby given that a meeting of the Planning and Strategy Committee of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

Monday 7 May 2012

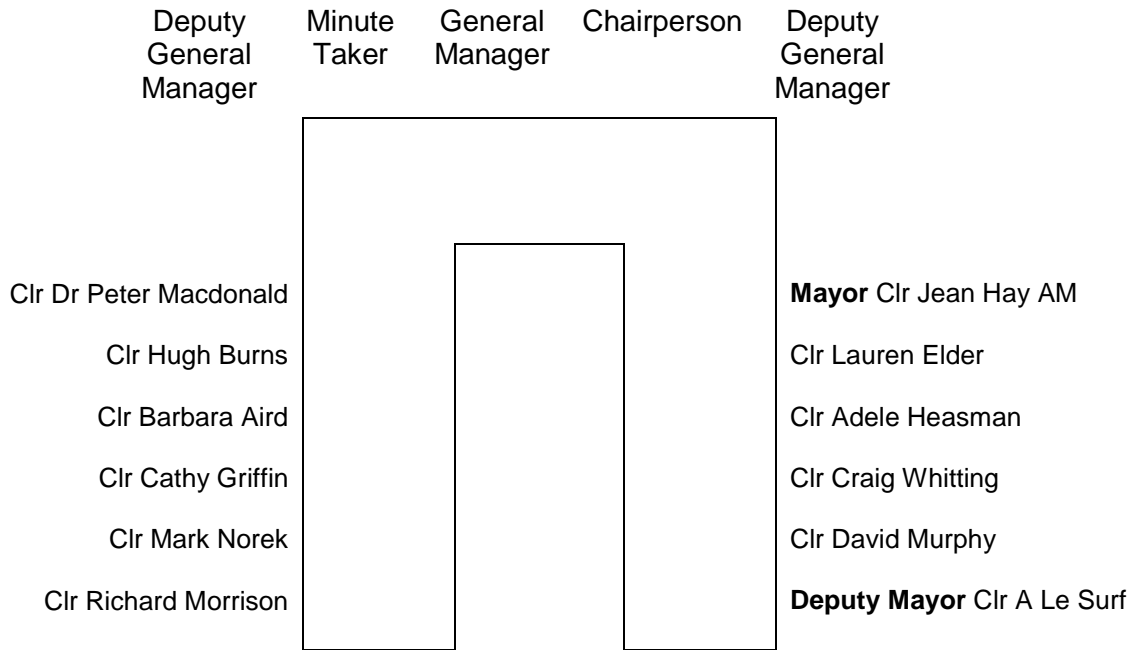
Commencing at 7:30 PM for the purpose of considering items included on the Agenda.

Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

Copies of business papers are available at the Customer Service Counters at Manly Council, Manly Library and Seaforth Library and are available on Council's website:

www.manly.nsw.gov.au

Seating Arrangements for Meetings



Press

Public
Addresses

Public Gallery

Chairperson: Councillor Adele Heasman
Deputy Chairperson: Councillor Alan Le Surf

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******* END OF AGENDA *******

TO: Planning and Strategy Committee - 7 May 2012

REPORT: Item For Brief Mention Report No. 6

SUBJECT: Item For Brief Mention

FILE NO:

1. Tabled Documents

1.	05/03/12	Greg Kevill Road Network Manager Traffic Management Transport Roads & Traffic Authority	Response to Council's representations/ correspondence regarding Pedestrian Facilities at Pittwater Road and Balgowlah Road Roundabout.
2.	09/03/12	Alistair Henchman Director Metropolitan National Parks and Wildlife Services	Response to Council's letter regarding resourcing of parks and reserves in the Manly area.
3.	30/03/12	Hon Brad Hazzard MP Minister	Incoming letter regarding Holiday Letting and the development of a Holiday Rental Code of Conduct.
4.	03/04/12	Ross Woodward Chief Executive Local Government	Circular to Councils 12-07 Regarding a ban on political donations by corporations and other entitles (change to the Election Funding, Expenditure and Disclosures Act, 1981).
5.	13/04/12	Mike Baird MP State Member for Manly	Response to SHOROC Mayors' and General Managers' letter regarding planning for the new Northern Beaches Hospital and concerns regarding associated transport infrastructure.
6.	18/04/12	The Hon David Clarke MLC Parliamentary Secretary for Justice On behalf of Hon Greg Smith SC MP Attorney General Minister for Justice	Response to Council's letter regarding public urination penalties imposed.
7.	19/04/12	Ross Woodward Chief Executive, Local Government	Circular to Councils 12-08 2012 Councillor Development Strategy.
8.	27/04/12	Mike Baird MP State Member for Manly	Response to Council's letter regarding odour concerns from North Head Wastewater Treatment Plant, outlining the establishment of the North Head Community Consultation Committee (item includes a copy of the Charter of the Committee).

RECOMMENDATION

1. That the tabled documents be received and noted.

ATTACHMENTS

There are no attachments for this report.

PS070512IBM_1

***** End of Item For Brief Mention Report No. 6 *****

TO: Planning and Strategy Committee - 7 May 2012
REPORT: Report Of Committees Report No. 18
SUBJECT: Minutes for adoption by Council - Special Purpose Committee without recommendations of a substantial nature.
FILE NO:

The minutes of the following Special Purpose Committee meetings are tabled at this meeting.

- i) Playground Committee – 12 April 2012
- ii) Meals on Wheels Committee – 11 April 2012
- iii) Manly Local Environmental Plan & Development Control Plan Working Group – 10 April 2012
- iv) Harbour Foreshores & Coastline Management Committee – 3 April 2012
- v) Sister Cities Committee – 28 March 2012
- vi) Community Environment Committee – 14 March 2012
- vii) Meals on Wheels Committee – 14 March 2012
- viii) Community Safety Committee – 8 March 2012
- ix) Surf Club Liaison Working Group – 28 February 2012
- x) Art and Culture Committee – 21 February 2012
- xi) Sustainable Transport Committee – 9 February 2012

RECOMMENDATION

That the minutes of the following Special Purpose Committee meetings be adopted.

- i) Playground Committee – 12 April 2012
- ii) Meals on Wheels Committee – 11 April 2012
- iii) Manly Local Environmental Plan & Development Control Plan Working Group – 10 April 2012
- iv) Harbour foreshores & Coastline Management Committee – 3 April 2012
- v) Sister Cities Committee – 28 March 2012
- vi) Community Environment Committee – 14 March 2012
- vii) Meals on Wheels Committee – 14 March 2012
- viii) Community Safety Committee – 8 March 2012
- ix) Surf Club Liaison Working Group – 28 February 2012
- x) Art and Culture Committee – 21 February 2012
- xi) Sustainable Transport Committee – 9 February 2012

ATTACHMENTS

There are no attachments for this report.

PS070512RC_1

***** End of Report Of Committees Report No. 18 *****

TO: Planning and Strategy Committee - 7 May 2012
REPORT: Report Of Committees Report No. 19
SUBJECT: Minutes for adoption by Council - Heritage Committee - 4 April 2012
FILE NO:

This report was dealt with at the Heritage Committee meeting of 4 April 2012 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal adoption by Council.

ITEM 6 ADDITIONAL MATTERS RAISED AFTER THE PREVIOUS MEETING

Committee members noted update from Council's Heritage Adviser. It was considered suitable to explore potential alternative ways to organise heritage grants as per models used by other councils.

RECOMMENDATION

That the minutes of the Heritage Committee meeting on 4 April 2012 be adopted including the following items:

ITEM 6 ADDITIONAL MATTERS RAISED AFTER THE PREVIOUS MEETING

This item is included as an item for brief mention to Planning and Strategy Committee (that is, that Council explore potential alternative ways to organise heritage grants as per models used by other councils.

ATTACHMENTS

There are no attachments for this report.

PS070512RC_4

***** End of Report Of Committees Report No. 19 *****

TO: Planning and Strategy Committee - 7 May 2012
REPORT: Report Of Committees Report No. 20
SUBJECT: Minutes for adoption by Council - Audit and Risk Committee - 20 March 2012
FILE NO:

This report was dealt with at the Audit and Risk Committee meeting of 20 March 2012 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal adoption by Council.

ITEM 3B Business Arising

The Mayor Jean Hay AM attended the start of the meeting to formally resign from the Committee based on Recommendation 2 of the Division of Local Government's *Promoting Better Practice Report – Manly Council*, December 2011, that is:

“Council should review the constitution of its Audit Committee taking into account the Division's Internal Audit Guidelines under section 23A of the Act.”

The Mayor also informed the Committee that Cllr Heasman had agreed to replace her on the Committee for the remainder of the term of Council.

On behalf of the Committee, the Chair thanked the Mayor for her important contribution to the Committee and welcomed Cllr Heasman.

RECOMMENDATION

That the minutes of the Audit and Risk Committee meeting on 20 March 2012 be adopted including the following items:

The Committee resolved to:

- I. accept the Mayor's resignation from the Committee;
- II. acknowledge the Mayor's participation on the Committee and thank her for her significant contribution in establishing and supporting the Committee;
- III. accept the nomination of Councillor Adele Heasman as a voting member of the Audit & Risk Committee.

ATTACHMENTS

There are no attachments for this report.

PS070512RC_2

***** End of Report Of Committees Report No. 20 *****

TO: Planning and Strategy Committee - 7 May 2012
REPORT: Report Of Committees Report No. 21
SUBJECT: Minutes for adoption by Council - Manly Scenic Walkway Committee - 6 March 2012
FILE NO:

This report was dealt with at the Manly Scenic Walkway Committee meeting of 6 March 2012 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal adoption by Council.

ITEM 9 GENERAL BUSINESS

Sue Sutton tendered her resignation from the Committee. The Committee would like to thank Sue for her service and input to the Committee over many years and wish her well in her new endeavours.

RECOMMENDATION

That the minutes of the Manly Scenic Walkway Committee meeting on 6 March 2012 be adopted including the following items:

ITEM 9 GENERAL BUSINESS

The vacancy to be advertised in due course.

ATTACHMENTS

There are no attachments for this report.

PS070512RC_3

***** End of Report Of Committees Report No. 21 *****

TO: Planning and Strategy Committee - 7 May 2012
REPORT: Environmental Services Division Report No. 10
SUBJECT: Development Applications Currently Being Processed During May 2012
FILE NO:

SUMMARY

A list of Development Applications currently being processed during May 2012.

REPORT

The following applications are currently being assessed by the Town Planners.

424	2006	168 Woodlands Street	Section 96 Modification
429	2005	30 Beatty Street	Section 96 Modification
341	2006	14 Boronia Lane	Section 96 Modification
66	2007	11-27 Wentworth Street	Section 96 Modification
57	2008	6 Waratah Street	Section 96 Modification
16	2010	164 Condamine Street	Section 96 Modification
94	2010	18 Fisher Street	Section 96 Modification
127	2010	36 Heathcliff Crescent	Section 96 Modification
46	2011	44 Griffiths Street	82A Review
94	2011	3A Dalwood Avenue	Section 96 Modification
108	2011	17 Addison Road	Threatened species development
126	2011	4 West Street	RFB containing 8 units
170	2011	67 Curban Street	Section 96 Modification
195	2011	54 Ellery Parade	Alterations and additions
234	2011	141 Griffiths Street	Section 96 Modification
252	2011	North Steyne - QSLSC	Section 96 Modification
277	2011	374-378 Sydney Road	Demolition of existing new mixed use building
280	2011	15 Moore Street	Alterations and additions including pool
283	2011	58 Edgecliffe Esplanade	Demolition of existing new two storey dwelling
290	2011	35 Ponsonby Parade	Section 96 Modification
298	2011	131A Woodland Street	Demolition of existing new 3 storey dwelling
300	2011	26 Maritimo Street	Section 96 Modification
308	2011	2 White Street	Alterations and additions
322	2011	15 The Crescent	Alterations and additions to RFB
325	2011	1 Princes Promenade	Demolition and new 2 storey dwelling
330	2011	45 The Corso	Alterations and additions
337	2011	2A Gilbert Street	New 3 storey RFB
349	2011	41C Castle Circuit	New 3 storey dwelling
350	2011	75 The Corso	Change of use to restaurant
9	2012	32 Pacific Street	Demolition and construction of three storey dwelling
11	2012	18 Wattle Avenue	Alterations and additions
13	2012	219 Sydney Road	Alterations and additions
14	2012	34-35 South Steyne	Alterations and additions
18	2012	28 Denison Street	Alterations and additions
19	2012	10 Radio Avenue	Alterations and additions

Environmental Services Division Report No. 10 (Cont'd)

21	2012	46 White Street	Demolition and construction of three storey dwelling
22	2012	25 Palmerston Place	Alterations and additions
23	2012	42 Pacific Parade	Alterations and additions
24	2012	49 Edgecliffe Esplanade	Demolition and construction of two storey dwelling
27	2012	14 Brook Road	Alterations and additions
29	2012	84 Woodland Street	Alterations and additions
30	2012	27 New Street	Demolition, construction two storey dwelling
32	2012	5 Ogilvy Road	Alterations and additions
33	2012	10 West Street	Alterations and additions
35	2012	53 Fairlight Fairlight	Alterations and additions
36	2012	39 Peacock Street	Alterations and additions
37	2012	4 Seaforth Crescent	Alterations and additions
38	2012	15 Cliff Street	Alterations and additions
40	2012	11 Bruce Street	Demolition & new 3 storey dwelling
41	2012	11 Tutus Street	Alterations and additions
42	2012	55 Fairlight Street	Demolition of carport, alterations and additions
43	2012	2 Edwin Street	Alterations and additions
47	2012	24A Beatty Street	Alterations and additions
48	2012	387 Sydney Road	Change of Use
50	2012	1 Orchard Street	Demolition, new multi dwelling
51	2012	89 Condamine Street	Alterations and additions
52	2012	31 Vista Avenue	Alterations and additions
53	2012	9 The Corso	Alterations and additions
57	2012	19 George Street	Alterations and additions
58	2012	1 Elevation Avenue	Alterations and additions
59	2012	22-22A High Street	Alterations and additions
60	2012	40 Wakehurst Parkway	2 Storey dwelling with basement garage
61	2012	34 Upper Clifford Avenue	Demolition of an existing dwelling and new 3 storey dwelling
63	2012	45 Prince Edward Road	Alterations and additions
65	2012	120 Pittwater Road	Demolition & new 2 storey dwelling
66	2012	5 Pacific Parade	Alterations and additions
67	2012	13 Darley Road	Alterations and additions
68	2012	35-39 Belgrave Street	Change of Use - Refreshment Room
69	2012	21 George Street	Alterations and additions
70	2012	280 Sydney Road	Alterations and additions to RFB
71	2012	19 Pacific Parade	Alterations and additions
72	2012	5 Cove Avenue	Alterations and additions
73	2012	47 The Corso	Alterations and additions
74	2012	5A Raglan Street	Change of Use - Refreshment Room
75	2012	46 East Esplanade	Change of Use - Foyer Bar to Manly Cinema
76	2012	12 Prince Edward Road	Alterations and additions
77	2012	10 King Avenue	Alterations and additions
78	2012	82 Wood Street	Alterations and additions

Environmental Services Division Report No. 10 (Cont'd)

The following applications are currently with Lodgement & Quality Assurance for notification, advertising and referral to relevant parties.

- 12/2012 9 Addison Road, MANLY 2095
Demolition of existing boatshed and construction of a new boatshed, timber deck and slipway
- 264/2010 10 Addison Road, MANLY 2095
Section 96 to modify approved Two (2) storey dwelling with basement car parking, swimming pool and associated landscape works, and consolidation of two (2) lots into one (1)
- 31/2012 19A-21 Addison Road, MANLY 2095
Alterations and additions to an existing multi-dwelling development including rear deck – Unit 9
- 45/2012 61 Gurney Crescent, SEAFORTH 2092
Construction of a new multi-level dwelling, swimming pool, spa, balconies, terrace, driveway and landscaping
- 55/2012 29 Castle Circuit, SEAFORTH 2092
Construction of a two (2) storey dwelling including double garage, lap pool, spa, decks, driveway, removal of trees and landscaping
- 79/2012 49 New Street, BALGOWLAH HEIGHTS 2093
Alterations and additions to existing dwelling including a new single carport
- 270/2011 60 Lauderdale Avenue, FAIRLIGHT 2094
Section 96 to modify approved Two (2) lot Torrens Title Land Subdivision
- 80/2012 46 Augusta Road, FAIRLIGHT 2094
Alterations and additions to existing dwelling including first floor addition, balcony and new roof
- 81/2012 35 Peronne Avenue, CLONTARF 2093
Alterations and additions to existing dwelling including lower ground and ground floor extension, front deck, new skillion roof, new carport, elevated driveway and landscaping
- 82/2012 26 Alto Avenue, SEAFORTH 2092
Alterations and additions to existing dwelling including first floor addition
- 149/2011 23 Bolingbroke Parade, FAIRLIGHT 2094
Section 96 to modify approved Demolition of existing and construction of a single level dwelling including terrace, sunroom, single carport and landscaping
- 358/2010 80 Bower Street, MANLY 2095
Section 96 to modify approved Demolition of existing and construction of a three (3) storey dwelling with detached two (2) storey garage/outbuildings, decks and access stairs
- 358/2010 80 Bower Street, MANLY 2095
Section 96 to modify approved Demolition of existing and construction of a three (3) storey dwelling with detached two (2) storey garage/outbuildings, decks and access stairs
- 316/2011 374-378 Sydney Road, BALGOWLAH 2093
Section 82A Review of Determination of a approved Change of use from an approved Cafe to a License Restaurant - Cafe

Environmental Services Division Report No. 10 (Cont'd)

- 174/2011 6 Malvern Avenue, MANLY 2095
Section 96 to modify approved Alterations and additions to an existing dwelling including a first floor addition with deck, new entry and double garage at rear
- 83/2012 1 Lower Beach Street, BALGOWLAH 2093
Alterations and additions to existing dwelling including ground and first floor extension, new external stairs, bi-fold doors and glass balustrade, first floor deck and privacy screen, new roof and highlight windows, new deck and landscaping
- 84/2012 West Esplanade, MANLY 2095
Alterations and additions to existing Manly Oceanworld including two new external signs
- 85/2012 50 Francis Street, MANLY 2095
Alterations and additions to existing dwelling including rear ground floor extension, first floor balcony, solar panels, new window, demolition of existing garage and construction of new garage with terrace, new front fence and landscaping
- 86/2012 6 Cecil Street, FAIRLIGHT 2094
Alterations and additions to existing semi-detached dwelling including first floor addition, rear ground floor extension, internal alterations, new windows and landscaping
- 317/2011 4 Belgrave Street, MANLY 2095
Section 96 to modify approved Fit out of an existing Cafe (Refreshment Room)
- 87/2012 29 Sydney Road, MANLY 2095
Change of use to a Refreshment Room and bar incorporating outdoor seating. Extend the trading hours to 9.00am to 3.00am – The Space Manly
- 504/2007 68 Birkley Road, MANLY 2095
Section 96 to modify approved Alterations and additions to the existing dwelling including a new first floor level and two (2) water tanks
- 120/2011 89 Birkley Road, MANLY 2095
Section 96 to modify approved Alterations and additions to dwelling house including internal alterations, terrace and front balcony
- 302/2011 7 Gertrude Street, BALGOWLAH HEIGHTS 2093
Section 96 to modify approved Alterations and additions to an existing dwelling including an extension of the existing garage to a double garage, new stairs, covered walkway and new driveway
- 88/2012 14 Cliff Street, MANLY 2095
Alterations and additions to an existing dwelling including rear extension, basement garage, side and rear decks, demolition of existing garage and construction of a cabana
- 89/2012 14 Amiens Road, CLONTARF 2093
Alterations and additions to an existing dwelling including new vergolas to the ground and first floor
- 90/2012 3 Laura Street, SEAFORTH 2092
Alterations and additions to an existing dwelling including first floor addition and front first floor terrace
- 91/2012 13 Darley Road, MANLY 2095
Alterations and additions to existing semi-detached dwellings including new front fence at 11 and 13 Darley Road

Environmental Services Division Report No. 10 (Cont'd)

The following development applications were determined by the Manly Independent Assessment Panel at its meeting held on Thursday 19 March 2012:-

DA#	Site	Proposal
142/11	Manly Wharf Manly	First floor addition to the existing structure including four (4) restaurants with plant rooms and changes to the ground floor including two (2) new retail tenancies
205/11	21 Fairlight Street Fairlight	Alterations and additions to an existing dwelling, including conversion of an attic into a kitchen, living, dining, deck with an extension of the roof on the eastern side, internal alterations to the ground floor for stairwell and bathroom
345/10	7 Laurence Street, Manly	Demolition and construction of part 2 and part 3 storey dwelling with double garage, rooftop deck, pool and landscaping
294/11	31 The Crescent Manly	Demolition and new 3 storey RFB with basement parking, roof top terrace, balconies, driveway and landscaping
3/12	18 Cove Avenue Manly	Alterations and additions including addition to ground and first floor, new entry, partial demolition of garage with new carport, security gate, storage area, stairs and landscaping
148/11	77 Wood Street Manly	Alterations and additions to existing RFB

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report.

PS070512ESD_2

***** End of Environmental Services Division Report No. 10 *****

TO: Planning and Strategy Committee - 7 May 2012
REPORT: Environmental Services Division Report No. 11
SUBJECT: Summary of Current Appeals Relating to Development Applications During May 2012
FILE NO:

SUMMARY

Summary of current Appeals relating to Development Applications during May 2012.

REPORT

DA#	L&E Appeal Reference	House #	Address	Date Appeal Lodged	Solicitor Company	Current Status
13/10	Class 1 10584/10[S56A Appeal	46-48	North Steyne	27/09/11	HWL	Judgment reserved
64/11	Class 1 10839/11	23	Beatrice Street	15/09/11	Pikes	Judgment reserved
48/11	Class1 10912/11	112	Sydney Road	07/10/11	Maddocks	10912/11 – Appeal dismissed
343/10	10087/12					10087/12 – Appeal upheld 24/04/12
138/11	Class 1 11004/11	69	Pittwater Road	07/11/11	Marsdens	Hearing 09&10/05/12
294/11	Class 1 11221/11	31	The Crescent	21/12/11	Maddocks	S34 conference adjourned – awaiting Court date

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report.

PS070512ESD_1

***** End of Environmental Services Division Report No. 11 *****

TO: Planning and Strategy Committee - 7 May 2012
REPORT: Environmental Services Division Report No. 12
SUBJECT: Coastal Erosion & Inundation Risk Areas - Adoption of the Report and Maps
FILE NO:

SUMMARY

At Council's Ordinary Meeting dated 12 December 2011, Council resolved [221/11] to place the final draft of the report and maps on 'Identification of coastal erosion and inundation risk areas within Manly LGA' on public exhibition.

The Study Report and Risk Area Maps were on public exhibition from 9 January to 17 February 2012. A total of five submissions were received.

The Harbour Foreshores and Coastline Management Committee, at its meeting on 3 April 2012, reviewed all submissions and staff responses. The Committee recommends that Council adopts the report and maps on 'Identification of coastal erosion and inundation risk areas within Manly LGA'.

REPORT

Background

The Water Research Laboratory (WRL) of the University of New South Wales has carried out a study for Manly Council to identify coastal erosion and inundation risk areas. This study was undertaken following a Council resolution and receipt of a grant from the Office of Environment & Heritage (OEH).

The Water Research Laboratory of the University of New South Wales performed the following tasks:

- Field survey of existing coastal protection works;
- Definition of coastal erosion hazard lines for present day conditions, 2050 and 2100 planning periods;
- Definition of coastal inundation levels for the 1, 50 and 100 year average recurrence interval storm events, for present day, 2050 and 2100 planning periods;
- Vulnerability assessment of existing assets to erosion and inundation;
- Recommendations for coastal risk management options.

A Final Report was received in November 2011. The Executive Summary from the report is presented below:

Field Survey

The site inspection focused on the visual assessment and engineering characterisation of coastal protection works. The survey output was used for the subsequent analysis of erosion and inundation hazards. No detailed stability assessment was undertaken. Considering the early 1900s construction for most of the seawalls, they were found to be in reasonable condition. The atmospheric and ocean weathering evidenced was as expected. However, these seawalls will come under increasing pressure as sea level rises and will need to be regularly monitored to ensure their stability during storm events.

Vulnerability Assessment of Private/Public Assets

With the seawalls in place, the areas most impacted by the erosion and recession hazard for the 2100 planning horizon are Clontarf and Forty Baskets. In the case of seawall failure, Manly Ocean Beach, Manly Cove East and Clontarf will be the most impacted by 2100.

Environmental Services Division Report No. 12 (Cont'd)

Within the harbour beaches, properties in Clontarf and Manly Cove East are most likely to be affected by inundation. On Manly Ocean Beaches, wave overtopping of seawalls during storm events is likely to represent hazard to property and public safety.

Management Options

Future sea level rise is likely to challenge the public expectation that the line separating the beach and the land will remain at that alignment. The mapping of erosion and inundation indicates the importance of seawalls in preserving existing development and assets at their present locations. In many locations these protections will require substantial upgrading or replacement. Other management measures may also be preferred.

Maps of the coastal erosion and inundation risk areas will become part of the standard LEP.

Public Exhibition

Exhibition of the Report was advertised in the Manly Daily, on Council's web-page and also through Community Precincts' Newsletters and at Council Customer Service. Libraries and the Manly Environment Centre.

A total of five submissions were received. All submissions were reviewed and responses prepared.

Based on these feedbacks no amendment to the report and maps have been proposed.

Harbour Foreshores & Coastline Management Committee Recommendation (3 April 2012)

1. The Harbour Foreshore & Coastline Management Committee resolved to endorse the report and maps of the coastal erosion and inundation risk areas.
2. The Harbour Foreshore & Coastline Management Committee recommends to the General Manager and Council that the report and maps be placed before the P&S Committee for adoption.

RECOMMENDATION

It is recommended that Council adopts the report and maps of the coastal erosion and inundation risk areas.

ATTACHMENTS

There are no attachments for this report.

PS070512ESD_5.doc

***** End of Environmental Services Division Report No. 12 *****