



Agenda

Planning and Strategy Committee

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

Tuesday 13 June 2006

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 Services Counter at Manly Council, Manly Library and Seaforth Library and are available on Council's website:
www.manly.nsw.gov.au*

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

TO: Planning and Strategy Committee - 13 June 2006
REPORT: General Managers Division Report No. 12
SUBJECT: Tenders - Corso Upgrade - Supply of Granite Pavers
FILE NO:

SUMMARY

1. Tenders have been called and received for the supply of Granite Pavers for The Corso Upgrade project.
2. In accordance with the tenders provisions of the *Local Government Act 1993*, this report recommends the acceptance of the tender submitted by United Stone.

REPORT

Council would be familiar with the TCL's pavement design for The Corso upgrade, which involves the use of two different colour granites to form the ripple patterns on the pavement.

Tenders for the two different granites were recently called. The colours specified by TCL consultants were Raven Black and Tiger Skin, or their colour equivalents.

At the close of Tenders on 7 June 2006, responses were received from the following companies:

- United Stone
- Hall Granite
- Sam the Paving Man

An analysis of the tenders received was prepared by the Manager, Major Projects, which is provided as a **Confidential Attachment** to this report.

The lowest conforming tender submitted to Council was from United Stones.

RECOMMENDATION

It is recommended that:

1. Council accept the tender submitted by United Stones.
2. Council leaves open the option to negotiate with any tenderer.
3. Tenderers be advised accordingly.

ATTACHMENTS

AT- 1	Confidential Attachment Tender for Granite Pavers - <i>CONFIDENTIAL</i> ATTACHMENT - for the information of Councillors	4 Pages
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***** End of General Managers Division Report No. 12 *****

TO: Planning and Strategy Committee - 13 June 2006
REPORT: Corporate Planning And Strategy Division Report No. 30
SUBJECT: Draft Manly Development Control Plan for the Business Zone 1989 (Amendment 5)
FILE NO:

SUMMARY

This report seeks to resolve the inconsistency between the Business zone DCP and The Corso DCP.

REPORT

The proposed amendment to the Business Development Control Plan (DCP) relates to the prohibition of trafficable awnings on properties within The Corso.

The Business DCP, prepared in 1989, permits trafficable awnings in The Corso on the condition that they are designed as an integral part of the building and are complimentary to the streetscape. Subsequent Council policy prohibits these structures due to the unnecessary intrusion on the available street space in The Corso.

The Corso DCP, adopted on 19 December 2005, addresses this issue by providing controls to prohibit trafficable balconies and post supported awnings (Clause 5.11). The prohibition is reinforced in the Manly Town Centre Urban Design Guidelines 2002 due to the intrusion on view corridors along The Corso to and from the ocean and the harbour.

The draft amendment therefore seeks to address the inconsistency by deleting the relevant clause in the Business DCP that permits trafficable awnings.

The draft amendment is attached.

RECOMMENDATION

It is recommended that Council:

1. Endorses the proposed draft amendment to Manly Development Control Plan for the Business Zone 1989;
2. Resolves to exhibit the Manly Development Control Plan for the Business Zone 1989 (Draft Amendment 4) for a minimum of 28 days;
3. Notifies the Chambers of Commerce regarding the proposed amendment.

ATTACHMENTS

AT- 1 Draft Manly DCP for the Business Zone 1989 Amendment 5 1 Page

PS130606CPSD_1

***** End of Corporate Planning And Strategy Division Report No. 30 *****

ATTACHMENT 1

Corporate Planning And Strategy Division Report No. 30 - Draft Manly Development Control Plan for the Business Zone 1989 (Amendment 5) Draft Manly DCP for the Business Zone 1989 Amendment 5

General Provisions

Part 1 Manly Town Centre

The Town Centre of Manly is seen to have a cohesive character resulting from a generally low scale of development on its principle streets. Construction to the property boundaries, slightly higher and distinctive corner buildings and a good level of pedestrian protection and amenity generated by footpath awnings and through-block arcades has produced strongly defined and comfortable urban spaces. These spaces range from the tight enclosure of the arcades through to the open-ness of the Ocean Beach promenade and the Esplanade. Developments which contradict these features have not been sufficient to remove this character.

This unified form of development still allows a diverse range of architectural styles. Further, civic buildings: the Council Chambers and St. Matthews Church for example, have not been overwhelmed by taller and larger scaled modern development and still therefore retain their visual importance. The Town Centre has been identified as a Conservation Area for these reasons.

New development should retain these characteristics: strongly defined corner buildings; building heights along street frontages to be set by these corner heights; new through-block arcades; shopfronts at street level; footpath awnings; high floor to ceiling heights (potentially incorporating mezzanine levels) and floor plan and access layouts which will allow as wide as possible changes of use during the life of the building.

Redevelopment gives opportunities to allow higher buildings in the centre of street blocks to obtain views and outlook over lower perimeter buildings, and to improve existing unsympathetic buildings.

~~Council will consider trafficable awnings on properties within the Corso on the condition that they are designed as an integral part of the building and are complimentary to the streetscape.~~

Most of the length of Pittwater Road is identified as a Heritage Streetscape. The alignment, detailing and silhouette of the street facades and the overall scale of building is again important. New development should recognise that the linear nature of the buildings is important to the visual character of this street and further, should not visually overwhelm the four groups of individual heritage items in that part of the street which is zoned for business purposes.

TO: Planning and Strategy Committee - 13 June 2006
REPORT: Corporate Planning And Strategy Division Report No. 31
SUBJECT: Dinghy Storage Proposal at Forty Baskets Reserve
FILE NO:

SUMMARY

Dinghy storage, or lack of, was identified by community and stakeholders as an issue to be addressed in the development of the Forty Baskets Coastline Management Plan. Consultation with the community has found that, whilst many consider the presence of dinghies on the beach as contributory to the fishing village atmosphere of Forty Baskets, the number and storage of dinghies needs to be regulated. Currently, there is no regulated system for the storage of dinghies along the foreshores of North Harbour.

Historically dinghies have been stored along the foreshore of Wellings Reserve and Forty Baskets Reserve between Reef Beach and North Harbour Reserve. Many dinghies are not utilised regularly and the large number is creating a number of management issues for Council including park maintenance, uncontrolled access and erosion, ring-barking of native vegetation, impacts upon Aboriginal heritage and liability related issues.

Council has gained external funding under a joint grant funding program (the Department of Planning's Sharing Sydney Harbour Access Grant Program and NSW Maritime's Waterway Asset & Design Program) to implement the Forty Baskets Landscape Masterplan which includes the provision of dinghy storage. Recent community consultation on the design and location of dinghy storage facilities has occurred and a solution identified which satisfies Council needs, community concerns and design recommendations through consultation with immediate residents.

REPORT

Council has developed a Coastline Management Plan (CMP) for the Forty Baskets area in response to legislative requirements and community issues in accordance with current best practice for the management of coastal and estuary foreshores. The Forty Baskets CMP was formally endorsed by Council at the 10 May 2004 Planning & Strategy Meeting.

During community and stakeholder consultation the issue of dinghy storage was identified as an issue requiring improved management within and adjacent to the study area. Investigations into the installation of storage facilities similar to those located at Little Manly Cove and utilised by other local governments have been undertaken the aim of which would be to;

- to restrict dinghy storage to certain designated areas,
- prevent degradation of the foreshore through uncontrolled access, ring-barking of trees resulting from current storage methods,
- address safety concerns associated with the scattering of dinghies in close proximity of the beach,
- remove dinghies from the study area that have not been utilised within the last 6 months,
- Improve visual amenity of the beach and study area, and
- Develop a system for the registration of dinghies.

Currently, it is against Council regulations to store dinghies on the beach or foreshore area and those found to be stored on the beach are able to be impounded by Council rangers under the Impounding Act 1993.

Corporate Planning And Strategy Division Report No. 31 (Cont'd)

The Forty Baskets Landscape Masterplan was developed by external consultants aiming to meet community and Council needs for use and management of the Forty Baskets Reserve. Council resolved to publicly exhibit the Draft Landscape Masterplan from 7 June - 19 July 2004. A considerable number of submissions were received on the Draft and a revised Landscape Masterplan was presented to Council for consideration and endorsement.

The Forty Baskets Landscape Masterplan was endorsed as final by Council at its 14 March 2005 Planning & Strategy Meeting *pending further liaison with the Balgowlah Heights Community Precinct Committee and immediate residents regarding the location and design of dinghy storage facilities.*

Following this endorsement, Council applied for funding under the Department of Planning's Sharing Sydney Harbour Access Grant Program and NSW Maritime's Waterways Asset & Design Program to assist in implementation. Council was successful in gaining \$104,000 grant funding to be expended within 18 months.

The attached letter, design map and report were sent to residents and the Precinct on 20 March 2006. It provides background on the dinghy storage issue as well as detail on the location and type of dinghy storage structure proposed.

Council received considerable community feedback summarised as follows:

- The large majority of residents are in favour of improved management of dinghies at Forty Baskets;
- Following community meetings on the matter, residents are unanimously against vertical storage within the Reserve itself, however support the provision of horizontal storage to house the existing number of dinghies within the Reserve. Residents were not opposed to vertical storage adjacent to the amenities block (Site 4);
- It was agreed that no vertical storage should be placed within the Reserve and that horizontal storage be provided housing 24-32 dinghies at Site 1 and 16 at site 4. Vertical storage is supported at Site 4 (adjacent to amenities block); and
- Site 2 was not supported by residents and site 3 only if absolutely necessary.

Please note that community submissions have been recorded into Council's EDMS system and are available for review.

Bill Robertson (38 Beatty St) has been elected by the Precinct, along with 3 other residents to liaise with Council staff on the issue. The Coastal Management Officer met with Mr Robinson on 12 April 2006 to discuss community concerns.

The recommendation presented to Council meets both the needs of Council and satisfies community concerns.

RECOMMENDATION

It is recommended that Council note the Implementation Plan.

ATTACHMENTS

AT- 1	Publicly exhibited Forty Baskets Landscape Masterplan	1 Page
AT- 2	Letter to residents inviting comment on proposal	1 Page
AT- 3	Design drawing marking location and number of dingies proposed	1 Page

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***** End of Corporate Planning And Strategy Division Report No. 31 *****

ATTACHMENT 1

Corporate Planning And Strategy Division Report No. 31 - Dinghy Storage Proposal at Forty Baskets Reserve
Publicly exhibited Forty Baskets Landscape Masterplan



ATTACHMENT 2

Corporate Planning And Strategy Division Report No. 31 - Dinghy Storage Proposal at Forty Baskets Reserve
Letter to residents inviting comment on proposal

Manly Council



Reference: 20032006
Enquiries: Tim Macdonald

Council Offices
1 Belgrave Street
Manly NSW 2095

To Balgowlah Heights Precinct,

Correspondence to
General Manager
PO Box 82
Manly NSW 1655

DX 9205 Manly

Telephone 02 9976 1500
Facsimile 02 9976 1400

Manly Council has recently received the third highest grant of \$103,520 under the 2005/06 Sharing Sydney Harbour Access Program which provides funding for improvements to recreational enjoyment and public access along the Sydney Harbour foreshore.

www.manly.nsw.gov.au
records@manly.nsw.gov.au
ABN 43 662 888 065

The grant forms part of the implementation of the Forty Baskets Coastline Management Plan's Landscape Masterplan and includes the construction of a non-raised timber boardwalk, provision of dinghy storage facilities, improved pedestrian and disabled access to amenities, and beach and picnic facilities at Forty Baskets Beach, Manly.

The Forty Baskets Coastline Management Plan and Landscape Masterplan, developed with the Community Steering Committee, were formally endorsed by Council in May 2004 and March 2005 respectively following the public exhibition period. Identified high priority actions are now being addressed in a staged approach pending funding availability and works scheduling.

Council is now undertaking liaison with the Precinct and immediate residences to finalise the location and type of dinghy storage facilities. The design and location is endorsed by the Manly Harbour Foreshores Management Committee.

The following information provides you with background on the issue of dinghy storage and identifies Council's recommended approach within the Forty Baskets area for your comment.

Council invites your comments and requests that you forward your submission to Council by **14 April 2006** either:

Hand in:	Fax:	Mail:
Customer Service Centre Manly Council 1 Belgrave St Manly	Coastal Projects Officer Manly Council Fax:976 1400	Coastal Projects Officer PO Box 82, MANLY NSW 1655

Yours faithfully,


H.T. Wood
General Manager

Date: 21/3/06
US: 2713TMLJ

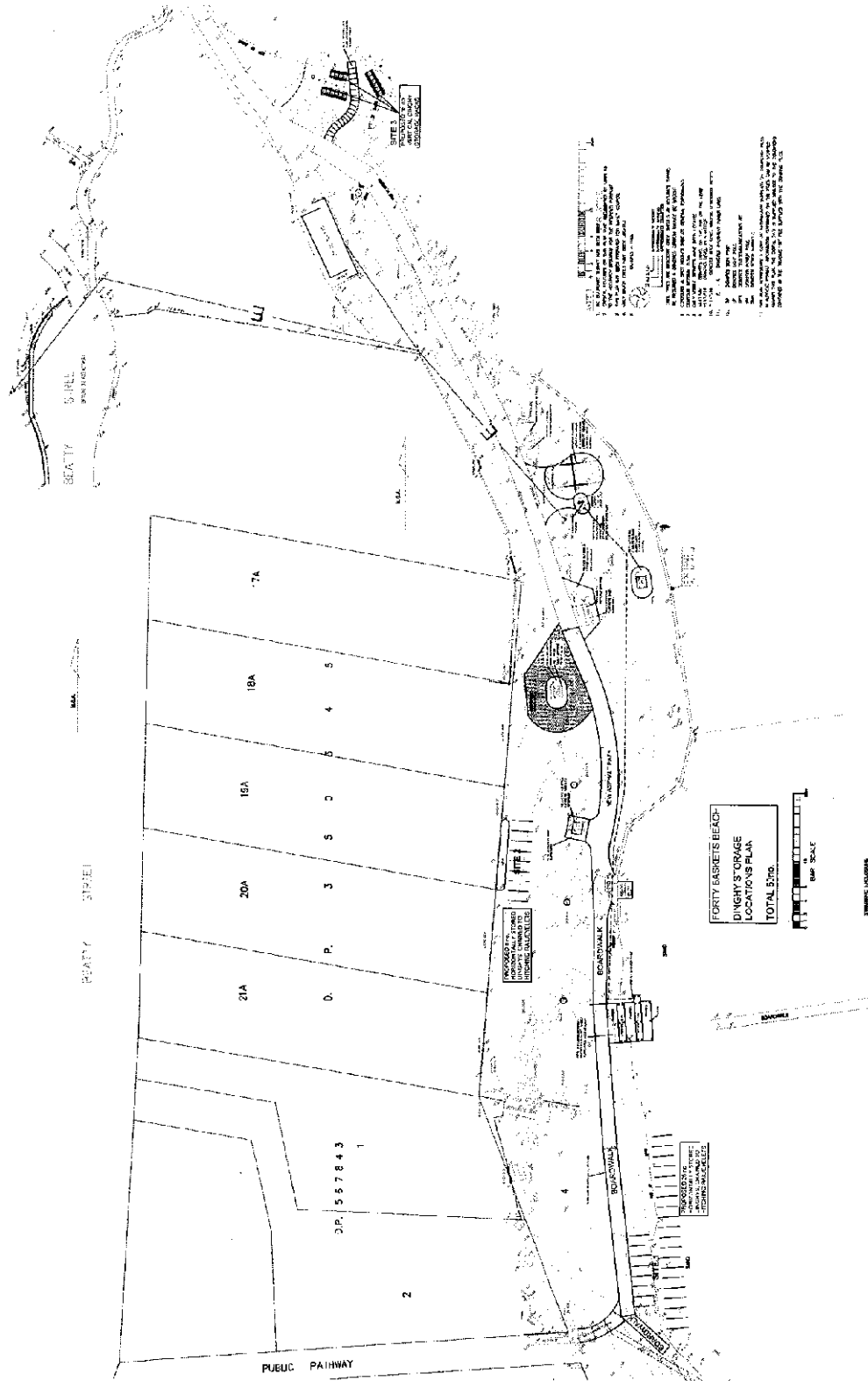
CLEANER HEALTHIER HAPPIER

Manly Council Supports Smoke Free Zones

www.smokefreecouncils.com.au

ATTACHMENT 3

**Corporate Planning And Strategy Division Report No. 31 - Dinghy Storage Proposal at Forty Baskets Reserve
Design drawing marking location and number of dingies proposed**



TO: Planning and Strategy Committee - 13 June 2006
REPORT: Corporate Planning And Strategy Division Report No. 32
SUBJECT: Draft Manly Local Environmental Plan 1988 (Amendment No.74). Lots 15 and 16 DP18433, Coral Street Balgowlah
FILE NO:

SUMMARY

The purpose of this report is to consider the submissions received following the public exhibition of Draft Manly Local Environmental Plan 1988 (Amendment No. 74), which proposes to rezone the subject allotments from Special Uses – School to Residential.

It is recommended that the Plan be referred to the Department of Planning to make the Plan and that Council amend the DCP for the Residential Zone to accommodate the addition to the residential zone.

REPORT

Draft LEP No 74 was exhibited from 24 April to 22 May 2006. Two separate submissions were received from the same person. The relatively comprehensive submissions objected to the draft LEP for a number of reasons (see Attachment A).

Broadly, the submission(s) inter alia, contend:

- The land was declared surplus without an evaluation of its educational value.
- There could be a need for the land as the population of Manly increases. The Balgowlah High School site is already undersized, when compared to other schools in the area.
- The land has the potential for the provision of educational facilities needed to accommodate future generations.
- The physical attributes of the land tend to favour it remaining as part of the school site.

It is also contended that the site could be used for alternative activities for education in energy efficiency, solar energy, water conservation, etc. The land could be used for outdoor activities. It was also suggested that the land, under its current status, could be used for educational as well as commercial or community uses. The sale of this land would mean a permanent loss of educational land. Additional funding for the school could be derived from other sources.

The then Minister for Education and Training has declared the subject lands surplus to requirements refer below).

Comments

Clause 2 - Objectives of the State Environmental Planning Policy No 8 – Surplus Public Land (SEPP No 8) seek to promote the orderly and economic redevelopment of such land appropriate to changing needs and circumstances. Draft LEP No 74 proposes to rezone the land for residential purposes, which is consistent with the prevailing character of the locality.

A letter from Deputy Premier, Minister for Education and Training, dated 17 January 2005, which was consequential to a submission by the Director General of Education and Training, stated he has *“approved of part of the Northern Beaches Secondary College _ Balgowlah Boys being declared surplus to requirements...”*. The Minister also requested the land to be rezoned prior to its sale and disposal.

The proposed draft LEP No74 proposes to change the zoning to residential which is compatible with the surrounding development pattern.

Corporate Planning And Strategy Division Report No. 32 (Cont'd)

It is proposed that Draft Many Local Environmental Plan 1988 (Amendment No. 74) be endorsed by the Council in the form in which it was exhibited, that the Department of Planning advised of the submission(s) pursuant to Section 68 of the Environmental Planning and Assessment Act, 1979, and that it be requested to proceed with the making of the Plan.

As the land subject to the Amendment is not included in the DCP for the Residential Zone, this DCP will require amendment to include the land in its provisions.

RECOMMENDATION

It is recommended that:

1. The Dept of Planning be advised of the submission(s) to Draft amendment No. 74 and that Manly Council considers the submissions of insufficient merit to prevent or require modification of the Plan as exhibited.
2. The Minister for Planning is requested to make the Plan pursuant to Section 70 of the Environmental Planning and Assessment Act, 1979.
3. The Manly Development Control Plan for the Residential Zone 2001, and its successor, be amended, pursuant to Section 74C(2)(b) of the Environmental Planning and Assessment Act, 1979 to include the land subject to LEP Amendment No. 74 in Residential Density Sub-zone 4 – 1 dwelling/300sqm of site area.

ATTACHMENTS

AT- 1	Submission from Ann Sharp dated 20 May 2006	1 Page
AT- 2	Submission from Ann Sharp dated 22 May 2006	3 Pages
AT- 3	Map showing Lots 15 and 16 Coral Street Balgowlah Amendment 74	1 Page

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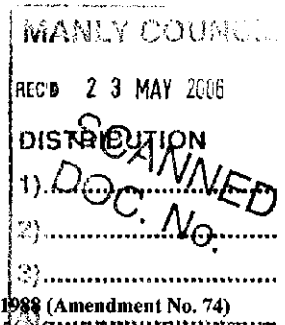
***** End of Corporate Planning And Strategy Division Report No. 32 *****

ATTACHMENT 1

Corporate Planning And Strategy Division Report No. 32 - Draft Manly Local Environmental Plan 1988 (Amendment No.74). Lots 15 and 16 DP18433, Coral Street Balgowlah Submission from Ann Sharp dated 20 May 2006

e-mailed 22nd May '06

To: The General Manager
Manly Council
PO Box 82
MANLY 1655
Enquiries: Michael Diba
Planning and Strategy, phone 9976 1614



77 Brighton Street
Harbord, NSW 2096
Phone: 9938 3459
20th May 2006

Draft Manly LEP 1988 (Amendment No. 74)
Rezoning Land at Balgowlah from Zone No. 5 (Special Uses - School) to Zone No. 2 Residential

Dear Sir

I OBJECT to the proposed rezoning of Lots 15 & 16 DP 18433 Coral Street, Balgowlah, Manly from Special Uses to Residential for the following reasons.

The first I knew about the application that had been forwarded to Manly for the proposed rezoning was at a District P&C meeting in November 2005. Representatives at the meeting expressed their general and shared opposition to the sale of public land within school sites. In relation to the Balgowlah Boys' site, a representative commented that in that instance, the land was physically cut off from the school.

Subsequently I went to see the land, and found it to be accessible from the car park. There is also pedestrian access from behind school buildings. The land is located on a rock platform, and commands good views to the north. In fact, it could be said that the level land has one of the best aspects within the school grounds.

The reason that I object to the rezoning is because I genuinely believe that this site would be of greater value to the school both now and in the future, if it was retained by the school, rather than be sold off to raise money for a new computer network.

I have a son at the school in Year 8. However, during 2005 I did not read any notice in the school newsletter of the application to Manly Council for a draft LEP. Otherwise I would have submitted an objection at that stage. As it is, this objection is being submitted during the public exhibition phase of the draft rezoning proposal.

I am also mindful of the next generation eg grandchildren, who may live in the area and could in due course also attend Balgowlah Boys. By that time a sophisticated computer network is likely to have become obsolete and outdated. However, if the site was retained it would be an excellent site for an innovative building and associated outdoor projects.

I do not mind participating in a sub-committee interested in pursuing other sources of funds for computers. If the school retained the land, the boys could participate in a design for a low cost energy saving building ie with passive solar design, water tank, solar power etc. Such a project could engage the talents and interest of the boys in construction and design while at the same time learning about energy conservation etc.

I realise that the school has high hopes for the money anticipated from the sale of the land. However, the land and the potential it provides for a challenging project could be of much greater long-term value.

At Brookvale TAFE the Department of Education and Training has recently committed a sum of nearly \$400,000 for a seminar facility, which would accommodate only 20 students. Meanwhile the subject site has the potential for a facility, which would accommodate many more students.

This is the ONLY high school located in the Manly Council. Manly Council also recently hosted an excellent seminar on a vision, which included environment and design. With the challenges facing the next generation, practical opportunities to involve students in learning about the environment should be taken. Balgowlah Boys site is already undersized, and there is little open space compared with other schools, such as Cromer and The Forest etc. As a consequence, I do not support the rezoning of 1600 square metres of school land.

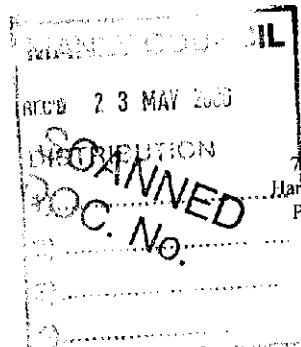
Yours sincerely
Ann Sharp
Ann Sharp

ATTACHMENT 2

Corporate Planning And Strategy Division Report No. 32 - Draft Manly Local Environmental Plan 1988 (Amendment No.74). Lots 15 and 16 DP18433, Coral Street Balgowlah Submission from Ann Sharp dated 22 May 2006

e-mailed 22nd May '06

To: The General Manager
Manly Council
PO Box 82
MANLY 1655



Draft Manly LEP 1988 (Amendment No: 74)

Rezoning Land at Balgowlah from Zone No. 5(a) Special Uses (School) To Zone No. 2 Residential

Dear Sir

I wish to object to the proposed rezoning of Lots 15 & 16 DP 18433 Coral Street, Balgowlah, Manly from Special Uses to Residential for the following reasons.

COMMENTS on REPORT to Council (14th November 2005)

- The site is 1624 square metres, which is a substantial area for a future building with outdoor area.
- The body of the two lots is quite level, which is a positive attribute. The site has favourable features, which are not acknowledged.
- Although the land has rarely been used this does not mean that it has no potential use for education.
- The two lots are more than 5 m above the school campus to the north. However, the height difference between the land and the adjacent school campus is substantially less than this.
- The site is declared as surplus without an evaluation of its educational value.
- The report states the land is no longer required for school purposes due to its location and nature. The location and nature of the land also have positive attributes for education.
- Maintenance would be fairly minimal with native plants. The land could be used an environmental area prior to any building..
- There could be a greater need for the school land if the population of Manly Council area increases
- A report that considers alternative uses of the current zone is not on public exhibition with the draft LEP.
- The Department of Planning has requested that Council not make minor amendments to its LEP pending the preparation of a new LEP. The rezoning warrants a strategic framework.

ADDITIONAL REASONS

- The land is situated on a rock platform and has a slightly higher elevation than adjoining school land.
- Although the land is higher than the rest of the school land, it is not 'cut off'.
- The rock platform is accessible from the car park on the east. There is also an informal pedestrian path via the southern boundary. Access could be formalised via steps or a ramp.
- The subject site is at the southern tier of the school land, which slopes downward to the north.
- The site has an expansive district view, which surpasses that from the existing school land.
- The land size is a substantial double block, which would provide ample space for a building and surrounding open space.

1

ATTACHMENT 2

Corporate Planning And Strategy Division Report No. 32 - Draft Manly Local Environmental Plan 1988 (Amendment No.74). Lots 15 and 16 DP18433, Coral Street Balgowlah Submission from Ann Sharp dated 22 May 2006

- The rectangular block has its longer sides oriented east to west. The elongated northern side of the land has an unobstructed view across the district.
- The northern orientation of the side boundary provides good solar access.
- The public land would be suitable for a lightweight building.
- An open aspect would contrast with the existing school buildings, which surround internal quadrangles and are more enclosed.
- Balgowlah Boys is the only public high school in the Manly Council area.
- Balgowlah Boys is situated on 2 hectares site, which is undersized compared with most other high schools on the Northern Beaches. School sites with adjoining playing fields are around 4 hectares.
- The further reduction in the land size is not necessarily in the best interests of the school.
- The subject site is at the southern boundary, furthest removed from Sydney Road. The school land at the lower northern end has limited use for outdoor recreation, being adjacent to Sydney Road.
- The educational value of the land asset needs to be evaluated, both in the long and short term.
- There would be a greater need for the land resource if a higher number of students (boys) in surrounding feeder primary schools enrolled at the school.
- The school also accommodates extension classes for Years 5 and 6 (an excellent initiative)
- The land is a better investment in education for the future.
- The retention of the land would provide an opportunity for the boys to learn about 'treading on the earth lightly', about sustainable design, water and energy conservation etc. in a direct way.
- The renowned architect, Glen Murcett, was a former student of Balgowlah Boys.
- An architecturally designed building on that site would be an asset.
- If architecture students adopted the site as a design project, the main cost would be the building materials.
- A lease could be a compromise. This would retain the land for the school, but make use of the asset to provide an ongoing source of income.
- The existing zoning allows for educational, commercial and community uses.
- A joint project with a company, university or government agency is a possibility if the school retains the land.
- Expenditure on computers may not last, if hardware and software need to be replaced. A lease could provide ongoing funding for new technology.
- Balgowlah Boys has two rival (private) boys' schools, which are not reducing their assets ie grounds and buildings. Selling a prime portion of the public school land is not the way to go.
- In Manly Warringah the government is not acquiring land for education. There is a continuing loss of educational land. The sale of public land should not be supported, unless genuinely surplus.
- Land would hold its value over the generations and is not replaceable.

ATTACHMENT 2

Corporate Planning And Strategy Division Report No. 32 - Draft Manly Local Environmental Plan 1988 (Amendment No.74). Lots 15 and 16 DP18433, Coral Street Balgowlah Submission from Ann Sharp dated 22 May 2006

- The loss of school land is not reversible, but the provision of funding or resources could be derived from other sources
- Prepared to join a committee to look at alternative sources of funding and to lobby the Federal or State reps

CONCLUSION

As a parent of the school, it is tempting to support the sale so that our son has the immediate cash benefit of increased technical resources etc. However, alternative educational uses and the best medium and long-term interests of the school has to be considered as well. The focus on the subject site has been in terms of its dollar value, rather than on its attributes for an educational use.

Manly Council electorate has only ONE public high school. It is undersized. So where is the logic in selling off scarce land?

Although the school has fewer students than during peak enrolments, a similar number of classrooms may be required for the following functions:

1. Class sizes now are smaller
2. Specialist rooms eg for computers, can take up extra classrooms.
3. Extension classes for years 5 and 6 - an excellent initiative of BBHS - (and one reason why we sent our son to the school.)

As a parent of the school I was not informed of the initial rezoning application via the school newsletter. (P&C meetings coincided with other events.)

If this land has been, as I was informed prior to seeing it, 'cut off' from the school, and situated out the back, without any potential for incorporation for use - then the rezoning application would be more acceptable. But this is not the case. It is reasonably accessible, and its has valuable amenity in terms of outlook and building potential, and associated (outdoor) use.

No report for rezoning should be considered without looking at

1. Arguments for retaining the land
2. Its potential use for education purposes
3. Improving access to it eg via the car park and steps

This rezoning proposal does not consider the educational value of the site.

I would like to suggest setting up a committee of parents and citizens (possibly with Manly Council) to seek added funding or sponsorship for the school, if this is required for technology improvements ie computer technology. Technology can become out of date, obsolete in 5-10 years time - whereas the value of the land would be retained, and could become an asset and integral and functional part of the school.

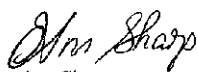
If the land had little amenity value for the school, then I would just let it go without comment. However, I believe it has value for education. The site has good solar access and a commanding location. There is a better alternative than selling it on the open market. Council should allow more time to look at alternatives.

Student involvement in sustainable design projects would have meaningful application beyond high school.

One course of action would be to investigate options, which would benefit the school, and provide an ongoing educational use in partnership with a company, university, council, government etc.

I hope the above matters will be considered.

Yours sincerely


Ann Sharp

TO: Planning and Strategy Committee - 13 June 2006
REPORT: Corporate Planning And Strategy Division Report No. 33
SUBJECT: North Harbour Reserve Playground Fencing
FILE NO:

SUMMARY

This report provides background on issues of concern in relation to North Harbour Reserve Playground in particular, unleashed dogs in the playground area and, the relative merits of installing a fence or bollards with signage to address this issue. The report recommends that a further community consultation process take place to look at the options to best address the issues of concern as expressed by local residents.

REPORT

Background:

Following a refurbishment of the North Harbour Reserve Playground in early 2005 concern was raised by parents/carers using the North Harbour Reserve Playground over the number of conflicts occurring between dogs and children at the playground.

Parents and carers (many grandparents) were also concerned that children could run onto the road and or stray off towards the water.

Given the above, the installation of a fence around the playground was proposed and discussed by the Council's Playground Committee.

The Playground Committee requested in December last year, that a design be displayed as to what the fence would look like and asked local users to respond to a survey to gauge the needs of the local community.

A sign displaying the fence and information was installed in the North Harbour Playground, whilst the survey was placed on Council's web site. To date 110 people have indicated on the on line survey that they were in favour of a fence or bollard arrangement and 5 were against the proposal.

However, contrary to this feedback, a petition was lodged at Council's Playground Management Committee held in May 2006 signed by 215 local residents opposing either a fence or bollards being introduced at the park.

Council's Playground Committee noted the lack of consensus in the community on the proposal to install a fence or bollards around the playground in North Harbour Reserve. However, the Committee remained concerned that the issue of unleashed dogs in the park and the relative merits of installing a fence or bollard with signage (advising on the control of dogs) in the park be properly explored.

Given the above, the Playground Committee has requested this report go to Council canvassing these issues with a staff recommendation and including advice from Council's Risk Manager.

Corporate Planning And Strategy Division Report No. 33 (Cont'd)**Council staff's comment:**

Council's Risk Manger was requested to inspect the playground site and has advised that there are only two obvious options which will ensure dogs remain outside the playground area if this was considered an issue. Either erecting a fence or making the reserve for leashed dogs only. It is just not possible to keep dogs from entering the 10 metre zone if they are off leash.

The Risk Manager further advised there may be a few owners who are able to control their dogs sufficiently to keep them out of the playground area while they are off leash, but certainly not all owners would be able to do so.

Given the Risk Manager's advice and the lack of consensus within the local community on this issue it would be unwise for Council to proceed with any proposal in the park without further consultation taking place.

This report recommends bringing representatives of the different stakeholder groups together to look at all the options to address the issues of the management of dogs / companion animals in the park as well as the merits or otherwise of installing a fence or bollards with signage around the playground. A one-off workshop is proposed to discuss the options and try and achieve a consensus on the best way forward.

It is proposed recommendations from this workshop would be brought back to Councils Companion Animal Committee and Council's Playground Committee for comment before a final report with recommendations is presented to Council to determine on this matter.

RECOMMENDATION

It is recommended that:

1. Council staff convene a one-off consultation workshop to explore the options to address the issues of the management of dogs / companion animals in North Harbour Reserve as well as the merits or otherwise of installing a fence or bollards with signage (advising on the control of dogs) in the vicinity of the playground in the reserve.
2. Key stakeholders from the Local Community be invited to attend the workshop, being:
 - a. two representatives from North Harbour Precinct ;
 - b. two representatives with families with children;
 - c. one representative who is a senior carer with grandchildren;
 - d. one representative from Council's Companion Animals Committee;
 - e. one representative from North Harbour Conservation Committee (that is, people who signed the petition).
3. Recommendations from the North Harbour Reserve Playground workshop be brought back to Council's Companion Animal Committee and Council's Playground Committee for comment prior to Council staff preparing a final report to Council for determination on this matter.

ATTACHMENTS

There are no attachments for this report.

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***** End of Corporate Planning And Strategy Division Report No. 33 *****

TO: Planning and Strategy Committee - 13 June 2006
REPORT: Corporate Planning And Strategy Division Report No. 34
SUBJECT: Items for Brief Mention
FILE NO:

1. Report

Further to the resolution of Council at its Ordinary Meeting of 15 May 06 and as a result of the decision by the Australian Government not to proceed with the sale of its stake in the Snowy Mountain Hydro Scheme, the actions resolved by the Council on this matter are no longer necessary.

2. Minutes of Meetings:-

- (i) Manly Council & Manly Golf Club Partnership – Minutes of Meeting held on 28 March 2006
- (ii) Manly Community Environment Committee – Minutes of Meeting held on 20 April 2006
- (iii) Heritage Committee – Minutes of Meeting held on 3 May 2006
- (iv) Landscape Management & Urban Design Committee – Minutes of Meeting held on 3 May 2006
- (v) Manly Sustainability Strategy Management Committee – Minutes of Meeting held on 9 May 2006
- (vi) Manly Bicycle Committee – Minutes of Meeting held on 11 May 2006
- (vii) Social Plan Implementation Committee – Minutes of Meeting held on 16 May 2006
- (viii) Playground Management Committee – Minutes of Meeting held on 18 May 2006
- (ix) Manly Community Environment Committee – Minutes of Meeting held on 18 May 2006
- (x) Landscape Management & Urban Design – Sub-Committee – Minutes of Meeting held on 18 May 2006
- (xi) Manly Traffic Committee – Minutes of Meeting held on 29 May 2006
- (xii) Many Sports Facilities Committee – Minutes of Meeting held on 2 June 2006

Corporate Planning And Strategy Division Report No. 34 (Cont'd)**3. The following Minutes contain recommendations of a substantial nature requiring formal Council adoption as follows:-****(a) Manly Council & Manly Golf Club Partnership****Item 5.2 Traffic Management Issues**

Recommendation:-

“That Council provide feedback on the following traffic issues:

1. Clarification of the road markings at the Pedestrian Refuge adjacent the Clubhouse. They are causing confusion as it is not clear who has right of way.
2. The potential to install adequate signage around the corner from the pedestrian refuge to provide approaching motorists adequate warning of the pedestrian refuge.
3. The potential to remove the 2 or 3 parking spaces to the immediate south of the club house as they obstruct the line of sight of motorists exiting the club.”

(b) Manly Community Environment Committee**Item 4 Presentation of Environmental Levy Expenditure Bids**

Recommendation:-

“That this Committee reiterates its strong objection to the \$50,000 allocation to the MEC Building Fund and the process by which the decision was taken to institute the allocation of 5% of the levy to the Building Fund, and recommends the \$50,000 be reallocated to the reserve list.

That Warringah Council be requested to review their priorities in order that they match Manly’s level of funding on Burnt Bridge Creek.

Moved: Simon Balderstone. Seconded: Keelah Lam.

The Natural Resources Manager will arrange for the following reports and presentations to be made at the next meeting:

The Bushland Reserves Manager will give a report on current progress and future plans for Manly’s bushland management and Jodie Larsen, will give a presentation on the Sustainable Tourism.”

(c) Item 5(i) Australian Institute of Police Management

Recommendation:-

“The Committee expressed its grave concerns on the range of impacts which will be created by this proposal on the environment, including infrastructure, visual impact, carparking, traffic, threatened species, fire hazard, destruction of heritage landscape and recommend that Council prepare a submission. The committee is prepared to work with Council on the submission.”

Corporate Planning And Strategy Division Report No. 34 (Cont'd)**(d) Item 13 Manly Hospital Conservation Management Plan**

Recommendation:-

“The Heritage Committee recommends that Council should write to the landowner of the Manly Hospital site requesting that a Conservation Management Plan be prepared for the site, and that the Local Member, David Barr MP, be asked to assist in achieving this.”

(e) Item 15.1 Woodburn, Bower Street be preserved and character of streetscape

Recommendation:-

“The Heritage Committee recommends that the form and character of the front and side of Woodburn, Bower Street should be preserved, and also the character of the streetscape of that part of Bower Street.”

(f) Landscape Management & Urban Design Committee**Item 4.1 The Corso Masterplan Review – Taylor Cullity Lethlean Engagement Progress Report**

Recommendation:-

“The report was received and noted.”

(g) Manly Sustainability Strategy Management Committee**Item 5.2 New Member Expression of Interest**

Recommendation:-

- “1. This Committee recommends that Council accept the application of Sophia de la Barra, and endorse as a new community member of this Committee, in recognising in particular her specialist skills in engaging the youth in sustainability issues.
2. In light of the remaining vacancy on the Committee, the application process be re-opened for a further four weeks.”

(h) Item 6.4 Fair Trade

Recommendation:-

“That Manly Council seek to maximise opportunities to cross promote community enterprises such as the Manly Food Cooperative and Time Bank when the opportunity arises.”

Corporate Planning And Strategy Division Report No. 34 (Cont'd)**(i) Social Plan Implementation Committee****Item 5.1 The Corso upgrade**

Recommendation (*interalia*):-

".....In summary, the SPIC unanimously supports the proposed use of Market Lane as an alternative cycle route rather than permit cyclists riding bikes in The Corso, and encourages lockable bike racks so that cyclists can leave bikes around this central area, including the top and bottom ends of The Corso."

(j) Item 8.4 Pioneer Clubhouse

Recommendation:-

"That in seeking to expand the depot the Pioneer Clubhouse not be diminished in services or facilities and that the importance of **practical and pleasant** accommodation for people with mental health issues is retained.

Bill further stated that:

The Pioneer Clubhouse is seeking places for transitional employment workers with Manly Council, for example, at the library.

Recommendation:-

That Manly Council explore opportunities for transitional workers."

(k) Playground Management Committee**Item 5.1 North Harbour Reserve Fence**

Recommendation:-

"1. That a North Harbour Reserve sub-committee of the Playground Management Committee be established to consult with main user groups of the Reserve and Playground, and that the sub- committee reports to Council on the results of this process.

2. That this consultation include:

- Precinct representatives
- Parents /carers/grandparents of children who use the playground
- Companion Pets committee
- Access Committee
- Manly Scenic Walkway Committee."

(l) Manly Community Environment Committee**Item 7(i) Australian Institute of Police Management**

Recommendation:-

"The Mayor make a presentation on behalf of Council at the public hearing which will reflect the council submission and community concern about this expansion."

Corporate Planning And Strategy Division Report No. 34 (Cont'd)**(m) Manly Traffic Committee****Item 42/06 Fairlight LATM – Proposed Traffic Management**

Recommendation:-

- “1. That Council implement the following LATM measures to the Fairlight Precinct area bounded by Sydney Rd, Condamine St, Lauderdale Ave, Commonwealth Pde West Esplanade and Belgrave St.
2. Further that all devices are to be marked out on site at leased one month before construction commences to allow any additional localised consultation to take place with immediately effected residents.
3. Further that Council carryout the works during the 2006/07 financial year, subject to the appropriate funding allocation.”

(n) Item 43/06 Darley Road, Manly – Traffic Management

Recommendation:-

- “1. That Council approve the traffic management measures proposed for Darley Road between Victoria Parade and Manly Hospital as described in the report, inclusive of items 1 – 6.
2. Further that the proposed traffic management measures be implemented as soon as possible following appropriate consultation with all stakeholders including the Little Manly and Fairy Bower precincts.
3. Further that the existing truck and bus speed limit on Darley Road be retained at 40km/hr at this stage and further speed monitoring be carried out following the implementation of the traffic management measures 1-6.”

(o) Item 44/06 Darley Road and Wentworth Streets Manly – Pedestrian Blister

Recommendation:-

- “1. That Council officers prepare a design and cost estimate for a kerb blister on the north-west corner of the intersection of Darley Road and Wentworth Street, in consultation with the RTA.
2. Further that Council only consider renewing lease area (B), for the 4 Olives Deli, in the future.
3. Further that Council modify the existing pram ramps on the south-west corner of the intersection, to improve the gradient for wheelchair access.”

Corporate Planning And Strategy Division Report No. 34 (Cont'd)

RECOMMENDATION

1. That the report be received and noted.
2. That the recommendations of Minutes of Meetings, as listed in Item 2 above, being 2(i) to 2(xii), be adopted.
3. That in relation to all matters of a substantial nature listed in Item 3 above, being 3(a) to 3(o), be adopted as per the recommendation of the Committees.

ATTACHMENTS

There are no attachments for this report.

PS130606CPSD_5

***** End of Corporate Planning And Strategy Division Report No. 34 ***** .